

STRUCTURAL SURVEY

OF

CORTIJO ANTONIO
MARTOS



ON BEHALF OF

MR & MRS SMITH

DATE OF INSPECTION

4TH FEBRUARY 2007

spainsurveyors.com

PART I - GENERALINSTRUCTIONS

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

CLIENT

Mr & Mrs

DATE OF INSPECTION

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GENERAL DESCRIPTION

Access to the property is along an unmade track from the main road for a distance of approximately 400 m.

The property consists of a small 2 storey country farmhouse constructed approximately 60 years ago.

The property stands on a sloping site facing eastwards with an outlook over the facing valley.

The accommodation to the main house comprises three rooms at first floor level which appear to have been used for general storage.

At ground floor level there is a bedroom, sitting room and a very basic kitchen area. A small toilet area has been more recently formed utilizing part of the attached outbuilding to the right-hand side of the property.

The single-story outbuilding appears to have been used for animal storage.

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

To the left-hand side of the property there is a two-story garage and store building of a quite reasonable size.

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

PART II – MAIN STRUCTUREMAIN ROOFDescription

The main roof to the property consists of a single pitched lean to roof. This is covered in traditional Spanish clay tiles laid on a mixture of earth, sand and cement on clay roof bricks in turn supported by original timber roof beams.

The timber roof beams generally consist of painted timber tree trunks built-in to the external walls with the roof bricks bedded on mortar above.

Condition, Opinion & Recommendations

The main roof to the property is the original roof.

The problem with roofs of this age is the breakdown of the earth and sand and cement bedding beneath the tiles.

The tiles themselves are in a reasonable condition although some of these have suffered some weathering and there are approximately 12 cracked tiles.

The problem with the roof is as stated above in that the bedding beneath the tiles is breaking down and is becoming soft and loose causing slippage and unevenness of the tiles.



The roof is approaching the stage when it requires complete recovering. There is some indication of slight leakage occurring to the roof at the present time in particular around the chimney stack.

However, the life of the present roof could be extended by approximately 5 years by carrying out some immediate repairs and yearly maintenance. This would involve replacing cracked tiles and re-bedding any loose or uneven tiles although care needs to be taken that further damage is not caused to the roof during the work. There is also the possibility that leakage may still occur to the roof.

Internally, the timber beams to the roof appear to be a reasonable condition although the roof beam abutting the chimney breast has suffered some wet rot timber decay. This beam does appear to be repairable.

Several beams have suffered some splitting and there is evidence of previous attacks by wood boring insects. The splitting does not appear to be of a serious nature and the wood boring insects attack is not extensive and does not appear to be active at the present time.

Certainly, with the exception of the beam abutting the chimney breast the timber roof beams are structurally sound. There is some slight deflection/warping of several of the beams but again this is not of a serious nature.



Bearing all of the above in mind it would seem prudent to immediately recover the main roof.

Certainly the majority of the roof tiles could be reused.

The beam abutting the chimney breast requires local repair and strengthening utilizing short steel bars bolted to either side across the affected area. These could be recessed into the timber beam and covered with thin timber pieces to match the beam itself.

The paint to the beams should be removed and the beams treated with a timber preservative and wood boring insect treatment. The beams can then be stained, varnished or painted. The cracks and insect holes can be filled.

The roof tiles should be carefully removed and stacked for reuse. The tile bedding should then be carefully removed with care being taken not to damage or loosen the roof bricks beneath by the use of timber scaffold boards.

The roof tiles can then be rebbed on a sand and cement bedding.

It would be beneficial to insulate the roof and recovering it is a good opportunity to do this.

It is possible to fix a layer of polystyrene insulation to the roof bricks before laying the sand and cement bedding. The insulation can be fixed with screws and washers to the roof bricks with galvanized mesh fixed to the top of the insulation to provide a key/fixing for the sand and cement bedding.

This is preferable to fixing insulation internally between the roof beams.

CHIMNEY STACKS

Description

Above the fireplace to the sitting room there is a single chimney breast which progresses through the central first-floor room and then through the roof covering.

This appears to be constructed in a stone construction at ground floor and clay brick at first floor.



