BUILDING SURVEY REPORT

Of

___ EAST DULWICH GROVE
EAST DULWICH
LONDON
SE22

For

Mr B
……..
Isleworth
Surrey
TW7

By

Paul Anderson
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Date: 6 June 2006
Ref: PGA/060515 /Eas

This report contains 20 pages
Including this header page

CONTENTS

		Page No.
	PARTICULARS	1
1.00	CONDITIONS AND LIMITATIONS OF SURVEY	1&2
2.00	SITE	3
3.00	DESIGN	3
4.00	STRUCTURE	4
5.00	FABRIC	5
6.00	SERVICES	9
7.00	FITTINGS AND FINISHES	11
8.00	OUTBUILDINGS, GROUNDS AND BOUNDARIES	12
9.00	ENVIRONMENTAL FACTORS	13
10.00	FINANCIAL CONSIDERATIONS	14
11.00	CONCLUSIONS	15
	Appendix A - Cost Summary	16
	Appendix B – Contractor list	17

PARTICULARS

Property:	Semi-Detached
Age (approximate):	1903
Tenure:	Freehold
Use:	Owner/Occupier
Inspection Date:	6 June 2006
Weather:	Dry sunny
Terms of Reference:	Building Survey
Special Instructions:	None.

1.00 CONDITIONS AND LIMITATIONS OF SURVEY

A detailed inspection of the dwelling will be undertaken as far as access permits. Advice will be given upon the condition and quality of the structure and fabric. We will indicate where we feel short-lived materials exist and where future faults could occur where these can be reasonably foreseen.

We will make comment upon any adverse highway, planning or environmental factors, which are likely to affect the property both now and in the foreseeable future, as far as are apparent during our inspection. Naturally, enquiries to confirm this information must also be undertaken by your legal adviser in the normal manner. In addition, your legal adviser should establish that adequate planning approval and building regulation consent has been obtained on any relevant development or building works already undertaken.

Unless we advise you to the contrary in our report, all comments upon leases, guarantees, tenancies, legal restrictions, license agreements, trading accounts or other relevant matters will be based upon information gathered verbally from the client, occupier or other person stated with the report, unless confirmed in writing by your legal adviser.

An inspection of the boundaries will be made and we will comment upon any poorly defined areas. We will also comment upon any obvious physical encumbrances to the property, e.g. rights of way, casements, tenancies, etc. However, some encumbrances may not be obvious from an inspection and it is for your legal adviser to make more categorical investigations.

Every effort will be made to inspect as much of the building as possible. We would particularly wish to stress the limitations of our inspection, insofar as we cannot comment upon those areas obscured or inaccessible and neither can we say whether such areas are free from defect. In particular where the property is furnished, it is normally the case that some areas cannot he inspected, e.g. below fitted carpets, and behind/under heavy/fixed furniture fixtures and fittings and other effects. Naturally where we consider a fault may be concealed, further investigation will be recommended.

Our comments and recommendations within the report will be based on a single inspection. No monitoring of cracks, damp areas or other faults will be possible. Without the benefit of -in inspection of the property over time it may not be possible to come to categorical conclusions in some instances. We will indicate where further investigation or monitoring would be prudent. We have not investigated whether the site is or has been contaminated. Your legal advisor should investigate what the previous use of the property was prior to purchase.

No investigation of the sub-soil or its foundations will be undertaken or any trial bore holes dug. If from examination of the building above ground level there are indications of movement, failure of the foundations or other reason to suspect subsidence, heave or landslip problems, we will make appropriate comments and advise you where we feel further specialist investigations would be prudent.
For the purpose of the report we will assume that no high alumina cement concrete, calcium chloride additive or other deleterious material has been used in the construction of any part of the building unless expressly stated to the contrary in the report. No tests of asbestos material will he undertaken but where possible we will indicate where it exists and whether it is likely to be a health hazard.

Where securely fixed floorboards, such as modern tongued and groove variety are laid to floors it is usually not possible to lift them without damage. We will try to lift some floorboards to undertake an inspection of the sub floor void where there are exposed loose boards that can be lifted without damage. This will naturally only be undertaken with the consent of the vendor or occupier. No comprehensive inspection of the sub floor void is therefore normally possible. We will indicate in our report where these inspections were made and specific advice will be limited to these areas. More general comments will apply to the floors as a whole.

