

WA Surveyors

Land Surveyors, Building Surveys, Site Control, CAD, Project Management

Established 1997

Topographic Surveys



All Survey Services





Surveyors

Waterhouse and Associates Ltd

Est. 1997

Land Surveyors, Measured Building Surveyors, Site Control, Aerial Cartography, & CAD Bureau

Dear A N Other
XXXXXXXXXX
XXXXXXXXXX
XXXXXXXXXXXX

10th Nov ****

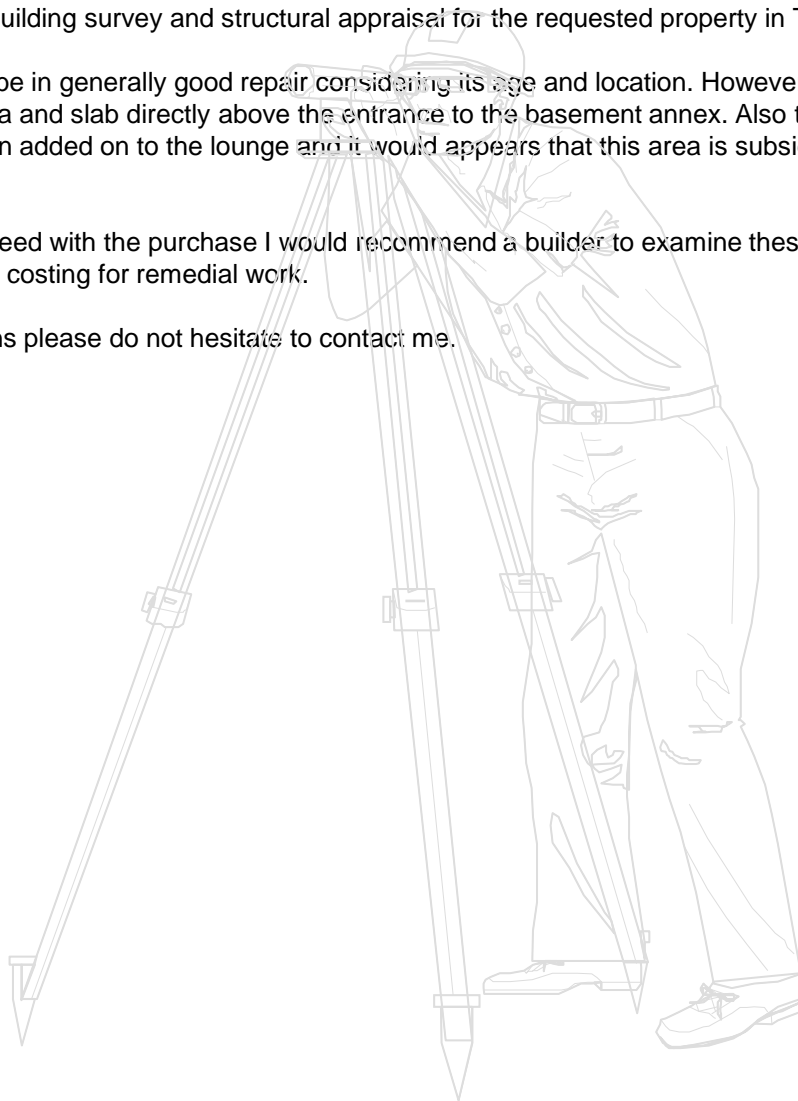
Please find attached a building survey and structural appraisal for the requested property in Torquay.

I believe the building to be in generally good repair considering its age and location. However I am concerned about the front patio area and slab directly above the entrance to the basement annex. Also the building appears to have had an extension added on to the lounge and it would appear that this area is subsiding forwards of the main building.

Should you wish to proceed with the purchase I would recommend a builder to examine these two locations and give a costing for remedial work.

If you have any questions please do not hesitate to contact me.

Senior Surveyor.



