
BUILDING CONDITION SURVEY

Premises: 1 Acacia
Avenue, Acacia Road

For: Mr & Mrs A Smith

Roger Parry & Partners LLP
Mercian House
9 Darwin Court
Oxon Business Park
Shrewsbury
SY3 5AL

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www.rogerparry.net

The logo for Roger Parry & Partners is located in the bottom left corner. It consists of a dark blue square with a white border. Inside the square, the text "Roger Parry" is written in a large, bold, yellow sans-serif font, and "& Partners" is written in a smaller, white sans-serif font below it. A yellow diagonal shape is visible at the bottom right corner of the square.

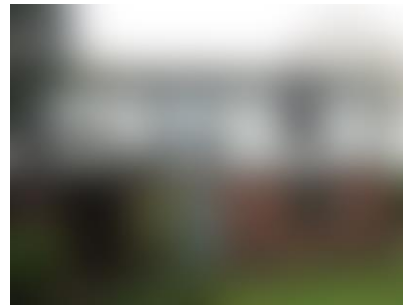
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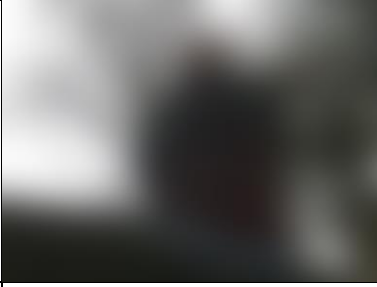
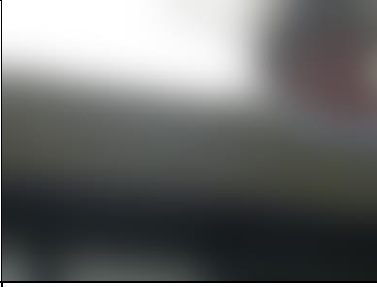

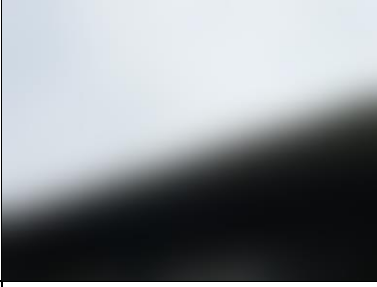

INFORMATION


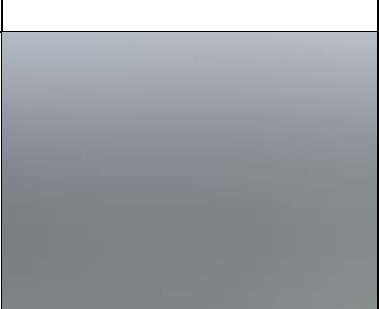
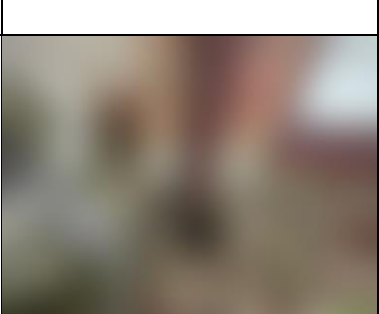
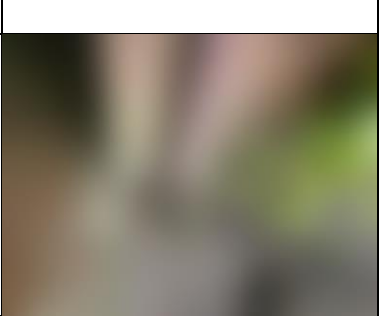
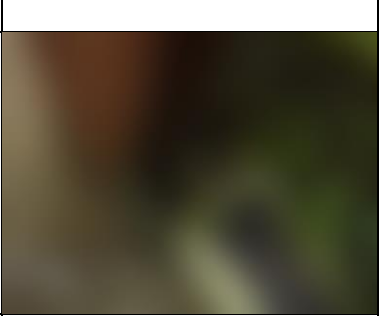
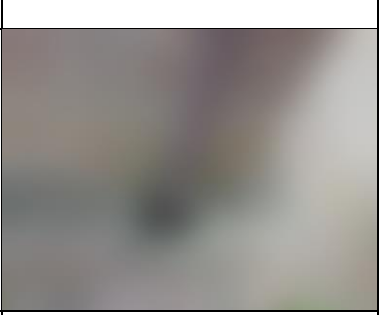
Name & Address of Clients:	Mr & Mrs A Smith
Property Address	1 Acacia Avenue, Acacia Road
Council Tax Band	F
Date of Inspection	05 January 2024
Weather	Dry and overcast with temperature of approximately 9 degrees Celsius.
Limits to inspection	Walls, floors and ceilings covered. Part furnished, property is unoccupied. Inspection was taken from ground level. Limited visibility of roof.
Tenure	Freehold with vacant possession assumed.
Apparent Tenancies	None noted.


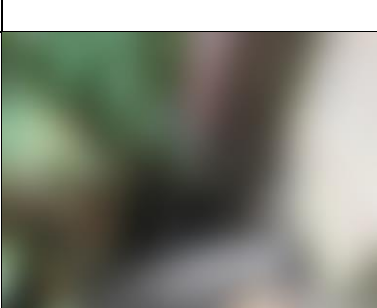
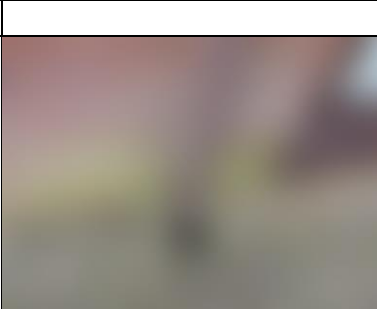
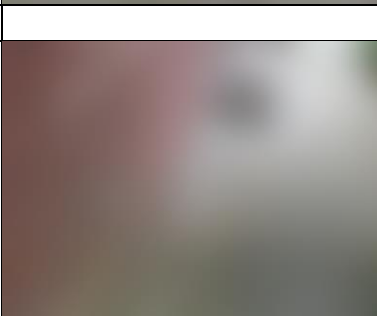
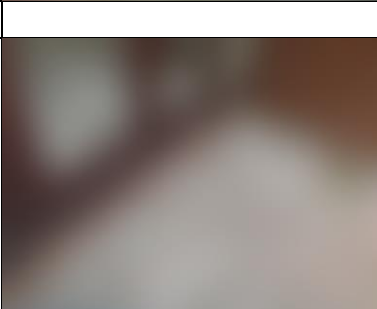
GENERAL DESCRIPTION OF PROPERTY

Existing Use	Residential.			
Location	Description	Description	Description	Description
	Description	Description	Description	Description
	Description	Description	Description	Description
	Description	Description	Description	Description
	Description			
General Description	Description	Description	Description	Description
	Description	Description	Description	Description
	Description	Description	Description	Description
	Description			
Accommodation	Accommodation comprises			
	Ground floor;			
	<ul style="list-style-type: none"> - Utility room. - Kitchen. - Dining room. - Living room. - Cloakroom. 			
	First Floor;			
	<ul style="list-style-type: none"> - Bedroom. - Bedroom. - Bedroom. - En-suite. 			
Outbuildings and Parking	Attached garage of brick and block construction under a tiled roof, there is a tarmac driveway providing parking for numerous vehicles.			
Approximate Age	1980 (Approximate).			
Orientation	Front elevation facing West			
Summary of Construction	Brick and block walls with a cavity and plastic damp proof course, upper external walls are rendered with timber fascia's, under a pitched timber truss roof covered with tiles.			