All roof spaces and cellars will be inspected where access hatches are reasonably accessible and of an adequate size. Naturally we cannot comment upon the form of construction or condition of these areas where no inspection is undertaken. Neither can we say that these areas have adequate thermal insulation or ventilation and whether any vapour barriers have been incorporated, where this is appropriate.

We are equipped with a portable ladder extending to a height of about 3 metres. Close inspection of areas beyond this height, for example, flat roofs to two storey buildings, Dormer roof windows, chimney stacks, valley, etc., can only be undertaken where reasonable access exists. We will be pleased to arrange for more detailed access where this has been confirmed in writing with you prior to our inspection. Additional charges will be applicable. No inspection of chimney flues or linings will be possible unless and accessible flue door exists. Neither will it be possible to determine the performance of flues or fires.

Except where it forms part of the structure of the dwelling, only a superficial inspection of garages and outbuildings will be undertaken. Moreover a superficial inspection only will be undertaken to garden walls, gardens, fences, paths, etc. We can, of course, undertake a more detailed inspection of these areas where this has been agreed in writing with you prior to our inspection.

A visual inspection only will be undertaken to services as far as access permits. This will include electric wiring, gas services, underground drain systems, plumbing and treating. Unless agreed prior to our survey inspection, no specialist tests will be undertaken to services. In particular it will be necessary to undertake a specialist pressure test of drains before we could say whether there are any leaks present. Where we do have cause to suspect fault or shortcomings to services as a result of our inspection, we will recommend where specialist tests would be prudent.

Tire fee we have quoted for our Building Survey is exclusive of the cost of specialist contractors attending the properly, carrying out tests and providing written reports. Their fees must be confirmed in writing prior to their inspections and settled by you. Whilst we can select specialist firms whose work is known to us and who have provided satisfactory services in the past, we are not to be held responsible for any damage or negligence caused by the specialist firm.

No inspection of specialist services or appliances such as lifts, burglar alarms, water softeners, fire alarms, swimming pool systems, filtration plants, air conditioning or other appliances or machinery, will be undertaken. You should arrange for your own specialist inspection if you require a report upon these items.
Unless stated in our report to be present, it is not always possible to state whether cavity wall insulation has been installed. We are unable to confirm the type, size, adequacy or condition of cavity wall ties, if used. Thus it will only be where these elements are causing a detectable fault at the time of our inspection that a report will be made upon them.

It will be assumed in our report that you have personally inspected the property and that you have satisfied yourself that the size, type and layout of the -accommodation, outbuildings and grounds suit your requirements. We would be pleased to advise you upon any particular requirements you have concerning the use or alteration of the property where this has been confirmed in writing prior to our inspection.

We strongly recommend that you obtain all specialist reports, estimates and have further investigation and exposure work carried out prior to a legal commitment to purchase. We also recommend these estimates and reports be forwarded to ourselves and your legal adviser, as appropriate for comment where relevant.
When making our report, the following assumptions will he made. Your legal adviser should confirm they are appropriate;

- The property is not subject to any unusual or specialty onerous restrictions, encumbrances or outgoings and that good title can be shown.
- The property and its value are unaffected by any matters which would be revealed by a local search and replies to usual enquiries, or by any statutory notice, and that neither the property, nor its condition, nor its use, nor its intended use, is or will be unlawful.
- That inspection of those parts which have not been inspected would neither reveal material defects not known to the inspecting surveyor or will have an adverse effect on the property that may affect its sale or purchase.

That any alterations or additions in the form of material developments already carried out to the property have, where required, been granted all relevant local authority approval.