Contacts

Tel 01305 236 122 www.WAsurveyors.com info@WAsurveyors.com Facebook.com/Wasurveyors



Registered Offices: - Antelope Chambers, Antelope Walk, Dorchester, Dorset, DT1 1BE



STRUCTURAL APPRIASAL

Property: Villa (Detached Property)
Torquay
Devon
Client: Mr A N Other
Inspected on: 10th Nov ****
Report Ref: ABCD
Inspected by: Senior Surveyor

LIMITATIONS OF INSPECTION: Comment cannot be given on areas that are covered, concealed or not otherwise readily visible. There may be detectable signs of concealed defects, in which case recommendations are made in the report. In the absence of any such evidence it must be assumed in producing this report that such areas are free from defect. If greater assurance is required on these matters, it will be necessary to carry out exposure works. Unless these are carried out prior to exchange of contracts, there is a risk that additional defects and consequent repairs costs will be discovered at a later date.

The weather was dry at the time of inspection, and therefore it is not possible to state that gutter joints, roof junctions and flashing, etc are totally watertight.

Each room has been inspected. Damp meter readings have been taken where possible without moving heavy furniture.

No inspection of the services was made and no comment can be made as to the soundness of any services.

No beams, lintels or other supporting components were exposed to allow examination. Consequently, we are unable to comment fully upon the condition of these concealed areas and therefore you must accept the risk of unseen defects should you wish to proceed without further investigation.

It should be appreciated that parts of the property are some 25 years old. Accordingly, such parts of the structure and fabric should not be expected to be 'as new' and due regard has to be given to natural deterioration due to the elements and usage. Restoration to a condition 'as new' particularly of brickwork, stonework, ironwork, joinery and roofing materials can prove uneconomic. The report has been prepared having due regard to the age and type of the building.

This report reflects the condition of the various parts of the property at the time of our inspection. It is possible that defects could arise between the date of the survey and the date upon which you receive this report.

INFORMATION: WEATHER: Sunny and 12c

INSTRUCTIONS: We are acting on your verbal instruction to prepare a Structural Appraisal on the above property. (A copy of our Terms and Conditions is listed at www.wasurveyors.com), or available on request.

This survey is subject to our full terms and conditions.

We have not at this stage arranged for any specialist reports but have made advises where these may be required.

LIMITATIONS AS TO THE CONDITION: This Report reflects the condition of the various parts of the property on the date of our survey. It must be accepted that defects can arise between the date of our inspection and your receipt of this document.

INSPECTION: EMPTY/OCCUPIED: The property was un-occupied.

FURNITURE AND HOUSEHOLD EFFECTS: The property was fully furnished.

FLOORS: Certain areas have been tiled and this did to some extent did limit the survey.

TENURE: Advised Freehold.

APPARENT TENANCIES: None

GENERAL DESCRIPTION OF PROPERTY: A Detached, single storey dwelling with basement and separate annex above the Garage

ACCOMMODATION: Residential over two floors

GROUND LEVEL: Basement Area

FIRST FLOOR LEVEL: Main accommodation

SECOND FLOOR: NA

OUTBUILDINGS & PARKING AREAS: Garage with separate annex above..

APPROXIMATE AGE: 25 years

ORIENTATION: SSW

OBSERVATIONS:

STRUCTURAL SLABS:

In the absence of instructions to expose the foundations you must accept the risk of unseen defects.

Structural fracturing is affecting the slab directly above the entrance to the basement apartment. It can be clearly seen as a crack in the structural slab. Above, this apparent failure can be seen as a dip in the tiled area, again this can be seen as two failure cracks in the tiles. **(D,E)** It is our opinion that movement damage is occurring and ongoing as the crack has been repaired and continued movement has occurred.

We do also have slight concerns that there is ongoing structural movement within the foundations and brickwork of a small addition to the main building and we believe further investigations are required at the Eastern elevation of the property. (small reception room). Please see notes below on settlement, and subsidence. In this respect an independent report may be required if this is necessary then this will require trial holes and testing to fully confirm the integrity of the substratum and the stability of this extensions foundations. At present the structural integrity of this small extension cannot be confirmed. **(K)**

THE MAIN OUTSIDE WALLS:

SETTLEMENT/SUBSIDENCE/DEFLECTION:

The main walls serving the property are of a solid brickwork construction which are rendered externally and they are plastered and decorated internally.

The external walls can be described as typical Spanish style with rough rendering. Although some minor patch repairs to the render have been executed, it is our opinion that the vast majority still has a usable life. It must be noted though that the building has been recently repainted externally and although this was probably done for aesthetic purposes it does unfortunately hide any repaired movement cracks. The only exception is a fairly large crack in the render on the West elevation, this crack is irregular and I believe is simply a failure in the rendering, its is not concurrent with a structural failure which you would expect to run as a straight line along the ring beam, as it is a fairly large crack though I would recommend that a small area of render is removed from around this failure to ensure that something more serious is not occurring. **(J)** However the general overview of the external rendering appeared to be good.