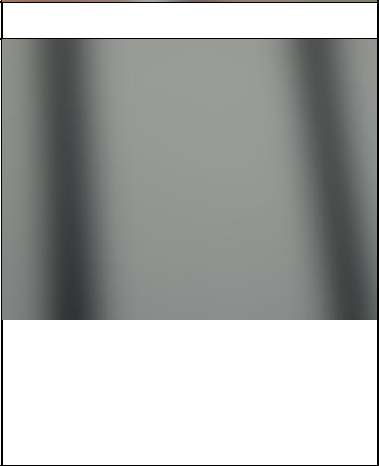

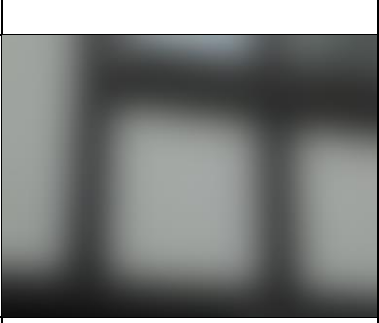
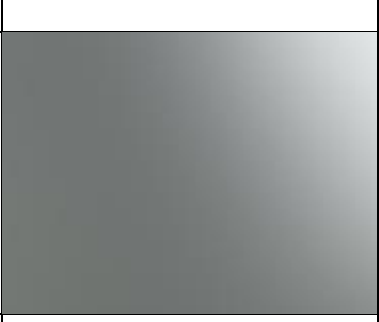
EXTERNAL CONDITION

Element	Description	Condition Assessment	Photographs
Chimneystacks and boiler flues (including flashings etc.)	Brick with lead flashing to the base. One clay pot to the top with metal cowl.	(1) Allow for removing lichen from chimney stack.	
Roofs (including valleys, flashings and soakers)	Roof is covered with tiles and ridge tiles. Our inspection of the rear roof was limited due to our line of sight.	(1) Allow for removing lichen from roof.	
			
			
			


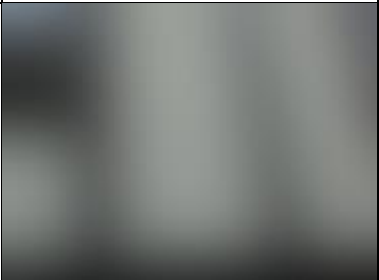
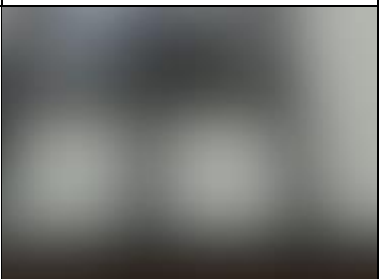
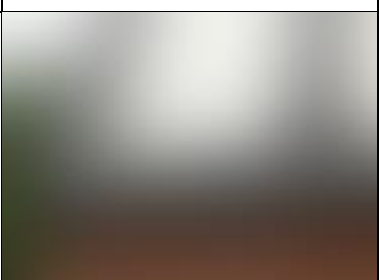
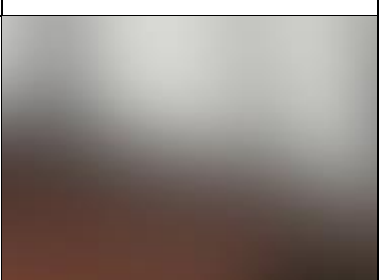
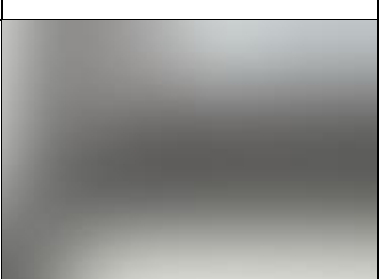

Element	Description	Condition Assessment	Photographs
		(2) Allow for pointing ridge tiles to front porch roof and remove lichen.	
		(3) Cracked ridge mortar, allow for repairs and re-mortar.	
Rainwater goods (including parapet gutters)	uPVC rainwater goods. It was not raining during inspection therefore we cannot comment on effectiveness of the rainwater goods.	(1) Provide lead splashbacks to all drains and gulleys and seal around drains and gulleys.	
			
			
			


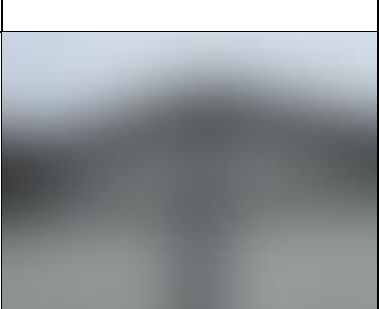

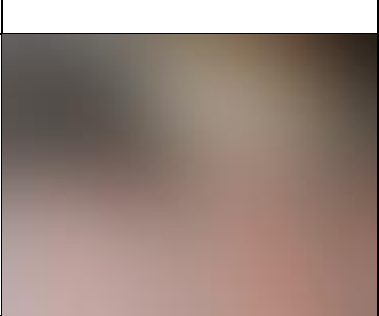
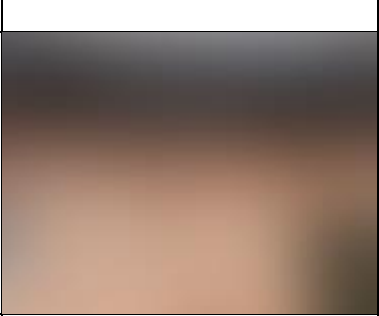
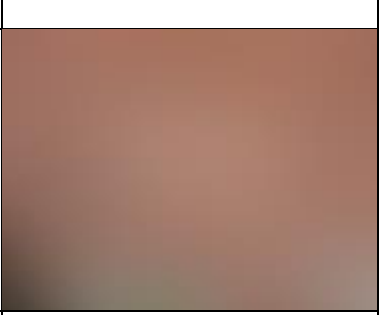
Element	Description	Condition Assessment	Photographs
			
		(2) Clear debris from drain and provide lead splashback.	
		(3) Secure and seal around drain and provide lead splashback.	
Main walls and damp proof course ¹	Brick cavity walls with plastic damp proof course. There is decorative timber with render to the upper levels.	(1) Provide six inch gravel gap to all ground adjoining walls, with perforated pipe beneath connected to gulleys.	
			


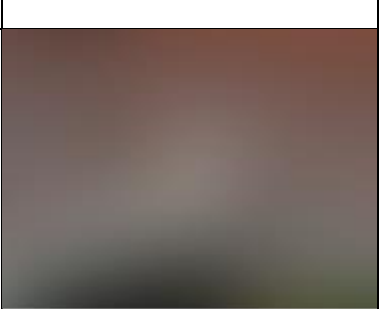
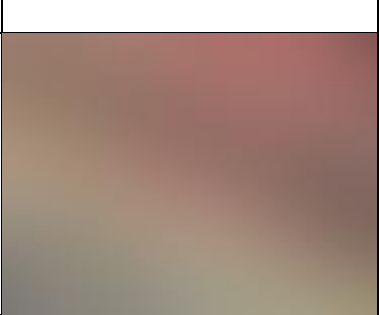
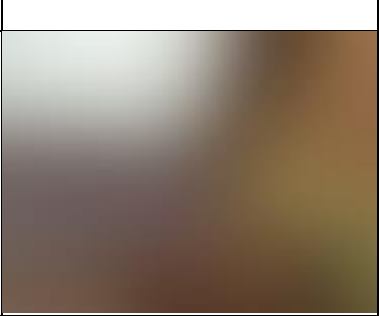
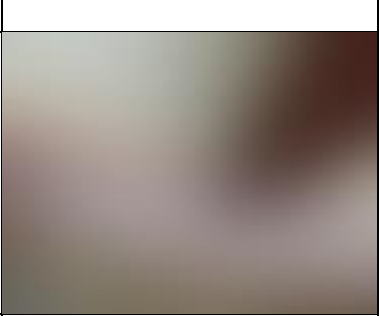
¹ The foundations, cavity wall ties or other concealed structural elements have not been exposed for examination and therefore not all defects can be fully diagnosed. The adequacy of sub-floor ventilation is assessed only from the visible exterior surfaces