The report will be confidential to you, your professional adviser and any other person expressly stated in our report. We accept responsibility to you alone and that the report will be prepared with skill, care and diligence reasonable to be expected of a competent Chartered Surveyor. We accept no responsibility whatsoever to any person other than yourself; any such person relies upon the contents of the report at their own risk The whole or any part of this report or any reference is to be included in any published document, circular, or statement without Anderson Associates Chartered Surveyors' prior written approval. .
If after occupation a defect is found the Surveyor must be informed in the first instance and before any remedial action is taken Failure to do this could invalidate/effect any claim made against the Surveyor.

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2.00 SITE

Consider the nature of the area, the immediate surroundings, the site and any physical encumbrances. Review their effect on the structure and enjoyment of the property.

2.01 The property is located in an established residential area developed around the 1900's. There is a mixture of residential properties within East Dulwich Grove and adjacent roads. East Dulwich Grove is just off the A2216 with good links to the busy A205 South Circular. The nearest station is North Dulwich.

3.00 DESIGN

Review the accommodation and its layout, assess modernization's and alterations, appraise the buildings for the use to which it is being put, have regard to the features of particular concern's interest.

3.01 The property is a semi-detached dwelling, two storeys high, with double hipped roof. A flat roof bay window is located to the right of the front elevation, with a dormer window to the roof over. There is a mono pitched two storey and single storey flat roof rear additions and conservatory.

Walls appear to be predominantly load-bearing brickwork and main roof slopes are covered with artificial slates.
Windows are of open pane design and the main entrance door is set back within a recessed open porch.

The accommodation internally includes:

Ground floor – Front door to the hall leading to the lounge and dining room with the breakfast room and kitchen to the rear. A door from the kitchen leads to the ground floor shower room and rear garden. Doors from the dining room lead to the conservatory and back garden/patio.
First Floor - Off the hall, the timber stairs leads to the first floor comprising bathroom, separate wc and 2 No. bedrooms.
Attic rooms - Comprising 2 No. bedrooms.

3.02 External

Front: From the public footpath a concrete path leads to the front door and continues around the bay window.

The rear garden comprises paved patio area and paths. The remainder of the garden has shrub borders to the perimeters.

4.00 STRUCTURE

Establish how the building is structurally framed, check the condition and the adequacy of the structure, note any movement or deflection in the structure, advise on remedial works and assess the condition of the foundation.

4.01 Framework

The external walls are considered to be of solid brickwork construction with paint finish.
Ground and first floors are of suspended timber/solid. The roofs are of traditional timber design. The party wall extends above the roof forming parapet brickwork.

4.02 External walls appear upright with door and window openings reasonably true and well formed. The timber suspended floors are reasonably even. Some of the upper floor areas were noted to have a slight springiness across their length. Whilst this is not an immediate problem it suggests that a larger size floor joist could have been used. This is not considered serious.

4.03 The main roofs are recent and are in good condition for their age with the normal wear and tear associated with this age/type of roof.

4.04 A more detailed assessment is dealt with later in the report.

4.05 Foundations

These were not inspected, but there is no evidence to suggest that the foundations are not in reasonable order.

4.06 Movement

Front and Rear Elevations

There were no major signs of any movement, heave, slip or shear to the front or rear elevation walls.

There were isolated areas of loose, missing and defective pointing noted to the brickwork to all elevations. In particular, hairline cracking was noted to the left top corner of the WC front window adjacent the SVP and repairs are required to this and other isolated areas.
Areas of hollow and cracked render were noted to the rear addition. Restricted access prevented a detailed inspection of the upper areas.

Whilst these defects are not indicative of major structural problems if they are left to deteriorate major works would be eventually required. These defective areas should be repaired when next undertaking external re-decorations.

The above defects are believed to be historical and are not considered serious at this time. The defects can be repaired when external decorations are next undertaken. There is evidence of historical structural movement to the property where the first floor front cills are sloping towards the centre. It is likely that the Bessemer beam across the bay window has partially settled/failed.

It is understood that the lounge was last redecorated around 5 years ago. This indicates that the cracking present to the cornicing has occurred since then. Although not considered serious at this time, this area in particular should be periodically monitored to ensure there is no on-going potentially serious future movement.

A worse case scenario would be that the support beam would require replacement, although judging by its current condition this is not considered an immediate issue. Most of the movement is considered historical. Without an invasive survey the condition of the beam or the extent of on-going movement (if any) cannot not be fully determined.

