

STRUCTURAL SURVEY

OF

A PROPERTY IN
SAN JOSE
NIJAR, ALMERIA



ON BEHALF OF

MR & MRS

DATE OF INSPECTION

7TH NOVEMBER 2007

spainsurveyors.com

PART I - GENERAL

INSTRUCTIONS

To undertake a Structural Survey and report on the condition of the above property.

CLIENT

Mr & Mrs

DATE OF INSPECTION

7th November 2007

GENERAL DESCRIPTION

Access to the property is along a currently unmade road from the main road.

The property consists of a 2 storey terraced house constructed approximately 25 years ago.

The property stands on a sloping site facing north eastwards with an outlook over the bay of San Jose.

The accommodation comprises two bedrooms and a bathroom at first floor.

At ground floor level there is an entrance area, sitting room and kitchen. To the rear there is a small outhouse with stone sink and plumbing for a washing machine.

To the front of the property there is a raised terrace area.

The property forms part of a small complex of other houses with a shared swimming pool to the rear of this property, shared entrance and electric gate. You should therefore check the service charge arrangements for the property and the likely costs of this.

All directions given in this report are taken as if facing the front of the property.

PART II – MAIN STRUCTURE

MAIN ROOF

Description

The main roof to the property consists of a tiled flat roof at high level with tiled mansard roofs to the front and rear of this.

Rendered brick walls are provided to the sides of the flat roof.

To the left hand side of the property above the staircase and entrance area there are 2 tiled sloping roofs.

There is a smaller tiled roof above the rear outhouse.

The sloping roofs are covered with clay pantiles.

The roof sub structures, including the flat roof, are in reinforced concrete with the pantiles bedded in mortar to these.

Condition, Opinion & Recommendations

There was no access to the flat roof area other than viewing this from further up the sloping site.

However, this appears to be in a reasonable condition and there was no evidence of any leakage.

There are several missing tiles to the mansard roofs and other sloping roof areas and these need immediate replacement. These should be replaced using exterior tile adhesive and the firmness of the fixing of the other tiles should be checked at the same time.



Several tiles are chipped to the front edges but are serviceable.

Whilst this work is undertaken it would be sensible to further check the condition of the flat roof, tiling and grouting.



CHIMNEY STACKS

Description

At roof level there is a brick and render chimney with concrete capping supported on steel rods.

This appears to house a ventilation pipe from the bathroom and a possible flue pipe from the ground floor fireplace.

Condition, Opinion & Recommendations

The chimney stack is in a reasonable condition although the capping to this is cracked and bowed and may require replacement.

There is a redundant aerial pole that could be removed.



RAINWATER GOODSDescription

Rainwater goods are not provided to the tiled roof slopes.

A pvc rainwater pipe is provided to the flat roof to the rear of the property.

Condition, Opinion & Recommendations

The absence of rainwater goods does not appear to be causing any problems.

The rainwater pipe to the rear is in a reasonable condition although there is a disconnected joint at low level that requires refixing.

MAIN EXTERNAL WALLSDescription

The main external walls to the property are generally constructed in brick and reinforced concrete construction rough rendered and painted externally. The walls are approximately 260mm thick.

There is some open block work to the rear of the outhouse.

To both front and rear small balconies are provided constructed from reinforced concrete and iron guard rails.

Condition, Opinion & Recommendations

The main external walls are in a good condition.

To the front elevation there are minor hairline cracks to either side of the balcony but these are not of a serious nature and are purely due to slight shrinkage between the brick walls and reinforced concrete floor.

To the left hand flank front elevation there is a vertical area of unevenness to the render rising full height and some further horizontal unevenness to the gable at high level. This again does not appear to be of a serious nature and has been due to initial differential shrinkage between the main brick wall structure and the concrete framing and floor and roof structures.

The unevenness could indicate that the render has been repaired to these areas but again this is not of a serious nature.

There are slight horizontal hairline cracks to the right hand side of the front elevation but these are not of a serious nature

and are again due to slight initial differential shrinkage between the different constructions as advised above. These should be filled prior to painting.



The rear elevation and outbuilding are in a reasonable condition. The render and walls at low level have been affected by damp and the render has been repaired but is still spalling. The cause of this dampness is further reported upon under the heading of Dampness later in the report.



The pipe work to the air conditioning units is untidy and could be enclosed in pvc ductwork.

The balconies are in a reasonable condition although the floor tiling to these is untidy with some cracking of the tiles. The iron work is also corroding and requires painting.

The internal wall surfaces are in a generally good condition although the Ground Floor walls to the rear of the sitting room and kitchen have been affected by damp and there is again spalling of plaster and paintwork at low level. The cause of this dampness is further reported upon under the heading of Dampness later in the report.

INTERNAL WALLS

Description

The internal walls are in brick construction plastered direct with tiling to the kitchen and bathroom.