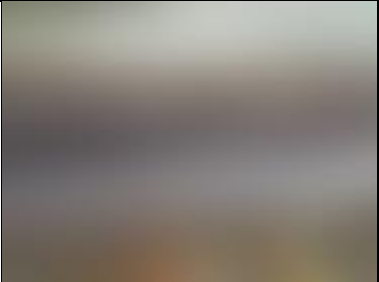
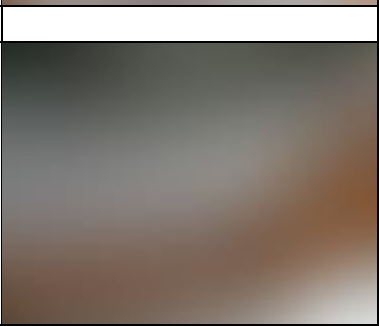
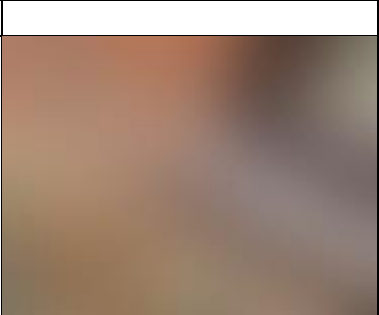
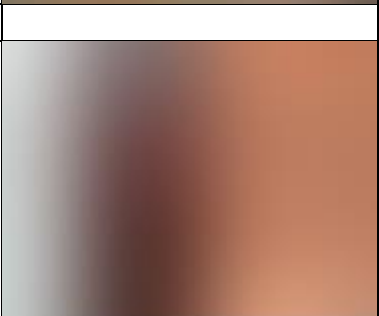
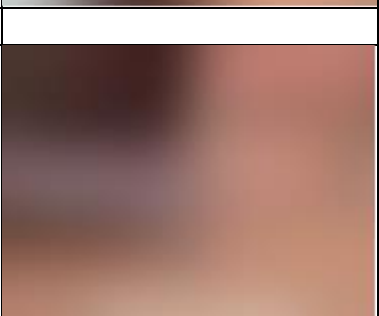

Element	Description	Condition Assessment	Photographs
			
		(2) Cracking to render, allow for repairs, the extent of the repairs required will not be known until repairs are initiated. If left untreated water will penetrate behind the render causing further damage and may cause moisture ingress internally.	
			
			
			




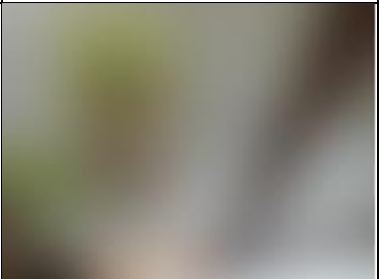
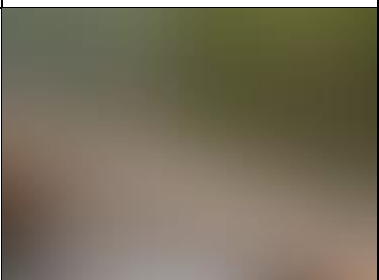
Element	Description	Condition Assessment	Photographs
			
			
			
			
			
			

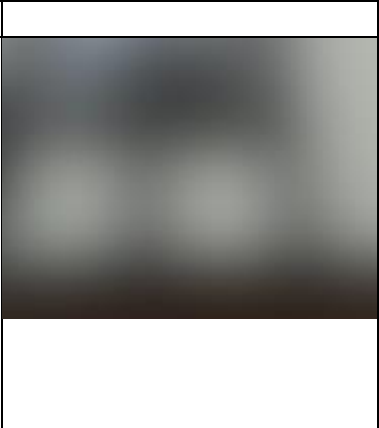

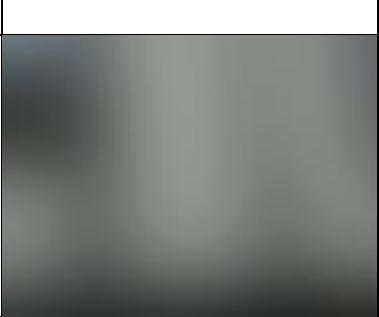
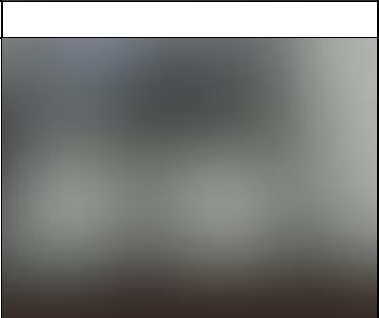
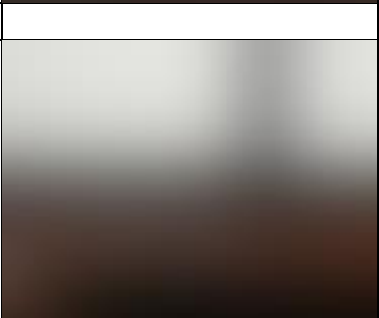

Element	Description	Condition Assessment	Photographs
			
			
			
		(3) Allow for stripping and painting/ treating all external timbers and sealing joints.	
			
			
			

Element	Description	Condition Assessment	Photographs
			
			
		(4) Make good join to decorative timber to rear of house.	
		(5) Provide mortar to brickwork to front of house.	
		(6) Localised settlement to side wall of house where brickwork adjoins passageway, allow for pointing brickwork and monitor for further movement.	
		(7) Small area of new brickwork to side of house.	


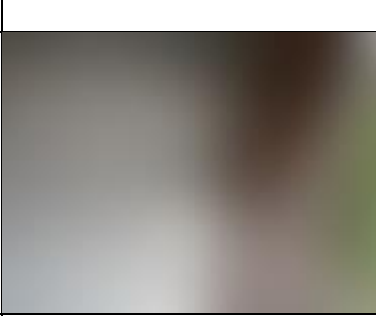
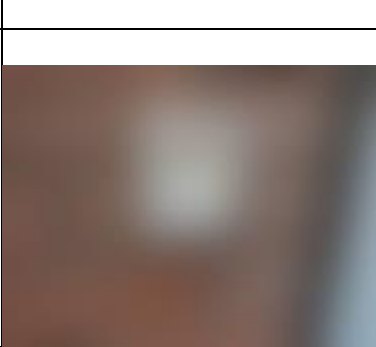
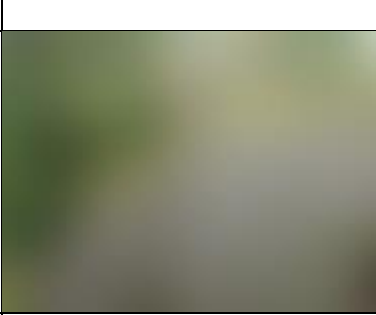
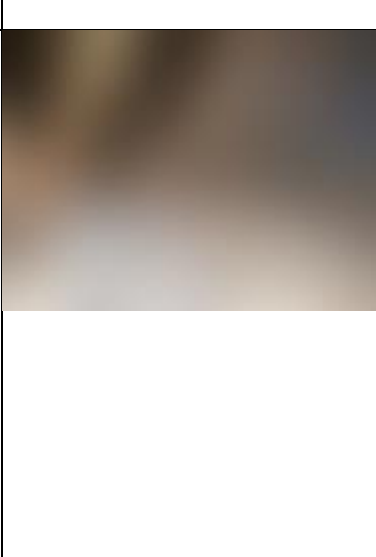
Element	Description	Condition Assessment	Photographs
		(8) Water staining to brickwork to side of house at lower level, allow for providing six-inch gravel gap with perforated pipe beneath connected to gulleys and provide lead splashback and sealed surround to waste water pipe.	
		(9) Seal around brickwork and drainage pipe to side of house.	
		Note: Slight overhang to damp proof course.	
Windows, doors and joinery	Timber double glazed windows and timber doors.	(1) Rotten timber windows and doors to part, allow for repairs/ replacement, the extent of the repairs will be unknown until remedial works are initiated.	
			

Element	Description	Condition Assessment	Photographs
			
			
			
		(2) Seal around windows and doors.	
			