Condition, Opinion & Recommendations

The chimney stack is in a good condition.

There has been some leakage between this and the roof covering as previously reported at this requires immediate attention.

Despite the above, the chimney breast is badly positioned at first floor. The present layout at first floor is that access to the right-hand room is directly through the central room.

In order to make use of the three rooms at first floor it may be necessary to form a corridor to the rear of the central room

providing access to the right-hand room in which case the chimney breast and stacked above will need to be removed.

However, it should be possible to replace the first-floor chimney breast and stacked with a steel flue pipe which could be positioned to serve the fireplace below and allow provision of the corridor.

The fireplace at ground-floor could be provided with a log burning stove.

RAINWATER GOODS

Description

Some gutter brackets are provided to the front of the property however, no gutters are provided.

Condition, Opinion & Recommendations

New gutters, down pipe and brackets are required.

The down pipe should be discharged to a water butt or tank if possible.

MAIN EXTERNAL WALLS

Description

The main external walls to the property are generally constructed in stone construction approximately 600mm thick to most areas with 150mm panels around the window openings.

Window and door openings are formed with timber lintels which again consists of sections of cut and the uncut tree trunks.

The thickness of the rear wall at first floor does vary along its length with three recessed panels of stone work with timber beams above.

The walls internally and externally are finished with a cement slurry/thin render layer and painted.

Condition, Opinion & Recommendations

The main external walls are in a reasonable condition.

There are some slight gaps/cracks between external and internal walls. This reflects that some slight initial settlement occurred between these walls most likely during the early life of the property and the fact that these walls are not bonded into each other.

This movement has not been of a serious nature and the gaps/cracks should be filled prior to redecoration.

It is likely that there will be further slight movement at these junctions on a seasonal basis but this should be slight in extent and not of a serious nature.

The timber lintels are in a reasonable condition. These have again suffered some shrinkage splitting but this is not of a serious nature and these are structurally sound. It should be noted that several of the lintels provide support to the roof above.

The lintels should again be stripped of paint work and treated with a timber preservative and wood boring insect treatment prior to redecoration.

Externally, the cement slurry finish to the walls is soft and loose to several areas and the walls will require scraping down and refinishing prior to redecoration.

The walls could be scraped down and rendered or alternatively scraped down filled and painted. Rendering is not really required.

Internally, the wall surfaces are even but this can be viewed as part of the character of this type of property. Several areas of the wall surface appear to be slightly damp with discoloured, loose and flaking paint.



The internal wall surfaces will require some repair and re-rendering prior to redecoration and this is covered further under the heading Dampness & Condensation.

INTERNAL WALLS

Description

The internal walls are again constructed in stone construction varying in thickness between 120 mm and 200 mm.

Timber lintels are provided above door openings.

Newer brick partitioning has been provided to form the small toilet area with the rendered finish.

The internal wall surfaces are finished with a thin render coat and painted.

Condition, Opinion & Recommendations

The internal walls are in a generally good condition.

As previously reported there are some slight gaps/cracks between internal and external walls. These are not of a serious nature and the previous comments apply.

The wall surfaces are again uneven and in a similar condition to the main external walls and again require some repair and re-rendering prior to redecoration.

As previously reported, it will probably be necessary to provide a new corridor to the central first floor room to give access to the right-hand room.

This partition should be constructed in lightweight construction (timber stud work and plasterboard) so as to minimize additional loading to the floor beams.

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.

However, to a property all this age and type of construction, it is usual for shallow stone footings to be provided.

Condition, Opinion & Recommendations

As previously reported there has been some slight movement between main external and internal walls but this has not been of a serious nature and does appear to have occurred during the early life of the building.

As previously reported it is possible that further seasonal movement may occur at these junctions but again this should not be of a serious nature.

The foundations therefore appear to be adequate and there is no reason why, providing that ground and loading conditions remain stable, that they should prove inadequate.

Slightly more serious movement has occurred to the right-hand single-story outbuilding and this is reported upon the under the heading of outbuildings.

FLOORS

Description

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

The floors at first-floor level consist of timber beams (tree trunks) spanning between the front and rear walls. These are covered in bamboo laid across the beams in turn covered with earth and sand and cement topping.