Window and door openings are formed with concrete lintels.

Condition, Opinion & Recommendations

The internal walls are in a generally good condition.

The rear wall to the front bedroom is slightly uneven and may need some re-plastering.

The tiling to the bathroom requires re-grouting and there is a cracked tile by the light switch.

The walls to the kitchen are have been affected by damp at low level.



The tiling to the kitchen is loose to one area and requires attention and re-grouting. There is some minor damage to some of the tiles.

FOUNDATIONS
& SETTLEMENT

Description

An inspection hole was not excavated adjacent to the main walls of the property and it was therefore not possible to inspect the foundations.

Condition, Opinion & Recommendations

As previously reported there has been some slight initial differential shrinkage between the brick and concrete construction with some slight hairline cracks and uneven/repared render.

This is not of a serious nature and is quite common in properties of this type of construction.

The property is structurally sound.

FLOORS

Description

The floors at ground floor level generally consist of solid concrete floors.

The floors at first-floor level consist of reinforced concrete or concrete beam and block floors.

The floors are finished with ceramic tiles and skirtings.

Condition, Opinion & Recommendations

The floors are in a generally good condition.

The floor tiles require some re-grouting.

There is a loose area of tiling to the first floor landing and front bedroom door area and these tiles require re-fixing.

The tiling to the bathroom is slightly untidy by the wash basin and there is one cracked tile to this area.

There is a further section of loose tiling by the kitchen door and these tiles require re-fixing.

STAIRCASE

Description

The staircase is of reinforced concrete construction with marble steps and risers and timber balustrade.

Condition, Opinion & Recommendations

The staircase is in a good condition although the under stairs cupboard area is slightly untidy in finish.

CEILINGSDescription

The ceilings consist of the plastered underside to the concrete floors and roof above.

Condition, Opinion & Recommendations

The ceilings at first level are in a generally good condition.

The bathroom ceiling is slightly uneven but this is purely cosmetic.

There are some slight hairline cracks to the front area of the sitting room ceiling. These are again not of a serious nature and are purely due to slight shrinkage.

WINDOWSDescription

The windows to the property consist of upvc double glazed tilt and turn windows with external pvc sliding shutters.

The windows are provided stone/marble cills externally.

Condition, Opinion & Recommendations

The windows are in a reasonable condition although require some easing and adjusting including to the shutters.

DOORS
& INTERNAL JOINERYDescription

To the main entrance there is a timber framed external door.

To the rear there is a timber framed external door.

Internally, timber framed doors are provided.

To the front of the lounge there is a upvc tilt and turn double glazed door with side screens and upvc doors are also provided to the balconies. These are again provided with pvc roller shutters.

Condition, Opinion & Recommendations

The main entrance door is in a good condition.

The rear external door is in a reasonable condition. This does jam to the floor at the present time and appears to have been affected by dampness with staining at low level to the frame. The architrave is also split and there is some damage where a lock has been removed.

This door does require some attention and correct weather proofing. The threshold should be provided with a water bar and the weatherboard renewed.

The internal doors are in a reasonable condition although some of these have warped slightly and are not a perfect fit within the frames. The front bedroom cupboard doors require minor attention.

The kitchen door is jamming to the floor where the tiles have lifted and this requires attention.

The upvc doors are in a reasonable condition although the shutters to the side screens to the sitting room door are jamming and require attention.

FIREPLACES & FLUES

Description

To the sitting room there is an open fireplace in brick, render, stone and tiled construction.

The upper sides of this are in brick and render construction although the front is formed in some sort of boarding.

The fireplace houses an electric fire.



Condition, Opinion & Recommendations

The fireplace as such is in a reasonable condition.

It is understood that you wish to remove this and further comments on this are made later in the report.

INTERNAL DECORATION

Description

The internal wall and ceiling surfaces have been painted with emulsion paint.

The doors have been stained/varnished.

Condition, Opinion & Recommendations

The internal decorations are in a reasonable condition.

DAMPNESS
& CONDENSATION

Description

As previously reported there has been a problem of dampness to the rear main walls to the property and outhouse, to the rear internal walls around the rear door, to the walls to the kitchen and to the right hand wall to the rear of the fireplace.

These areas have been repaired to the render and plaster and repainted.

The new paint and, to a certain extent, the new render and plaster are spalling and still affected by damp.



It has been reported to you that there was a problem with the drainage to the swimming pool which caused this dampness but that this has been rectified.

This certainly could have been a contributing factor but the main problem would appear to be the lack of adequate protection against flooding during heavy rainfall to the rear of the property.

Immediately to the rear of the property there is a lower paved

area which is at the same level as the marble threshold to the rear door.

The pavings to the pool surround and pathways above this area all fall towards this area. There are 2 paved steps between the two but these are damaged.