			
			

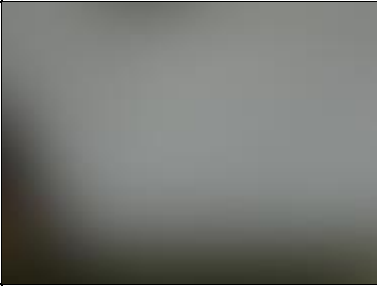
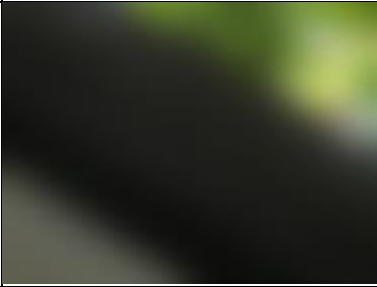
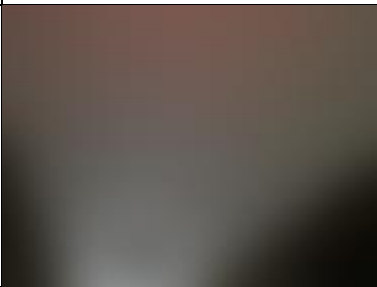
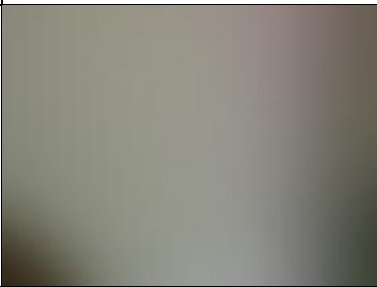

Element	Description	Condition Assessment	Photographs
			
			
		(3) Misted glazing to a number of glazed panes, allow for replacing seals/windows.	
			
		(4) Allow for replacing window seals to front right bedroom.	
		Note: In addition to the required repairs noted to the windows and glazed doors it would be prudent to allow for replacement of the windows and patio doors in the short to medium term as seals perishing likely to be ongoing.	

Element	Description	Condition Assessment	Photographs
External decoration	Decorative render and timbers to upper walls.	(1) Cracks to render, allow for repairs, the extent of the repairs required will not be known until repairs are initiated. If left untreated water will penetrate behind the render causing further damage and may cause moisture ingress internally.	
			
			
			
		(2) Allow for stripping and painting/ treating all external timbers in the short term. These should be maintained in an ongoing way.	
			


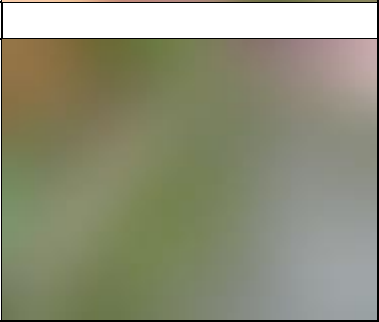

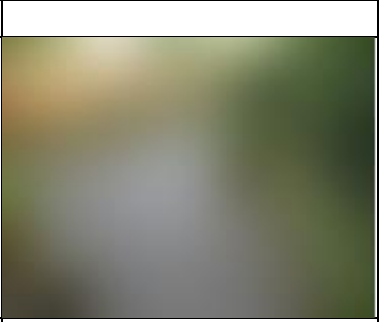
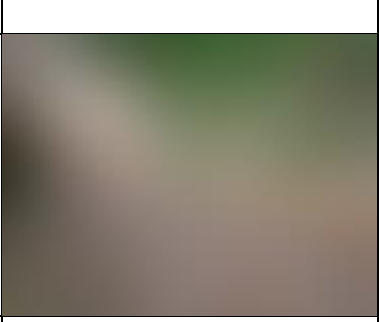
Element	Description	Condition Assessment	Photographs
			
			
			
			
			
		(3) Rotten timber fascia below front right bedroom window, allow for replacement	

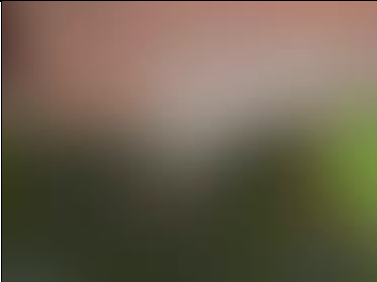
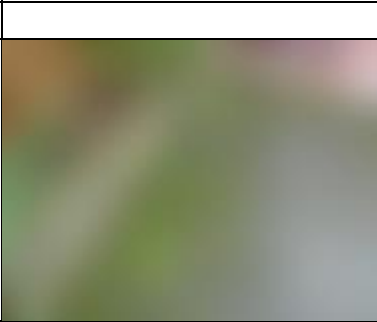

Element	Description	Condition Assessment	Photographs
Outbuildings ² to include garages	Brick and block garage with pitched timber truss roof covered with roof tiles. Concrete floor, up and over electric garage door and pedestrian door.	(1) Allow for repairs to concrete floor.	
		(2) Vertical stepped crack to block wall, allow for pointing and monitor for movement. Blocks may require metal ties.	
		(3) Damaged external light switch, allow for replacement.	
		(4) Allow for removing lichen from garage roof.	
		(5) The roof space was accessed from an inspection hatch, our inspection was undertaken from the hatch. Roof is of timber truss construction and underfelted. Provide 250mm loft insulation. Allow for pointing gable blockwork with mortar. There is an area of newer mortar which suggests that there has been previous	

² Comment is restricted to important defects, likely to have a material effect on value.


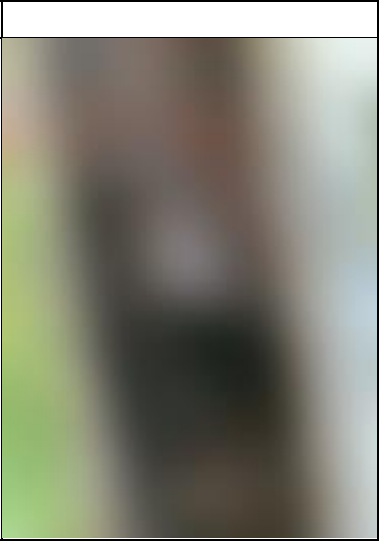
Element	Description	Condition Assessment	Photographs
		movement, this should be monitored.	
		(6) Metal up and over garage door, allow for stripping and painting in the short to medium term.	
		(7) Damaged undercloak to garage roof, this is likely to contain asbestos, asbestos is hazardous to humans if the fibres are disturbed and inhaled, allow for repairing under cloak.	
		Note: Textured ceiling to enclosed passageway, this may contain asbestos, asbestos is hazardous to humans if the fibres are disturbed and inhaled.	
			
The Site ³	The property is accessed via an unadopted road. Tarmac driveway with parking for numerous cars. Timber close board fence. The garden wraps around the property and is mostly down to lawn. There is a brick paved path around the house.	(1) Solicitor to check ownership and maintenance/repair obligations of unadopted access road.	

³ Only significant visible defects in boundary fences, walls, retaining walls, paths and drives are reported. Reference to potential hazards such as flooding and tree roots is included where these are readily apparent.