I would like to bring to your attention though the room at the end of the lounge (East Elevation) this appears to be an addition. There are extensive movement cracks within this room. The fireplace which is a stable entity has movement cracks both sides where it meets the rear of the lounge wall. Also there are movement cracks where the rear of the lounge wall meets the ceiling. Externally and slightly more concerning is that movement cracks can be seen where they project through the ring beam at the South East Corner. **(K)** It can also be seen externally that the patio area adjacent to the patio doors from this room has subsided slightly and generated a movement crack between the terrace and the patio tiles.

The movement appears to be small but is still evident and we believe on going as the property appears to have been recently painted and patched, yet the movement cracks have opened again and removed areas of patched rendering. Further investigation ideally with intrusive investigation both above and below ground should be carried out in our opinion and possible compensation within the asking price must be calculated.

DAMP: Considering the age of the building the main area of the property appeared to be devoid of damp. The building had been unoccupied and there was no evidence of damp on this floor. However at Ground Floor/Basement Floor level there is damp evident in the small Kitchenette. **(A)** This is extensive throughout the ceiling slab and has caused mould and algae to form above the window on the main property wall. **(C)** In the room directly behind this Kitchen area there is also extensive damp above the window and on the ceiling slab. **(B)** I believe that this area is an addition to the property where a slab has been cast and the area below converted into rooms, it would appear that the integrity of the Damp Proof Membrane has been compromised. As stated before movement on this slab area can be clearly seen and further investigation would be essential.

DAMP PROOF COURSE: A building of this age and this construction is likely to have a basic damp proof course. We found no evidence of a DPC but the overall good quality of the building would imply that the structure had an adequate DPC and it was still functional.

SUBFLOOR VENTILATION: This floor is of a concrete construction and ventilation does not exist.

MAIN PITCHED AND ATTACHED ROOFS: All the roof areas are of a traditional Spanish format in construction. The roofs are tiled and the ridges are level and constant with no signs of movement or distortion. There are towards the front elevation of the building several damaged tiles these will need replacing and I would recommend the replacement of any cracked grouting at this time. (The roof as with many properties of this age and porous tile is suffering from moss growth and it would be advisable to have the tiles jet washed with a suitable cleaning agent. **(M)**

FLAT ROOF: The flat roof is forming the entrance porch into the main building and is unusually of a timber construction. However the structure appears to be in very good condition, with timbers remaining flat and the felted flat roof above appearing to be fairly new. No signs of leaks were apparent. **(L)**

CHIMNEYS: The chimney internally appears to be in good repair, there are cracks around the chimney breast in the reception room off the main lounge but I believe this movement is in the walls rather than the chimney, please see my previous comments under subsidence. Externally the chimney appears to be in good repair.

RAINWATER GOODS: Not present on this building. Although in character with the design this should be addresses. The UK climate makes it a necessary addition to prevent water damage to gardens and lawns

ASBESTOS: None Evident.

DRAINAGE: Not evident invariably it will be of a ceramic construction and run to the mains however this was not confirmed and CCTV inspection would be required to verify this.

ELECTRICS: The building has at some point been rewired as a Consumer unit with both RCD and MCBs is now the main distribution board. The colour of the wire coating would imply though that this was some time ago and in my opinion the cabling is coming to the end of its serviceable life. **(F)**. At some point an electric shower has been installed and the cabling has been left hanging across the ceiling. This would be against all regulations in any room, but in a bathroom this must be addressed before the shower is used. The cable is of a flex variety and not at all suitable for this type of installation. It is imperative that this shower is wired correctly before any use. **(G)** The electrics were not tested and it would be advisable to have an electrical integrity and continuity test carried out, paying particular attention to the bonding and earthing.

POOL: The Pool and surrounding area appears to be in good condition with no missing tiles and the plant and filtration system appeared to operate satisfactorily. We have found it is advisable to have the plant room serviced by a specialist pool company on a regular basis as plant equipment can be comparatively expensive, it would also be advisable to have them check for service life prior to purchase, this is usually a free service.