During heavy rainfall this lower paved area must flood as there is no provision for surface water drainage. Such flooding will affect the rear walls and also get under the rear door as there is no protection to stop it. This will allow surface water into the property and affect the walls internally in particular to the kitchen and rear part of the lounge.

As further evidence of this problem, the neighbouring property have installed a soakaway to their paved area and a small drainage pipe has been installed between the properties. This would indicate that this has been an ongoing problem.

To rectify the problem the steps should be repaired and a drainage soakaway should be installed.

The rear doors to property and to the outhouse should be weatherproofed as previously reported or the thresholds to these should be raised.

The walls should be allowed to correctly dry out. The effected render and plaster should be removed if necessary to allow this drying out. Any replastering should be in sand and cement and sealed prior to decorating. The walls behind the kitchen units must also be affected and the units should be removed to allow for drying out.

WOODBORING INSECT
& TIMBER DECAY

There was no evidence of condensation to the property although the bathroom might benefit from an extractor fan.

Description

There was no evidence of any problems of this nature.

PART III – SERVICE INSTALLATIONS

PLUMBING INSTALLATION

Description

To the rear elevation there is a meter housing with water meter and mains supply.

To the bathroom there is a wall mounted Aparici electric water heater.

The internal pipework is in copper pipework with flexible connectors to sanitary appliances.

Condition, Opinion & Recommendations

The plumbing installation appears to be in a good condition.

Individual sanitary appliances are not provided with isolating valves although the hot and cold supplies can be isolated.

Some thought should be given to the installation of a water softener depending on the hardness of the water.

You should obtain a copy of a water bill for the property from the present owner so that you can register a new contract with the water company.

ELECTRICAL INSTALLATION

Description

Electricity is supplied to the property by underground cabling with an inspection cover to the front.

To the covered entrance area there is the main meter and housing with main fuse.

Internally there is a Medex electrical switchboard with 2no. 15A, 1 no. 20A and 1 no. 25A micro circuit breakers.

The wiring is in pvc sheathed wiring.

Condition, Opinion & Recommendations

The electrical installation is in a reasonable condition.

The meter housing cover is cracked and broken and requires replacement. A surge protector may also be required but this is not mandatory on an existing installation.

Some of the electrical fittings are loose and marked and these would benefit from upgrading. An English style socket outlet has been provided to the fire – this is acceptable.

The external light fitting to the front of the property is broken and requires replacement.

You should obtain a copy of an electricity bill for the property from the present owner so that you can register a new contract with the electricity company.



GAS INSTALLATION

Description

Gas is supplied by 2 gas bottles (butano) to the rear outhouse supplying the gas hob to the kitchen.

This is the standard way of supplying gas.

Condition, Opinion & Recommendations

The gas installation is in a reasonable condition. Obviously the condition of the pipework should be checked and maintained on a regular basis.

You should ensure that the 2 gas bottles are left at the property together with a copy of any contract with the supplier (Repsol ?).

HEATING /AIR CONDITIONING

Description

There is an electric fire to the sitting room.

There are a total of 3 Mitsubishi air conditioning units to the bedrooms and sitting room.

These appear to provide air conditioning and heating.

The external units to these are housed on the flat roof area.

Condition, Opinion & Recommendations

The electric fire and air conditioning units are in a reasonable condition although these should be serviced.

TELEPHONE

Description

The property does appear to be wired for a telephone. You should obtain any relevant information regarding this from the present owner and contact Telefonica (dial 1004 English speaking).

PART IV – SANITATION & DRAINAGE

SANITARY APPLIANCES

Description

To the bathroom there is a steel bath with mixer tap and shower and curtain. There is a vitreous china wc, bidet and basin.



To the kitchen there is a stainless steel sink, gas hob, electric cooker, marble worktops and associated cupboards. There is also an electric extractor hood (extracting to the outhouse).



Condition, Opinion & Recommendations

The bathroom appliances are in a reasonable condition although the bath requires re-sealing to the tiling.

The kitchen appliances are generally worn, broken and affected by the previously reported dampness. The worktops are also broken and this area requires complete upgrading.

The sink mixer tap is loose at present and requires immediate re-fixing.

DRAINAGE

Description

There was no access to inspect the drainage to the property.

It appears that the main soil pipe from the bathroom is housed in the brick duct adjacent to the wc. This then traverses down through a duct in the wall and floor or through the ground floor chimney breast, under the lounge and kitchen floor to a main drain to the rear of the property.

Although it was not possible to inspect the drainage there was no indirect evidence to suggest any serious problems.

Certainly the problem of dampness to the property does not appear to be related to the soil drainage system but, as previously reported, is a problem of surface water drainage.

PART V – EXTERNALLY

OUTBUILDINGS

Description

The single storey outhouse is in a reasonable condition although affected by the previously reported dampness.