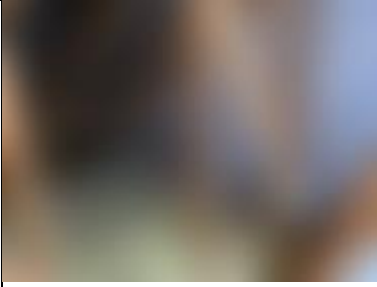
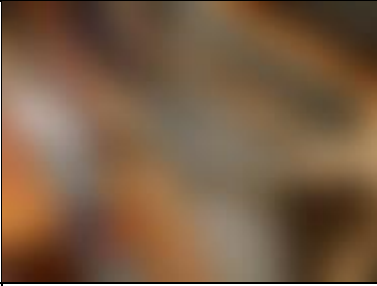
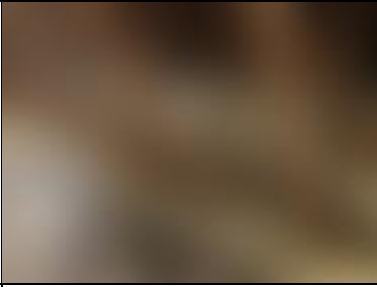
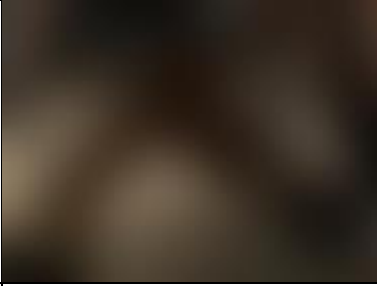
Element	Description	Condition Assessment	Photographs
		(2) Allow for securing hinge for pedestrian gate and allow for painting gate in the medium term.	
		(3) Allow for removing moss growth from tarmac driveway.	
		(4) There are a number of dips to the brick paved patio/walkway which suggests that there has been ground movement, allow for lifting paving, level ground, provide sufficient foundations and re-lay brick paving.	
		(5) Patio slabs are not level, allow for lifting slabs, levelling ground and re-laying slabs.	
		(6) Tree roots lifting brick paving to rear garden, allow for removal of tree and roots, lift paving, level ground, leaving 6-inch gravel gap and re-lay paving.	

Element	Description	Condition Assessment	Photographs
		(7) Severe settlement to tarmac drive to side of house by waste drainage pipe, allow for providing lead splashback and sealed surround to drain, provide 6 inch gravel gap to ground adjoining walls with perforated pipe beneath and allow for repairs to tarmac drive.	
		(8) Preferable to provide more substantial step for rear pedestrian door.	
Drainage ⁴	Mains drainage, we lifted 3 inspection chambers.	(1) 2 No inspection chambers in the driveway, the chambers were lifted, and drains appeared to be clear.	

⁴ Inspection covers within the boundaries have been lifted where visible and possible. This is to facilitate a visual inspection. The drains have not been tested and it is not possible to comment on hidden areas. Where the drainage systems have not been traced, it is assumed that the drains are connected to the main sewer, or an alternative acceptable means of disposal.



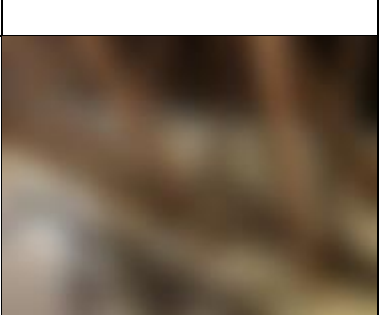
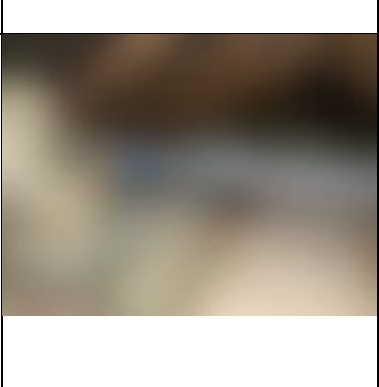
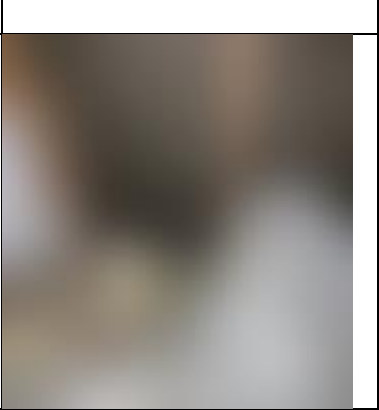
Element	Description	Condition Assessment	Photographs
			
		(2) No 1 chamber in the front garden, the chamber was lifted and appears clear.	


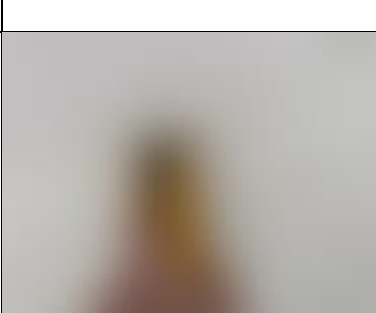
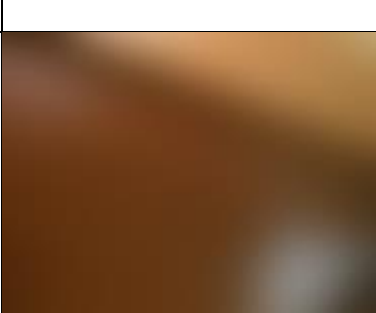
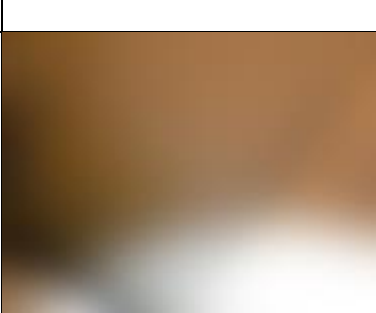
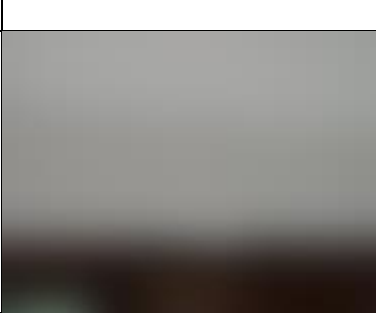
INTERNAL CONDITION⁵




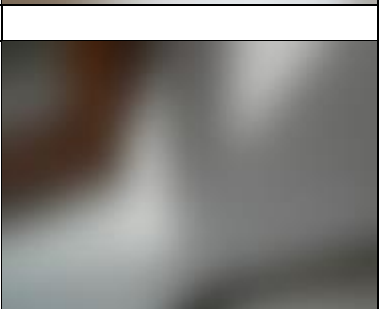
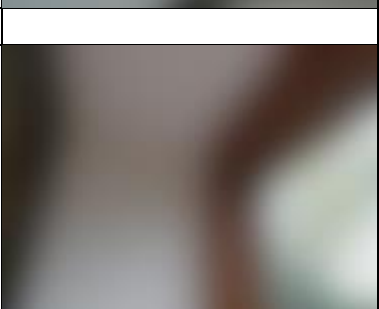
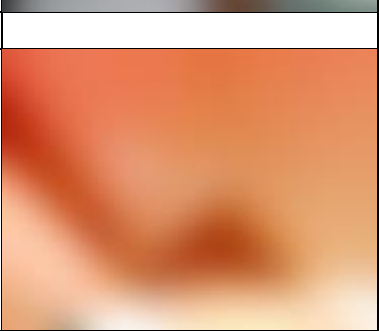
Element	Description	Condition Assessment	Photographs
Roof spaces ⁶	The main roof space was accessed from a hatch in the first-floor landing. There is an integrated loft ladder, the loft is part boarded. The roof is of timber truss construction, there is underfelt and insulation. There is a water tank covered in rockwool insulation. There is a workbench to the far end.	(1) Allow for pointing gable block walls with mortar.	
		(2) Allow for pointing block chimney stack with mortar.	
		(3) Provide 250mm of loft insulation.	
		(4) Water tank with rockwool insulation, ensure water tank is sealed.	