Condition, Opinion & Recommendations

The floors at ground floor level are in reasonable condition.

These are slightly uneven and if these are to be tiled they will require screeding with sand and cement although a self levelling compound may suffice for the sitting room floor.

The floors at first-floor level are in a poor condition.



The floor beams are in a reasonable condition. There is no evidence of wood boring beetle attack. There is some slight shrinkage splitting to some of the timbers but this is not of a serious nature and the beams do appear to be structurally sound.

Again the paint to the beams should be removed and the beams treated with timber preservative and wood boring insect treatment prior to redecoration. The splits can again be filled.

The sand and cement topping to the first floor floor areas is in a poor condition and uneven and loose to several areas but in particular to the central room.

This is a common problem in properties all this age and type of construction. The floors should be over screeded with a sand and cement screed of approximate thickness of 30 to 40 mm incorporating galvanized wire reinforcement.

This will provide a level and sound surface for laying floor tiling and will spread additional loading more evenly across the floor beams.

STAIRCASE

Description

The staircase is of brick and render construction.

Condition, Opinion & Recommendations

The staircase is in a good condition.



CEILINGS

Description

The ceilings at first-floor level purely consist of the painted underside of the roof construction and roof bricks above.

The ceilings at ground-floor level consist of painted plasterwork applied to the underside of the floor construction between the floor beams.

Condition, Opinion & Recommendations

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

The ceilings at ground floor level are in a reasonable condition but do have some areas of loose and missing plaster and will require some repair prior to redecoration.

WINDOWS

Description

The windows to the property consist of the original timber shutter windows.

These are not provided with glazing and consist of simple timber frames and closing timber shutters.

All of the windows are provided with iron security bars externally.

Condition, Opinion & Recommendations

The windows are in a reasonable condition although of a somewhat basic.



The timber frames are in a reasonable condition however several of the timber shutters have suffered weathering and decay.

The windows could be prepared and improved. New timber shutters could be provided to the existing frames incorporating a glazed outer shutter and solid internal shutter hinged to the outer shutter. A fly proof screen could also be incorporated within the existing frame.

Alternatively, the windows could be replaced with modern windows although these might not necessarily be in keeping with the property.

DOORS
& INTERNAL JOINERYDescription

To the main entrance there is a pair of timber framed doors.

Internally, there are a total of three single timber framed doors.

There is no other internal joinery as such.

Condition, Opinion & Recommendations

The main entrance doors are in a poor condition but possibly repairable.

The bottom rail to both doors is missing and the lower sections of the doors are decayed.

The internal doors are warped and ill fitting.

Although the front entrance doors are repairable the present detailing of the doors and threshold will allow rainfall to enter the property. It would therefore seem sensible to renew these doors and improve the threshold detailing at the same time.

The internal doors require renewal.

FIREPLACES & FLUESDescription

To the sitting room there is an open fireplace.

Condition, Opinion & Recommendations

The fireplace as such is in a reasonable condition and has obviously been used in the past.

Bearing in mind the previous comments with regard to possible removal of the first floor chimney breast and chimney stack above, it would seem sensible to fit a log burning stove and steel flue pipe.

INTERNAL DECORATIONDescription

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

The timber beams have been painted with emulsion paint.

The doors and windows have been painted with lead-based and oil based paints.

Condition, Opinion & Recommendations

The internal decorations are in a poor condition and the property will require full internal redecoration.

DAMPNESS
& CONDENSATIONDescription

There is no damp proof course to the property
Readings were taken throughout the property with an electric moisture meter.

High readings were obtained to all walls at Ground Floor level up to a height of approximately 1.2metres.

This is due to the lack of a damp proof course, the fact that the ground level to the rear of the property is slightly higher than the internal floor level and also the absence of gutters to the front.

The multiple layers of paint to the internal wall surfaces exacerbate the problem.



It is not practical to provide a damp proof course.

Around the rear and both sides of the property the ground slopes steeply down to the property to a concrete formed drainage channel running beside the external walls. This is meant to take the rainfall and surface water running down to these areas and channel it round to discharge onto the front pavings.