TERRACES & PAVINGS

Description

To the front of the property there is a tiled terrace with brick and render surrounding wall.

There is an external electrical point and water drain tap to this area.

Adjacent to this there are stone finished concrete pavings with paved and tiled steps leading to the front door.

To the covered entrance area there is a tiled floor and marble threshold.

The front access area is finished with gravel and in situ concrete pavings.

There is an electrically operated iron entrance gate.

To the rear there is a tiled communal pool with the pump and filters situated to a small pump house to the front beneath the pool.

There is tiled paving around the pool and stone retaining wall to the rear.

The remaining rear areas are laid in the stone finished concrete pavings.

There are low rendered walls around the paving immediately to the rear of No. 6.

There is a water stop tap housing adjacent to the pool with the mains water supply and associated stop taps to these properties.

Condition, Opinion & Recommendations

The tiling to the front terrace requires re-grouting. 1 cracked tile also needs replacing.



The rendered wall around the terrace is stained and requires redecoration.



The tiles to the front steps require some re-grouting and filling.



The covered entrance area is in a reasonably condition although there has been some minor repair to the rendering at low level.

The in situ concrete pavings adjacent to the front gravelled access are cracked and damaged to several areas and require repair.

The swimming pool appears to be in a good condition although the tiled paving around this requires some re-grouting.

The pump and filters are in a reasonable condition but should be serviced on a regular basis. The aluminium doors to this area require minor repair and the external electrical supply should be more adequately enclosed.

The remaining paved areas are in a reasonable condition although the rear steps to this property are damaged and require repair/renewal.

The dwarf rendered walls to the rear again show evidence of the problem of dampness/flooding to this rear area and will require repair prior to decoration.

The main electric gate is in a reasonable condition.

The access road leading up to these properties is in a poor condition due to the work being undertaken on the adjacent development. This road requires repair and resurfacing.

BOUNDARIES

Description

The boundaries consist of rendered walls and chain link fencing and hedges. There is a timber gate and feature arch to the top of the site.

Condition, Opinion & Recommendations

The boundaries are in a reasonable condition.

EXTERNAL DECORATION

Condition, Opinion & Recommendations

The external decorations are in a reasonable condition.

PART VI – OTHER MATTERS & CONCLUSIONSLIMITATIONS

It was obviously impossible to inspect areas that were covered or otherwise inaccessible although there was no indirect evidence to suggest any serious defects to these areas.

REPAIR/IMPROVEMENTS
& COSTINGSProposed Alterations

The property is of typical Spanish shell construction and the kitchen walls are not load bearing and can be removed.

The chimney breast can be removed although care should be taken with this as this might house the main soil pipe from the bathroom above.

The staircase is of reinforced concrete construction and should be supported by the first floor floor structure. This should mean that the tiled alcove beneath is not supporting and can be removed. This should again be done carefully with supporting acrows during removal. If it appears that the stairs need additional support then small brackets could be provided between the stairs and floor construction.



At first floor level it is possible to cut through the front bedroom left hand wall and form an extended room area over the front roof areas. This would obviously have to be done in conjunction with your neighbours as has been done to 2 properties further along the terrace.

Support could be provided by concrete beams between the properties supporting the new walls, floor and roof.

If drainage is required to this room then this could be provided by a saniflo unit.



Repair/Alteration Costings In Euros

Roof	200
Chimney Stack	350
Rainwater Goods	40
Main External Walls	300 dampness
Internal Walls	400 dampness
Floors	200
Ceilings	30
Windows (repair)	100
Doors	200
Internal Decoration	1200
Plumbing	100
Electrical	250
Bathroom	100
Pavings	1200
External Decoration	800
Removal kitchen walls	600
Upgrading kitchen	5000
Retiling floors at ground floor	1200
Removing chimney breast	400
Removing alcove	450
Forming room at first floor	4600
TOTAL	<u>17,720</u> incl. IVA

These are approximate costings based on employing a local builder. Obviously proper quotations should be obtained.

BUILDING LICENCE

You will need to obtain a building licence from the local Town Hall before commencing work. This should comprise a full specification of the proposed works.

If you proceed with the new room area at First Floor you may be required to submit drawings with the specification but you should clarify this with them beforehand. They may also request that you employ a local Architect to be involved with this work.

You should also obtain permission for these works from the managing agent.

The cost of the licence is around 10% of the cost of the works.

PURCHASE PRICE

Bearing in mind all of the factors reported above the asking price of €240,000 seems reasonable although there is probably some room for negotiation regarding the problem of dampness.

INSURANCE
REINSTATEMENT

It is understood that Buildings Insurance is arranged by the managing agents.

OVERALL CONCLUSIONS

Providing that due thought is given to the matters raised in this report there is no reason why the purchase of this property should not proceed.