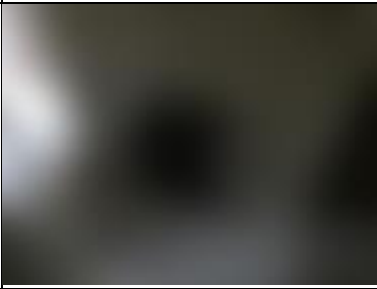


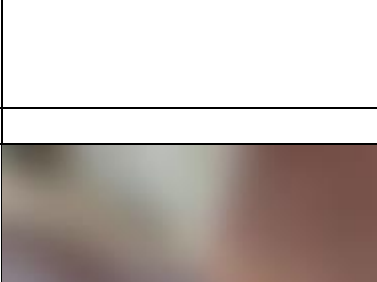
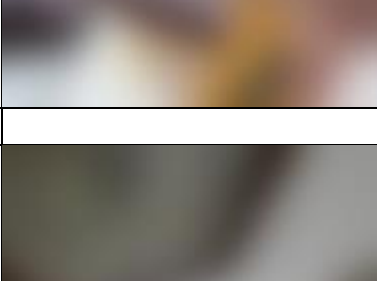
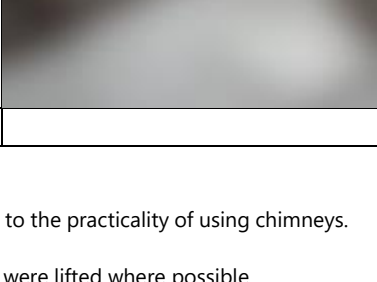
⁵ Inspected from floor level only. Furniture, wall coverings, insulation material and stored goods have not been moved. Most walls, floors and ceilings are covered or lined limiting inspection.

⁶ It should be noted that the inspection of the roof space is confined to details of design and basic construction. Individual timbers have not been specifically examined for defects although where defects have been observed as part of the general examination, such defects are noted in this report.

Element	Description	Condition Assessment	Photographs
		(5) Allow for repairing underfelt around extractor pipe.	
		(6) Allow for providing additional horizontal//diagonal bracing.	
			
	Single storey roof space above the utility room is accessed from a hatch, our inspection was undertaken from the hatch, which meant our inspection of the far gable wall was limited. Timber truss construction, underfelt and rockwool insulation.	(7) Provide 250mm of loft insulation.	
		(8) Allow for removing what appears to be wasps nests.	

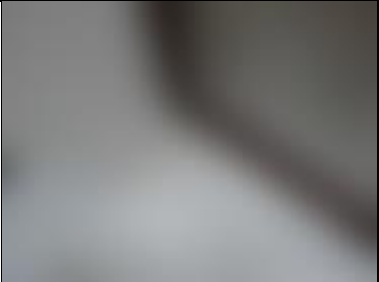
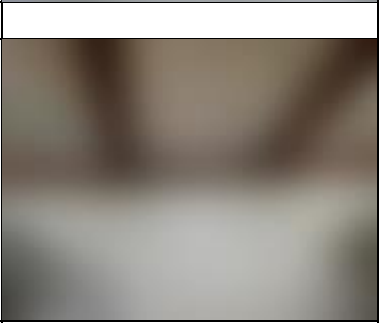
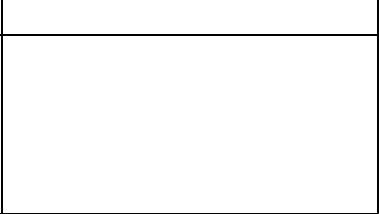
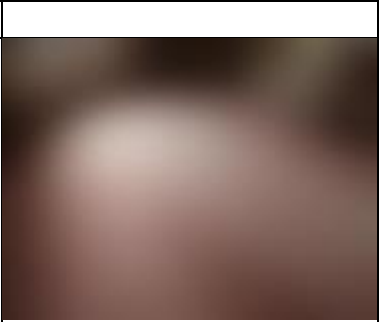
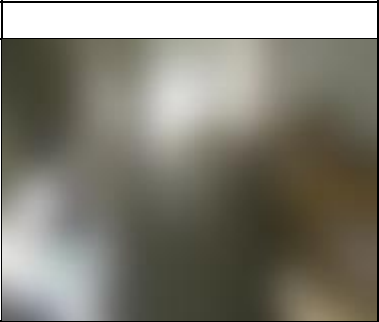

Element	Description	Condition Assessment	Photographs
Ceilings	Smooth plaster with a painted or a textured finish which may contain asbestos	(1) Textured finishes may contain asbestos which is hazardous to humans if the fibres are disturbed and inhaled. There is a water stain to the ceiling in the sunroom, above this is the Master bedroom/en-suite. The area was tested with a damp meter which gave a high moisture reading, allow for further inspection. It is likely this is a leak from the en-suite.	
			
		(2) Crack to ceiling within built in wardrobe in master bedroom, this appears to be shrinkage, this should be decorated and monitored.	
Walls and Partitions	Walls are smooth plaster which have been decoratively painted, papered or tiled.	(1) Allow for decorating ground floor cloak room.	
		(2) Peeling wall paper in the sunroom, allow for re-decoration.	


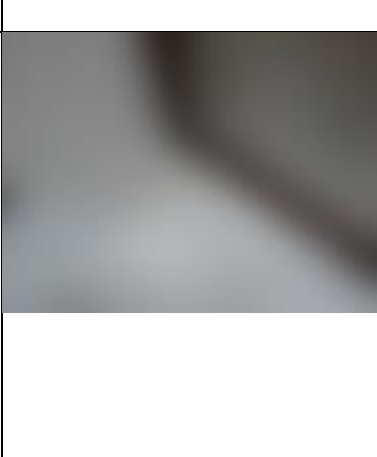
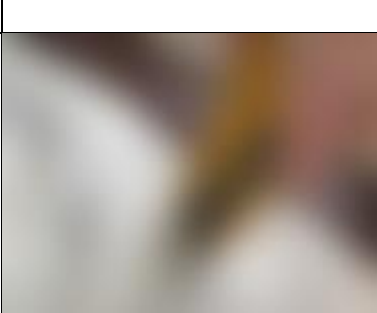
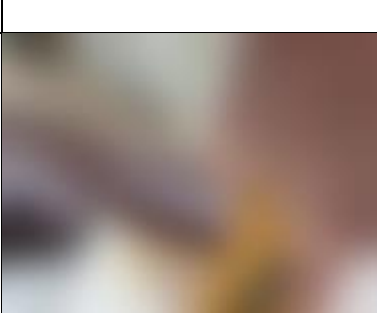
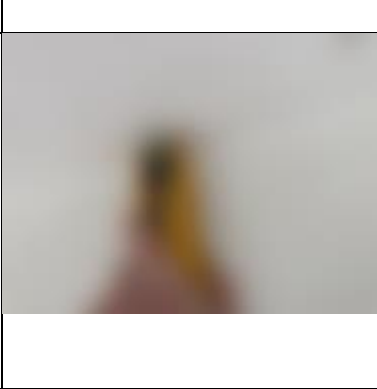
Element	Description	Condition Assessment	Photographs
		(3) Shrinkage cracks to first floor landing walls, allow for decoration and monitor.	
			
			
		(4) Allow for decorating window reveal to rear left bedroom after re-sealing around external window frame.	
		(5) Window reveal with what appears to be moisture ingress to rear left bedroom, seal around window externally and monitor.	
		(6) Crack to internal wall in ground floor cloakroom cupboard. Allow for decoration and monitor.	

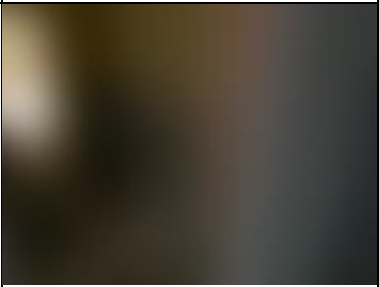
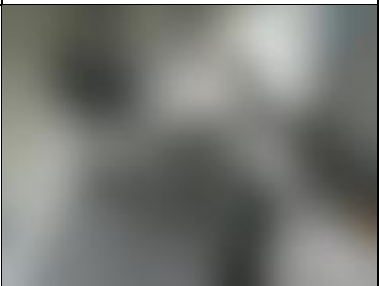
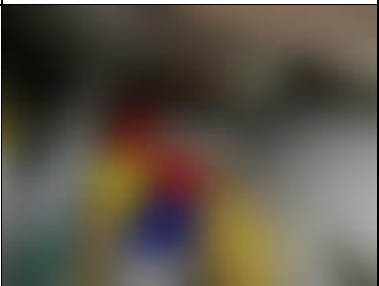
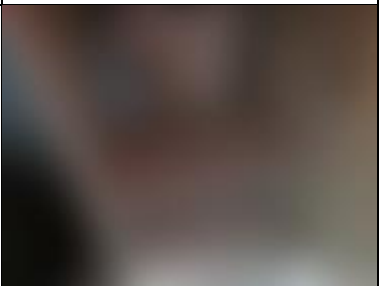
Element	Description	Condition Assessment	Photographs
Fireplaces, flues and chimney breasts ⁷	Chimney breast in the living room with gas powered fire, mantel and hearth.	(1) Solicitor to provide gas safety certificate for gas fire, from suitably qualified gas safe registered engineer, all gas fired appliances should be serviced annually.	
		(2) Boiler flue to side external wall.	
Floors ⁸	Solid floors to the ground floor with the exception of the sunroom which appears to have a suspended floor. Floor coverings to include; carpet and vinyl.	(1) The vinyl floor is lifting in the sunroom, this area was tested with a moisture meter which showed a medium level of moisture in the floor. Allow for lifting floor covering, provide sealant to patio door/window external frame and provide and fit floor covering.	
			