This channel is approximately 300mm above the internal floor level and is obviously part of the cause of dampness to the rear and side walls.

This should therefore be dug out and reformed at a lower level.

Guttering should be provided to the front as previously reported.

These actions would certainly reduce the dampness to the walls possibly to acceptable levels (i.e. no internal staining of the wall surfaces).

To eradicate the dampness totally it would be necessary to render all of the ground floor wall surfaces with sand and cement render incorporating a damp proof additive. This probably is not necessary as a small amount of dampness should be acceptable in a property of this age and construction.

WOODBORING INSECT & TIMBER DECAY

Description

As previously reported the timber roof beams at first floor have suffered slight wood boring insect attack. This is not extensive and does not appear to be active at the present time.

The roof beam abutting the chimney breast has suffered some wet rot timber decay due to a roof leak to this area. This again is not severe and the beam is repairable.

All other timbers to the house seem to be free of such problems.

The beam abutting the chimney breast requires local repair and strengthening as previously advised.

The paint to all roof and floor beams and lintels should be removed and the beams treated with a timber preservative and wood boring insect treatment. The beams can then be stained, varnished or painted. The cracks and insect holes can be filled.

PART III – SERVICE INSTALLATIONS

PLUMBING INSTALLATION

Description

There is no mains cold water supply to the property at the present time.

Water appears to be obtained from 2 small rendered brick water tanks positioned to the front wall. These rely on rainfall from the roof above.

To the right hand outbuilding there are several plastic water containers filled with water and these must be filled elsewhere and brought to the property.

There is basic plumbing to the toilet and basin but no provision for hot water.

Condition, Opinion & Recommendations

It is understood that the present owner has agreed, as part of the purchase agreement, to pay for and arrange for a mains cold water supply to be connected to the property.

You should obviously obtain details from the local water company that this order is in hand and the date for connection, prior to purchase.

The property requires full hot and cold plumbing internally.

ELECTRICAL INSTALLATION Description

Electricity is supplied to the property by overhead cabling.

This comes from the rear of the property run in high level cabling to the front main fuse box.

This is then connected to the electric meter internally to the sitting room wall.

The internal electrical installation is extremely basic. Single lights are provided to all rooms but there are only 2 socket outlets, 1 to the sitting room and 1 to the temporary kitchen.

The wiring is again basic with a mixture of older flex and slightly newer cables all surface mounted.

Condition, Opinion & Recommendations

The property requires complete rewiring.

Judging from the main fuse the actual level of electrical supply to the property is minimal (probably as low as 1.5 to 2kw) and not sufficient to meet modern needs and appliances.

You should therefore contact the local electricity company to ascertain if the supply can be upgraded and the cost and timing for this. Quite often this is simply a matter of changing the main fuse and sometimes renewing the cables from the house up the adjacent connecting pylon.

You should also 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 INSTALLATIONDescription

There is no gas supply to the property or surrounding area.

You will need to obtain gas bottles (butano) from a local supplier unless you can get a proper LPG tank installed.

It depends on how much gas you will use.

HEATING/AIR CONDITIONINGDescription

There is no heating or air conditioning to the property.

Heating is required for the winter months. It is certainly colder in these mountainous areas.

The options are a log burning stove and local gas or electric heaters to other areas. Alternatively a log or pellet burning stove providing full central heating via radiators. Finally, if you can arrange an adequate gas supply (bottles or tank) you could have a combination gas boiler supplying hot water and radiator central heating.

Insulating the roof as previously recommended will also help. This will also keep the property cooler in summer.

Air conditioning is probably not required but this is a personal preference.

TELEPHONEDescription

There is no telephone connected to the property.

There are no telephone wires close to the property or connected to any adjacent properties.

You should therefore obtain any relevant information regarding this from the present owner and immediately contact Telefonica (dial 1004) to ascertain whether a phone can be installed and how long this will take.

In remote areas such as this, this can take several months and entail the provision of a radio or satellite phone.

PART IV – SANITATION & DRAINAGESANITARY APPLIANCESDescription

There is no bathroom or proper kitchen to the property.