Whilst there are no other signs of any major or significant cracking or movement, in a property of this age and type and in this area, minor seasonal movement of the structure is to be expected.

4.06 Repair isolated areas of defective brickwork/pointing and render. £1,100

5.00 FABRIC

Describe briefly the elements in the building, consider the construction, design and condition of each element, emphasize poor building detailing and remedial action required, inspect for damp, worm and rot.

5.01 DPC & Damp

There were no obvious signs to suggest that the original damproof course is not working as it should. Tiling, fixtures and fittings prevented a full inspection of the walls internally.

It is understood that a chemically injected DPC was installed approximately 8 years ago to the bay window and ground floor wc. It is understood that guarantees are believed to be available and can be transferred to the new owner. No doubt your legal adviser will check accordingly.

However, isolated low-level damp readings were detected to the external walls internally. Evidence of damp was noted to the conservatory walls.

The render to the rear addition walls meets the low level rendered plinth and is bridging the original DPC. This should ideally be hacked off and a bell-mouth drip formed at DPC level and the brickwork below made good.

Ground levels to the rear are too high in relation to any existing damp proof course and should ideally be reduced to a minimum of 150mm below any existing DPC particularly around the back door.

Alternatively a 100 - 150mm wide trench can be excavated to the rear external walls and back filled with pea shingle.

The ACO drain and open channel to the rear/side should be redesigned to reduce the possibility of water ingress to the internal walls.

Airbricks were noted to the front walls and are missing from the rear. These do not appear adequate. Additional ventilation should be provided to the floor voids.

Although damp readings were present they are not at a significant level to give serious cause for concern. The above works should be undertaken but it is considered the damp will not increase significantly if it is not done immediately.

5.01	Remove lower plinth/reform render & repair brickwork.	£300
5.01	Install additional airbricks to front & rear elevations.	£250
50.1	Reduce external ground levels.	£800

5.02 Chimney Stacks

A close inspection of the chimneystacks was not possible, although from ground level they appear to be in reasonable order. The ornate pots are off line and should be refixed or removed.

Minor repairs and patch repointing are needed. This can be done at the same time as roof works stated later.
The cement fillets, flaunching around pots and capping pieces should be checked close up to ensure they are sound so no water can enter the roof.
A tower scaffold should be used to access the roof area.

5.02	Chimney repairs resulting from inspection.	£400

Your builder/roofer can carry out this closer, more detailed inspection and provide costings for works resulting from this inspection, normally free of charge.

5.03 Roofs

An internal inspection of the main roof void was not possible as the main roof is occupied by original attic rooms. The roof is relatively recent and in generally good overall condition for its age.

The rendered parapets to the rear addition flat roof require attention.
The Flash band should be replaced with lead dressed into the brickwork and the mineral felt will require renewal in 4-5 years. The same applies to the front bay roof, staining is evident to the lounge ceiling internally.
The vegetation requires removal from the party wall parapet brickwork.

There is evidence of leaks to the top front bedroom ceilings to the corner cupboard adjacent to the roof light. This area should be checked and necessary repairs undertaken. The lead to the flat section of the main roof should be checked.
The condition of the roof light flashings to the top front bedroom should be checked.

Parts of the roof voids are poorly ventilated and additional ventilation is required both at high level and at eaves level to provide cross ventilation.
This applies to the rear and bay window roofs.

Access should be provided to roof spaces for access for maintenance and repair.

Insulation should ideally be improved, particularly to the sloping sections of the roof – where access allows. This should be done with high density insulation board to allow for a minimum of 50mm air gap between the underside of the roofing felt and the top of the insulation to maintain/allow proper cross ventilation.

The flat roof masonry storm canopy over the front door should have the top surface sealed.

The bay window roof outlet should be enlarged as it could block easily with leaf litter from nearby trees. The downpipe requires extending to allow discharge of the rain water away from the house – ideally to a gully.