			
			


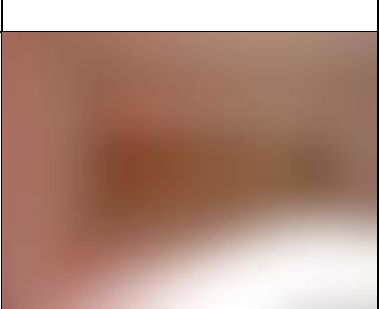
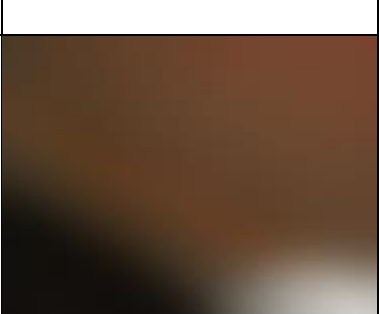

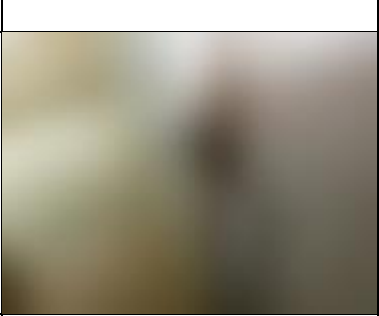
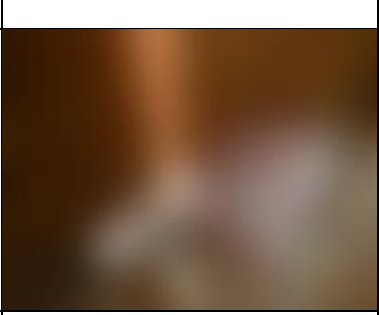
⁷ It is not possible to indicate the condition of flues or presence of flue liners. No assumption should be made as to the practicality of using chimneys. It is recommended that any flues should be swept prior to occupation.

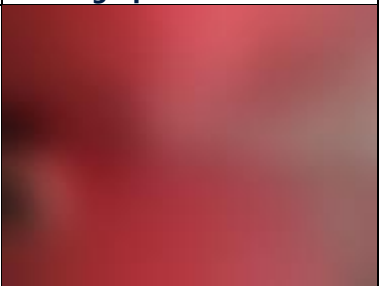
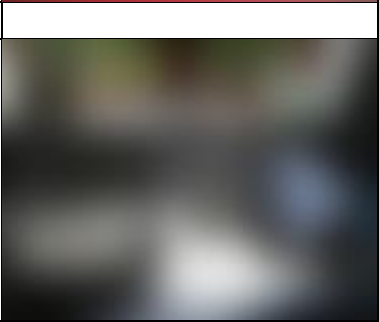
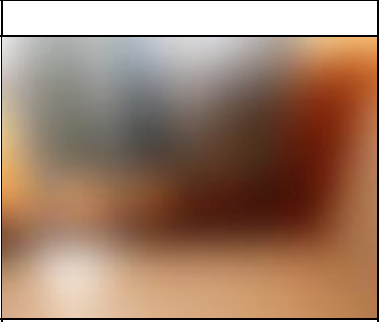
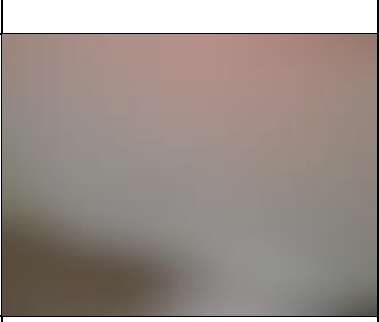

⁸ Only the surfaces of floors which are not covered have been inspected but accessible corners of any coverings were lifted where possible.

Element	Description	Condition Assessment	Photographs
			
		(2) Staining to living room carpet, allow for providing replacement carpet after sealing around patio door/window frame.	
		(3) Dip in floor to first floor landing, allow for lifting carpet, securing floorboards and relaying floor covering.	
		(4) Creaking floorboards to rear left bedroom, allow for lifting carpet, securing floorboards and securing carpet. The carpet is dated and faded, allow for replacement carpet.	
		(5) Dated carpet to master bedroom, allow for replacement.	
		(6) Damaged carpet to first floor bathroom, allow for providing replacement carpet/floor covering.	

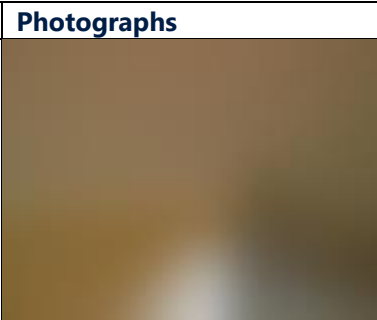

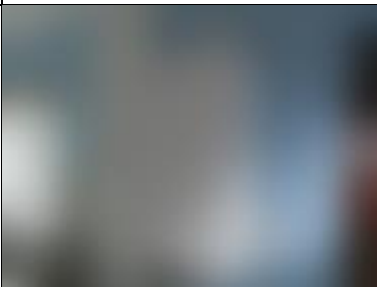
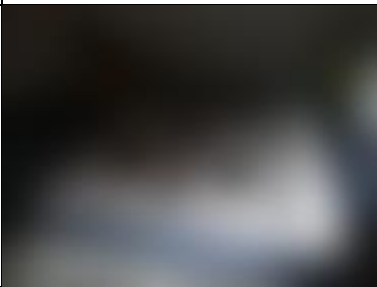
Element	Description	Condition Assessment	Photographs
		(7) Dated carpet in front right first floor bedroom, allow for replacement.	
Dampness	A selection of ground adjoining lower walls were tested for moisture. The floor in the sunroom was tested for moisture with a damp meter.	(1) The vinyl floor in the sunroom is lifting and was tested for moisture with a moisture meter which showed a medium of level of moisture in the floor. Allow for lifting floor covering, sealing around external window/door frame and provide and fit floor covering.	
			