There is a basin and toilet to the small area formed into the right hand outbuilding. There is a worktop to the right hand area of the sitting room with a socket outlet above. There is no sink.

Condition, Opinion & Recommendations

The toilet and basin are in a reasonable condition but are not connected to any drainage and are therefore unusable.

The property therefore requires the provision of a bathroom and kitchen.

A septic tank will be required and the only available position for this is to the front of the small area of land in front of the right hand outbuilding. The kitchen and bathroom will therefore need to be positioned to the right hand end of the property.

The bathroom could be in the right hand room at first floor. The kitchen could be in the right hand outbuilding although this outbuilding does require substantial repair.

DRAINAGEDescription

There is no drainage provided to the property. There is no mains drainage connection near the property.

A septic tank should therefore be installed as stated above. Drainage pipe work can then be run to this.

PART V – EXTERNALLYOUTBUILDINGSDescription

The single storey outbuilding to the right hand side of the property is of stone construction approximately 250mm thick with a single pitch tiled roof supported on timber roof beams.

There is an earth and partial concrete floor.



The 2 storey outbuilding to the left hand side of the property is of stone construction approximately 250mm thick at ground floor and newer clay brick construction at first floor. The first floor area does appear to have been added at a later date.



The roof consists of timber roof beams supporting corrugated asbestos cement sheeting.

The floors are of concrete on earth construction at ground floor and newer concrete floor beams supporting concrete flooring blocks and screed topping at first floor.

There are 2 pairs of steel doors at ground floor and a pair of timber doors at first floor providing access up brick and rendered steps from the main terrace.

Basic electric lighting is provided.

Condition, Opinion & Recommendations

The right hand outbuilding is in a poor condition.

The roof timbers have been badly affected by wood boring insect attack and the roof requires immediate recovering.

The roof tiles are in a reasonable condition and the majority of these can be re-used.

The roof level also needs to be raised to provide more adequate headroom to this area.

The roof timbers should be replaced with new concrete roof beams at approximate 1.10m centres integrating 1m long roof bricks to the lower flange of the beams. Polystyrene insulation should then be laid above the roof bricks to a maximum thickness of 100mm.

Roof bricks should then be laid across the beams and the tiles re-laid in a mortar bed.

New rainwater goods will be required.

The main walls are in a reasonable condition. These have suffered some outwards movement to the front wall with quite large cracks evident between the front wall and side walls.

This movement has been due to a combination of slight foundation movement and lateral movement from the roof pushing the wall outwards.

It is apparent that a new concrete retaining wall has been more recently provided approximately 1m in front of the full length of this wall. This retaining wall does appear to have halted the foundation movement as the movement does appear to be of some age and not recent.

The new concrete roof beams should be correctly fixed to the rear wall to reduce any outwards force these may have on the front wall, but in many ways these will tie the wall structure together and the front wall will then be structurally stable.

The cracks should be repaired and as mentioned above the height of the walls will require extending slightly.



The head heights to both the internal and external door openings to this area also require raising and the provision of new concrete lintels.

New window openings should also be provided.

The internal walls surfaces are uneven and damp and require complete damp proof rendering to overcome the dampness and give a flat surface for kitchen units, tiling etc.

The floor is defective and uneven and needs replacing with a new concrete floor and damp proof membrane.

New doors and windows will be required together with all electrics, plumbing and redecoration.

The 2 storey outbuilding is in a better condition. This does lend itself to conversion to form part of the main house which would entail a new extension to connect the 2 buildings.

Alternatively this could be converted into a separate self contained unit possibly providing 2 bedrooms and a bathroom upstairs and an open plan sitting room and kitchen/dining area downstairs.

The roof to the outbuilding requires renewal with new concrete roof beams, roof bricks, insulation and new tiling. The roof level could again be raised slightly.

New rainwater goods would be required.



The first floor walls are in newer clay brick construction but are only 100mm thick. These could be painted internally with a waterproofing compound and then drylined with polystyrene backed plasterboard.

The walls at ground floor are in a reasonable condition although dampness is a problem, not least because the rear and right hand side walls are below the rear ground and front terrace levels. All ground floor walls will therefore need re-rendering internally with a damp proof render.