5.03	General overhaul of roofs.	£1,200
5.03	Provide additional ventilation/insulation to roofs where practical.	£600
5.03	Provide access to roof voids, where practical.	£400

5.04 Windows

Windows are a mix of uPVC, original and more recent timber/louvre casements. The windows are generally in fair condition although decorations are poor.

UPVC windows require regular attention to maintain their performance. The lock mechanisms, catches and rubber seals require regular checks to ensure they are working properly. They should also be cleaned regularly to reduce the affect of airborne chemical pollutants on the window surfaces.

The dormer window and roof light joinery require repair and redecoration.
The lower sections to the first floor front windows have been replaced with sealed double glazed units, none of these are openable.

5.04	Overhaul of all windows. Seal reveals previously painted surfaces.	£2,500
5.04	Maintenance of uPVC windows	£150

5.05 Doors

The front and rear doors to the property are part glazed timber panel. Internal doors

are a mix of panel doors. All are in fair condition.

It is unlikely that any glazed doors are fitted with safety glass, and as such are a potential hazard. It is advisable that they be reglazed using laminated glass, or as a minimum an adhesive safety film be fixed to the panes for added safety and security.

5.05	Apply safety film to glazed doors.	£150

5.06 Internal Walls

Plastered throughout, with tiling to the bathroom and kitchen.
Areas of loose plaster should be expected and damp affected areas will require attention when preparing walls for redecoration.

5.06	Carry out repairs to internal plastered walls.	£600

5.07 Fire Places

The lounge and dining room have a coal effect gas fires. Upper fireplaces are blocked and appear inadequately ventilated.

If gas fires are to be used it is important they are serviced annually and that exhaust gases can escape freely. The build up of carbon monoxide gas due to blocked flues can be lethal. Consideration should be given to installing a stainless steel flexible flue liner to connect to the fire and to allow proper discharge of gasses to the air.

5.07	Install flexible flue liner if gas fires are to be used. Install vents to unused fireplaces.	£400

5.08 Ceilings

The ceilings are mainly lath and plaster or plasterboard. They appear to be generally in fair order all round although signs of cracking and staining were evident mainly due to water ingress and repairs are required.

Original lath and plaster ceilings that have been overlaid with plasterboard or lining paper are generally stable. Removal of the covering can often disturb the lime plaster which can come away from the timber laths – particularly around old cracks - resulting in larger areas of plaster becoming more likely to come away.
If the ceilings are to be stripped this should be expected and an allowance included to cover any additional works. Ornate mouldings and coving if disturbed are expensive to replace.

5.08	Ceiling repairs.	£800

5.09 Stairs

Located within hall and off first floor landing. Creaking was noted on some treads.

5.09 Strengthen treads and risers. £200

5.10 Floors

Floors are a mix of vinyl tiles, laminate, ceramic tiles and carpet.
Minor undulations and some creaking were noted to some of the upper floor areas, although no serious sloping or sagging was found.
If ceramic tiles are laid on a suspended timber floor they require the existing floor to be stabilised. This is normally achieved by using hardboard or ply decking.
It is not certain if the floor was prepared properly in preparation to this but there are no signs to suggest any problems. As a minimum any loose tiles should be re-stuck and the joints re-grouted.

5.10 Allow for re-fixing, squeaking/loose floorboards. £150

5.11 Joinery

Internal joinery is in softwood and generally in fair order.
External joinery is in fair order but repairs and complete redecoration is required within the next year to avoid deterioration. (Previously Included)

5.12 Worm and Rot

It was not possible to inspect floor joists due to the fixed coverings and carpets.

In a property of this age, it would be unusual to find no sign of worm or rot.
In the unlikely event of active worm infestation being detected, we consider it can be treated in an isolated manner as a maintenance item.

5.12 Allow for timber treatment. This normally involves spraying the roof voids and floor timbers with a preservative and woodworm killer solution. £500

It is important to obtain copies of guarantees for any treatments that may have been carried out on the property in the past to ensure they can be taken over by the new owner. Your solicitor can advise.

6.00 SERVICES

6.01 *Electric, gas heating, water and drainage services. Review the design and construction and overall condition of each installation; recommend tests by Qualified Engineers and all remedial action required.*

6.02 Electric's

The electrical wiring system in generally fair condition. It is understood the fuse box was replaced around ten years ago. It should all however, be checked. The recommendations of this report should be undertaken to bring the property up to current standards.
The immersion heater should also be checked.

