

MORRIS DEAN

CHARTERED SURVEYORS & PROPERTY CONSULTANTS

Farriers Chambers
Smith Street
Rochdale
OL16 1TU
Tel: 01706 638341
Fax: 01706 644247

E-mail: info@morrisdean.co.uk
www.morrisdean.co.uk

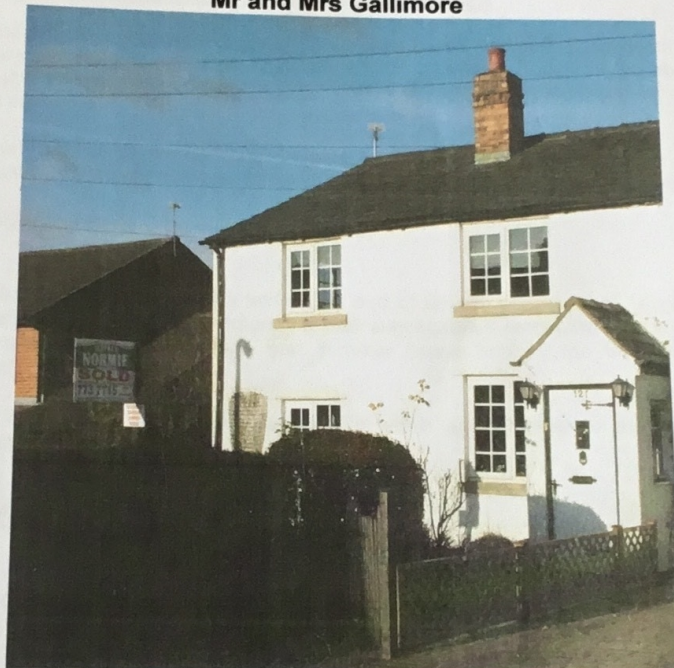
REPORT

in respect of

**121 Simister Lane
Prestwich
Manchester M25 2SA**

Prepared upon behalf of

Mr and Mrs Gallimore



Morris Dean are a multi-disciplinary Practice offering a full range of valuation, Building Surveying, and Structural Engineering services to the residential industrial and commercial sectors.

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Date of Report : 30 November 2010

Our Reference : APB/GI/78386

Paul Bolton F.R.I.C.S., F.B. Eng.
Director

Paul Marshall M.R.I.C.S.
Director

Barry Dean F.R.I.C.S., J.P.
Consultant

Robert Currie MSc, MBA, M.R.I.C.S.
Consultant

James Roberts M.R.I.C.S.
Associate

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4.13 Garage

- 4.13.1 The garage is of single leaf concrete block construction with internal supporting piers, rendered externally to match the house. [Photo 10] It has a twin pitched timber framed roof with an interlocking concrete tile covering on a water proof felt under layer. There are UPVC rainwater goods. The windows are of single glazed softwood as is the personnel door which is protected by a galvanised steel roller shutter. The garage door is manually operated steel manufacture. Internally, the floor slab is of ground bearing concrete. Power and lighting are laid on with a separate consumer unit. The presence of stored items restricted our internal inspection.
- 4.13.2 Internally, we noted the wall plates upon which the roof bears upon the left and right side walls have not been strapped down in accordance with the requirements of the Building Regulations in order to prevent the risk of wind uplift or other movement. [Photo 11] It would be preferable to arrange for strapping to be installed.
- 4.13.3 There is one broken window pane.

4.14 Summer House

- 4.14.1 The summer house is of cavity block construction with an external render finish to match the main house. [Photo 12] The roof is of twin pitched timber formation with interlocking concrete tile covering over a bituminous waterproof undercloak. Windows and patio doors are of double glazed upvc manufacture. Internally, the floor is of timber suspended formation whilst internal sub-division is by non-load bearing timber stud partitions, plastered and decorated. The ceiling is of plasterboard. Power and lighting are laid on but heating is by electric portable heaters.

According to the seller, the shower room fittings connect via a maserator and underground pump to the main drainage system.[Photo 13] Domestic hot water is provided by an electric heater again within the sub-floor void. This space was not accessible for inspection. If you wish to be fully assured upon the condition of this space and the fixtures/fittings within it, you should arrange for access and inspection prior to purchase.

Nothing was found to suggest there may be a significant problem but you should recognise the possibility of some concealed defect being present. If you choose not to arrange for access prior to exchange of contracts, some risk may remain.

- 4.14.2 To the front right corner, the rainwater pipe discharges into a barrel that is displaced and missing. At the rear, the rainwater pipe is not directly connected to the water butt provided.
- 4.14.3 Exposed blockwork around the base of each elevation may be vulnerable to frost damage if not treated with a protective coating or render separated at damp proof course level. [Photo 14]
- 4.14.4 According to the seller, cavity walls have been insulated and the presence of filled drill holes suggest this to be the case.
- 4.14.5 External decorations are soiled and suffer early weathering. Redecoration should be planned.
- 4.14.6 Internally, there is a minor hairline crack to plasterboard ceiling joints and a number of blown nail heads, but these can be remedied prior to redecoration.
- 4.14.7 No evidence of notable defect was recorded to internal walls or partitions.
- 4.14.8 The floor was found to be level and free from notable cross-fall and deflection.

- 4.14.9 Internal joinery remains in serviceable order.
- 4.14.10 Sanitary fittings are checked and found to be in working order. No evidence of leakage was recorded.
- 4.14.11 The electrical consumer unit was not located and may be hidden behind stored items of furniture (see comments under 'Services' below).
- 4.14.12 In the roof-space, there is a satisfactory level of thermal insulation over the ceiling.[Photo 15] The roof space is ventilated albeit perhaps somewhat excessively and this had led to a layer of frost over the underside of the sarking felt.[Photo 16] It is important to ensure that adequate although not excessive ventilation is provided to the roof void in order to avoid the risk of condensation and this should be addressed.
- 4.14.13 The gable walls have been strapped to the roof structure but timber noggings have not been provided between the rafters in accordance with the requirements of Building Regulations and this should be addressed.[Photo 17]

Main House

Internally

4.16 Ceilings

- 4.16.1 There is localised water damage to the ceiling in the kitchen which needs selective replacement. Air dry conditions were recorded and it is assumed any leak above has been replaced.
- 4.16.2 On the first floor, there is some minor hairline cracking around the perimeter of the ceilings but this appears to be generally of a non-structural nature due to differential drying shrinkage. However, there are a number of popped nail heads and some minor cracking to board joints which can be remedied prior to redecoration.

4.17 Internal walls and partitions

- 4.17.1 The single leaf walls to the porch suffer a degree of condensation and dampness particularly at lower level where decorations have become slightly affected but this is not excessive. Elsewhere, there is localised minor hairline cracking which is non-structural in nature.
- 4.17.2 The walls either side of the fireplace have, according to the vendor been removed during their occupation. It is presumed that the walls above have been supported by suitably sized beams but these are covered by plaster however, no evidence of weakness was recorded. There is some minor cracking to the outer wall beneath the beam to the left of the fireplace which appears of longstanding and is not of structural concern but should be monitored following repair.
- 4.17.3 Minor localised areas of hairline cracking were recorded for instance to the rear wall in the dining room, and on the party wall above the staircase. These do not give cause for structural concern.
- 4.17.4 There is cracking through plasterwork either side of the walls supported by the arch between the lounge and kitchen. [Photo 18] This may be because the arch itself is not strongly built. It would be preferable to replace this with a lintol to avoid any risk of further movement. The low arch between the kitchen and conservatory may be