			
		(2) There is a water stain to the ceiling in the sunroom, above this is the Master bedroom/en-suite. The area was tested with a damp meter which gave a high moisture reading, allow for further inspection to en-suite.	
Woodworm, dry rot and other timber defects	<i>It is recommended to have all timbers treated in a house of this age and type.</i>		

Element	Description	Condition Assessment	Photographs
<p>Internal joinery including windows, doors, staircases, built in fitments & kitchen fittings</p>	<p>Timber windows, timber staircase, timber skirting boards, door architraves and timber doors.</p> <p>Kitchen units comprise floor and wall mounted units, floor mounted units sit under a composite worktop.</p> <p>Utility units comprise wall and floor mounted units, floor mounted units sit beneath a composite worktop. There is a water meter in a floor mounted cupboard.</p> <p>Built in wardrobes in first floor master bedroom.</p>	<p>(1) Timber internal doors in part have glazed panes, this is unlikely to be safety glass, allow for replacing doors or replacing glass with safety glass.</p>	
		<p>(2) Utility units are dated, allow for providing replacement units and worktop. Provide backs for cupboards.</p>	
			
			


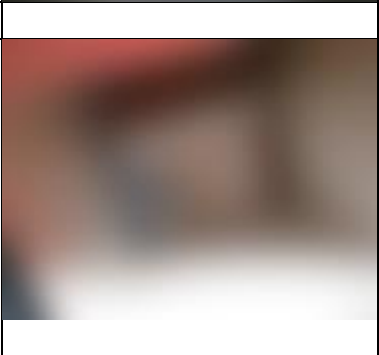
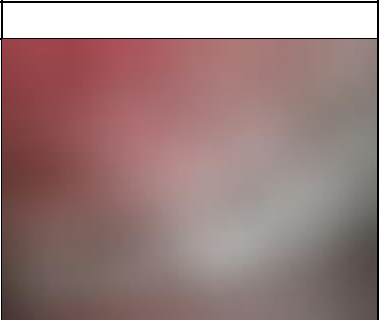
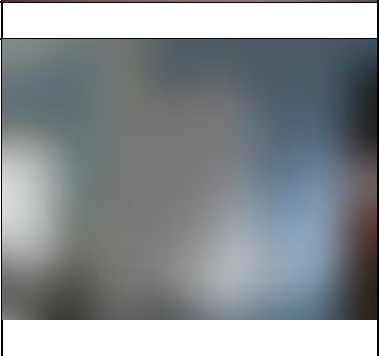
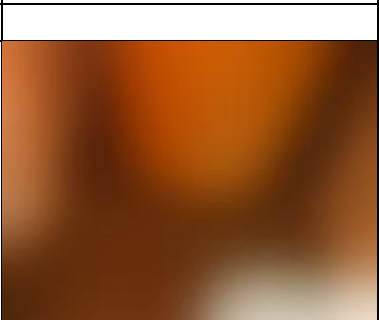
Element	Description	Condition Assessment	Photographs
		(3) Kitchen units are dated, allow for providing replacement units and worktop. Allow for securing cupboard back.	
			
		(4) Seal around skirting board to front left bedroom.	
		(5) Secure kitchen door handle.	
		(6) Provide door stop for en-suite bathroom door.	
		(7) Provide door stop for family bathroom.	

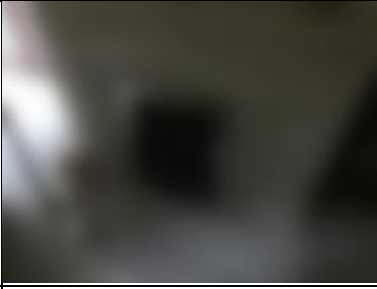
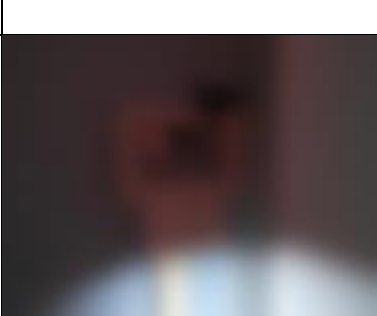
Element	Description	Condition Assessment	Photographs
		(8) Aged grout where utility worktop adjoins wall. Provide grout to seal around utility worktop.	
		(9) Kitchen tap is dripping, allow for plumber to repair/replace tap.	
		Note: Metal security bars to ground floor study window.	
Internal decorations ⁹		(1) Allow for painting living room central heating radiator.	
		(2) Cracked coving to front left bedroom, allow for repair.	



⁹ Furnishings have not been removed to confirm the state of covered or hidden decoration, which may be damaged or faded.

Element	Description	Condition Assessment	Photographs
		(3) Seal around and secure coving to first floor landing.	
		(4) Seal around and secure coving to front left first floor bedroom.	
Cellars and vaults	Not applicable.		
Thermal insulation	EPC Rating: C (69)		
Services ¹⁰	Mains Water. Mains Electricity. Mains Drainage. Mains Gas.	(1) Qualified Electrician to check all electrics and provide electric safety certificate.	
		(2) Solicitor to provide gas safety certificate from suitably qualified gas safe registered engineer for the boiler, kitchen hob and gas-powered fire in the living room. All gas fired appliances should be serviced annually.	
			

¹⁰ No tests have been carried out. Only significant defects and deficiencies readily apparent from a visual inspection are reported. Compliance with regulations and adequacy of design conditions or efficiency can only be assessed as a result of a test and should you require any further information in this respect, it is essential that you should obtain reports from appropriate specialists before entering into a legal commitment to purchase.

Element	Description	Condition Assessment	Photographs
			
		Note: There is a water meter in the utility room located in a floor mounted cupboard.	
		(3) Electric socket in utility room is not level, allow for adjusting.	
Plumbing, heating and ventilation	Heating provided via a gas fired conventional boiler located in the utility room. Space heating provided via central heating radiators. There is a hot water tank with immersion heater in the master bedroom.	(1) Gas fired boiler in the utility room. Solicitor to provide gas safety certificate from a gas safe registered engineer, safety check should be carried out every 12 months.	
		(2) Preferable to provide 4-inch plinth for hot water cylinder.	

Element	Description	Condition Assessment	Photographs
		(3) Gas fire in the living room, solicitor to provide gas safety certificate from a gas safe registered engineer, safety check should be carried out every 12 months.	
		Note: Security alarm system.	
Sanitary fittings	<p>To the ground floor there is a cloakroom which comprises the following fittings;</p> <ul style="list-style-type: none"> - W.C. - Hand wash basin. <p>To the first floor there is a family bathroom which comprises the following fittings;</p> <ul style="list-style-type: none"> - W.C. - Hand wash basin. - Bath. - Shower cubicle. - Extractor. <p>To the first floor there is an en-suite which comprises the following fittings;</p> <ul style="list-style-type: none"> - W.C. - Hand wash basin. - Bath with shower. 	(1) Only visible pipework was inspected, we did not test any of the fittings.	
		(2) Ground floor cloak room and first floor family bathroom fittings are dated, allow for replacement.	

Element	Description	Condition Assessment	Photographs
		(3) Secure shower head in en-suite bathroom.	
		Note: There is a pump for the en-suite shower in the airing cupboard.	

FURTHER ADVICE AND VALUATION

Matters apparent from the inspection to be checked by a legal adviser	<ol style="list-style-type: none"> 1. Solicitor to check boundary ownerships. 2. Solicitor to check easements for services to and from the property. 3. Solicitor to check ownership and repair and maintenance obligations of unadopted access road. 4. Solicitor to provide gas safety certificate for all gas fired appliances, certificate is valid for 12 months. 5. Solicitor to provide electric safety certificate.
General Comments	A detached 3 bedroomed property requiring general repairs and modernisation.
Building Insurance	£400,000 (Four Hundred Thousand Pounds).
<p>The photographs shown are examples of defects noted, they are not to be taken as the only defects of that kind on the property.</p> <p>This report is provided on the terms set out in the Standard Conditions of Engagement for the Royal Institution of Chartered Surveyors. I certify that the subject property has been inspected by me, that I valued the property and prepared this report. In inspecting the property the surveyor inspects the interior and exterior of the main property but does not open up the fabric – they therefore do not take up floorboards or coverings, move furniture or personal property, undo any service fittings or open secured panels. No specialist test for services or chimneys and flues are undertaken and it is essential that further investigations take place outside this survey.</p> <p>This survey is provided for the stated purpose and for the sole use of the named client and his/her professional advisers and the surveyor accepts no responsibility whatsoever to any other person.</p>	
	Signature of Surveyor
	Name and professional qualifications of Surveyor:
	ROGER PARRY & PARTNERS LLP MERCIAN HOUSE 9 DARWIN COURT OXON BUSINESS PARK SHREWSBURY SY3 5AL
	Telephone Number: 01743 791336
	Date: 05/01/2024