GARAGES AND OUTBUILDINGS: The garage appeared to be in a good condition both internally and externally. The roof appeared to be in the same generally good condition as the main building roof. Above the garage there is a separate annex, this was also in good repair both internally and externally with no visible evidence of movement or damp. There was also a small building adjacent to the Pool this too appeared to be in good repair.

INTERNAL WALLS: The internal walls are of a 300mm+ solid brickwork construction which are plastered. The internal layout of the building does not appear to have been altered significantly, the only exception to this appears to be a small amount of remedial work around the arch into the kitchen and aesthetic cracks have appeared and need cosmetic attention. **(H)** The only area that has been altered is the addition of a second reception room at the easterly elevation. Please see previous comments under Subsidence.

CEILINGS: The ceilings in the main dwelling are of concrete construction and the only sign of movement appears to be in the entrance way into the basement apartment where there appears to be a movement crack. Please see previous notes under Structural Slabs. In all other areas the ceiling appears to be in good order.

FLOORS: The floors of the property are concrete and built as part of a raft foundation, we would expect to this be laid on to hardcore bed. It is likely considering the age and location of the property that the floor has a damp proof membrane, the floors appeared to be level and stable, with no apparent sign of a DPM failure evident.

CELLAR: NA

CONCLUSION AND SUMMARY:

A Traditionally built Spanish Villa using a raft foundation, solid wall and concrete ring-beam construction. Typical in this age of Spanish property. A single storey Villa with stand alone apartment below and remote garage with separate annex above.. The property is in a generally good condition and as you would expect from this type of construction of that age. However it is our opinion that expenditure possibly running into thousands will be required in order to eliminate the problems with the possible failing of the slab on the front terrace above the entrance into the Apartment and Kitchenette. It will also require the removal of the tiles on the terrace, investigations being carried out and replacement of the failed DPM in the same location at the same time as the slabs integrity is investigated.

We also have concern over the additional reception room at the East of the property. (Sitting room) I believe that this extension has been moving and possibly slight movement is still occurring. I believe this to be the case as there is evidence of movement occurring in locations that have been previously patched with render. I would however like to make clear that this area is comparatively small and no sign of movement could be found in the main original structure, but obviously consideration should be made as to where this extension is tied into the existing roof.

Where further investigations have been recommended in this report, it is very important that you pursue these matters before proceeding with the purchase, since they may reveal the need for substantial expenditure. If you are appraised of these costs before exchange of contracts, then at least you will have the opportunity to renegotiate the purchase price. The repairs required are typically found in properties of this age and design. This of course does not mean that they can be ignored, since more serious problems could otherwise develop.

It is important that the report should be considered in its entirety before proceeding. If there are points in the report which require clarification or on which you require further advice, please do not hesitate to contact me.

The property was constructed some 25 years ago and therefore will not comply with modern regulations and standard in numerous respects. This does not, however, mean that the building is not fit for habitable purposes.

The further investigations recommended above should be concluded and quotations for repairs obtained before exchange of contracts in order that all potential liabilities may be known before a legal commitment is made to purchase the property.

PURCHASERS RISK:

Where work has been carried out at the property, it is recommended that the guarantees are obtained. These should ideally be indemnified against eventualities such as the contractors going out of business, and should cover workmanship as well as materials. Guarantees are worth little if not backed by insurance. Confirmation should also be obtained that the residue of the guarantees will transfer with the ownership of the property.

Where any work is carried out now or in the future it is recommended that only reputable and indemnified contractors, installers, or specialist are used. At least two competing firms should be asked to quote for the works. Before deciding, you should also see examples of recent work and reference should be sought. Companies should be affiliated to recognised trade associations. Examples include Chartered Building Companies, Wood Preserving Professionals and Damp-Proofing Association, Arboriculture Association, International Institute of Arboriculturists, National Inspection Council for Electrical Installation and Contractors, Confederation of Registered Gas Installers, etc. Whilst these affiliations do not necessarily guarantee good workmanship, they do provide a greater likelihood of satisfactory work. You are made aware in the report of certain risk areas relevant to the property which have not been fully inspected at this stage. We await instructions to carry out further investigations. You proceed to purchase in full knowledge of these risks. You are made aware that in circumstances where essential repairs or works by specialists are not carried out further deterioration and damage may occur with subsequent increased risk and increased costs.