New window and door openings will be required and the double door openings infilled or altered.



The external rendering to the main walls is in a good condition.

New partitions will be required to provide the new room areas.

The floor at ground floor is uneven and a new sand and cement screed should be provided on a damp proof membrane. The ceiling will also need to be plastered.

The floor at first floor level is in a good condition and ready for floor tiling.

New doors and windows will be required together with all electrics, plumbing, water supply and redecoration. A new staircase will also be required

The property would then need the provision of electrics, heating, bathroom and kitchen appliances and connecting to the/a septic tank

TERRACES, PAVINGS, BALCONIES

Description

To the front of the main house there is a raised terrace area formed by a stone and clay brick retaining wall to the front approximately 2.4m high. This extends approximately 1m above the terrace level forming a protective/safety wall to the front.

Concrete steps are provided up to the terrace and the terrace is finished with an uneven concrete surface.



Condition, Opinion & Recommendations

The terrace area is in a good condition although uneven. This possibly requires tiling or paving.

The front retaining wall and steps are in a good condition.

GARDENS, BOUNDARY
WALLS, FENCESDescription

To the right hand side of the terrace there are 2 newer concrete block retaining walls around a lower rectangular piece of land, the rear wall runs along the front of the right hand outbuilding as previously reported.



To the front of the terrace and left hand outbuilding there is a strip of land approximately 2m wide abutting the unmade track.

There is a small triangular piece of land to the left hand side of the 2 storey outbuilding.

There are no boundary walls or fences.

Condition, Opinion & Recommendations

The newer concrete block retaining walls are in a good condition. This area could be used for vehicle parking or the provision of a small swimming pool next to the terrace. This area does require a protective wall between this and the terrace as there is a 1.5m drop between the two areas.

You should obtain further details of the property boundaries from your lawyer.

EXTERNAL DECORATIONCondition, Opinion & Recommendations

The property requires complete external redecoration

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.

Where recommendations have been made for further investigation then this should be undertaken prior to proceeding with the purchase of the property.

REPAIR/IMPROVEMENT
COSTINGS

<u>MAIN HOUSE</u>	<u>Cost in Euros</u>
Roof	4500
Chimney Stack	150
Rainwater Goods	300
Main External Walls	600
Internal Walls	200
Floors (including tiling)	3500
Ceilings	150
Windows (repair)	800
Doors	1100
Fireplaces/Flues	200
Internal Decoration	1200
Dampness	2000
Timber Treatment	400
Plumbing	1400
Electrical	1600
Gas (bottles)	100
Heating (full)	3500
Bathroom	1500
Drainage	1200
External Decoration	800
TOTAL	<u>25,200</u>

SINGLE STOREY OUTBUILDING

Roof	3000
Rainwater Goods	180
Main External Walls	450
Floors (including tiling)	800
Windows	400
Doors	350
Internal Decoration	650 (partial tiling)
Dampness	950
Plumbing	450
Electrical	400
Heating	250
Kitchen installation	4500
External Decoration	200
TOTAL	<u>12,580</u>

TWO STOREY OUTBUILDING

Roof	6000
Chimney Stack	150
Rainwater Goods	350
Main External Walls	1800
Internal Walls	1800
Floors (including tiling)	3800
Staircase	1200
Ceilings	750
Windows	1200
Doors	1800
Internal Decoration	1000
Dampness	2100
Plumbing	1400
Electrical	1300
Heating (full)	3000
Bathroom & Kitchen	4500
Drainage	600
External Decoration	700

TOTAL 33,450

EXTERNALLY

Terrace (tiling)	1000
Fencing	300

TOTAL 1,300

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 are going to convert the 2 storey outbuilding 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 work, particularly as you will be renewing the roof structure.

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 open market value of the property is.....

INSURANCE
REINSTATEMENT

The approximate gross external areas are:-
Main house (ground & first floor)
Single storey outbuilding.....

Two storey outbuilding (ground & first floor).....
Front terrace.....
Garden/Land areas assessed.....

The value for insurance reinstatement purposes is.....

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.