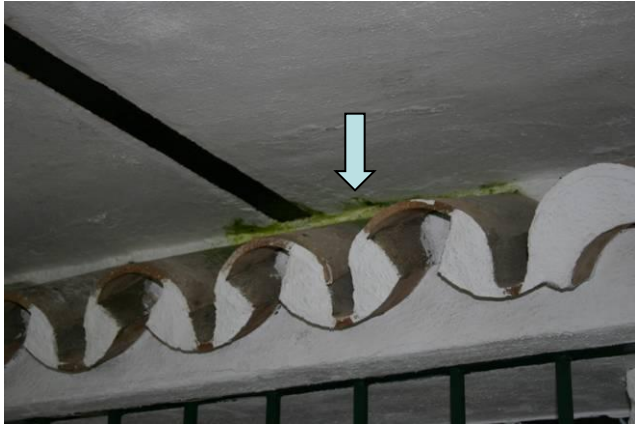
Senior Surveyor



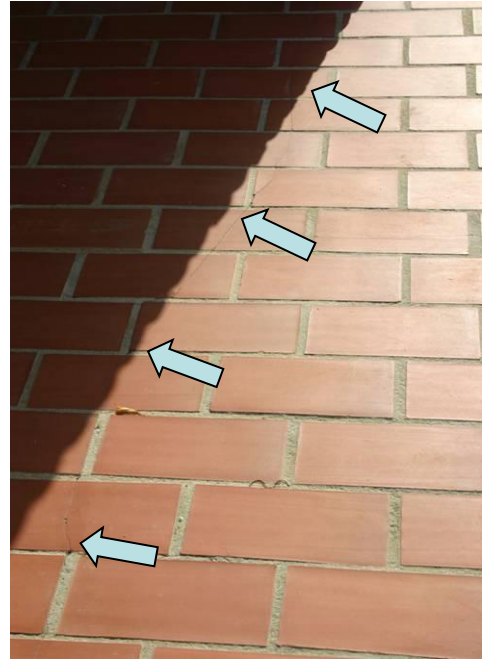
A



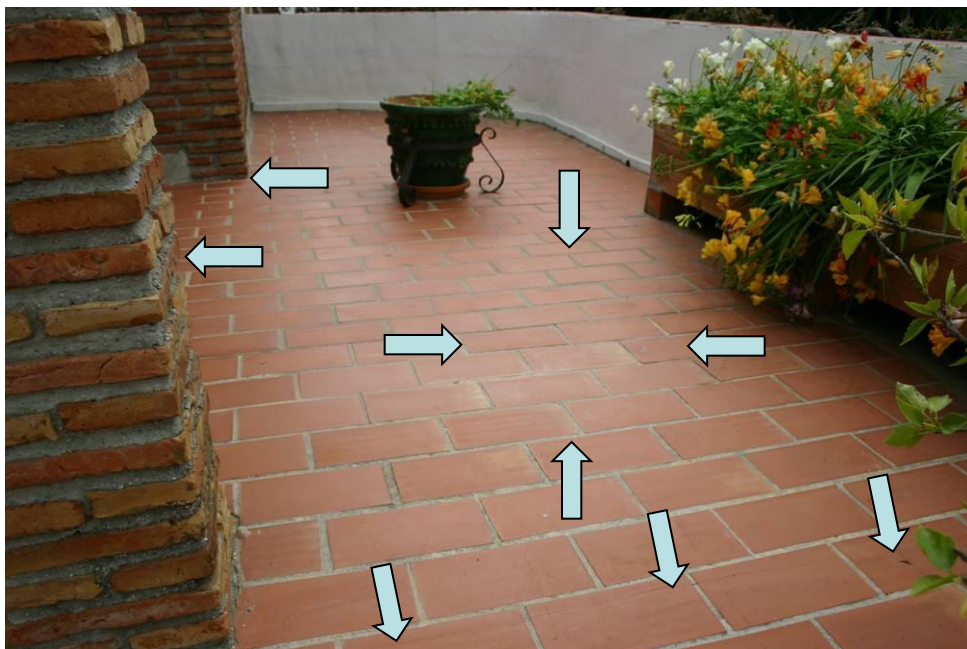
B



C



D



E



F



G



H



J



K



L



M