6.02 Allow for a specialist test on the electrical installation. Allow for minor alterations to bring the system up to current standards. £300

All electrical work should be undertaken by an NIC/EIC Part 'P' registered electrician.

6.03 Gas

The meter feeds the cooker, boiler and gas fires.

6.04 Plumbing

Mains water supplies kitchen sink, boiler and tanks to the 2nd floor landing. Tanks and pipework should ideally be lagged and tank lids fitted.
It is uncertain whether the main is of lead or has been replaced. Lead is known to be a health hazard, and consideration should be given to its replacement if necessary.

It is uncertain if all concealed/below ground floor pipework has been lagged. This should be checked as on thawing, frozen pipes can cause serious water damage.

6.04 Replace all lead pipes, and lag all concealed/unlagged pipes and tanks. £500

The central heating system was not inspected in detail, but appears to function adequately.
Boilers normally have a maximum serviceable life of between 10-15 years. It is understood the Ideal E type 5 boiler installed in excess of 10 years ago is in reasonable condition. However, it is considered to be approaching the end of its serviceable life left. This requires confirmation. This currently heats domestic hot water and radiators.
The present installation will provide reasonable background heating. Regular servicing must be maintained to minimise safety risks and maintain boiler efficiency.

6.05 Allow for an Engineer's report, and thorough service and overhaul of the system. £200
6.05 Renew Boiler. £1,500

A CORGI registered gas engineer should undertake all gas/plumbing work.

As of April 1st 2005 new boilers must comply with minimum statutory energy efficiency standards and must be approved by the LA Building Control. This normally means the installation of the more expensive condensing type boilers including a full system upgrade.

6.06 Drains

Surface water and soil drains discharge to the main drainage installation that runs across the rear/front of the property. Rainwater goods are mainly uPVC.

The system appears to be in fair condition. Gutters require cleaning.

Gullies require clearing and proper surrounds and covers fitting. The front bay downpipe requires extending away from the property to properly discharge stormwater.

The short run of gutter providing drainage to the rear/side parapet gutter should ideally be replaced with a hopper outlet; the existing arrangement could be inadequate during heavy rain.
The inspection chamber could not be inspected. It is believed shared with the neighbouring property. It should be checked.

It is recommended a CCTV survey be done and the runs jetted to be certain of no major problems, although there are no obvious signs above ground to suggest this.

6.06	Overhaul storm /foul water fittings include rerouting outlets and downpipes etc.	£800
6.06	CCTV survey and jetting.	£500

7.00 FITTINGS AND FINISHES

Describe briefly the condition of the general fittings, sanitary appliances and decorations, recommend remedial action needed.

7.01 General Fittings

Kitchen - Fitted floor and wall units and worktops. In good order.

7.02 Sanitary Fittings

Kitchen –Bowl and single drainer stainless steel sink with mixer tap.
Bathroom – Pedestal basin with mono mixer tap, acrylic bath with lever taps and separate wash-down WC with a concealed cistern and vanity unit.
Shower room – Walk in shower, pedestal basin pillar taps and wash-down WC. Sanitary fittings are in good condition.

7.03 Finishes

Ceilings are mainly textured lining paper and/or emulsion finish. Walls are a mix of decorative/lining paper and/or emulsion. Kitchen and bathrooms are part/fully tiled. Softwood joinery is varnished/gloss painted. External decorations are generally fair/poor. New external decorations will be required in the next year.

Allowance already included for external redecorations.
No costings given for internals as this are not considered essential.

8.00 OUTBUILDINGS, GROUND AND BOUNDARIES

Describe briefly the construction and condition of the buildings attached to the main structure, the construction and condition of boundaries and condition of the

grounds. Emphasize the remedial action required.

8.01 Outbuildings

The two sheds are in fair condition but require repair.
The conservatory roof will require regular cleaning to maintain performance.

8.01	Repairs to outbuildings.	£400

8.02 Grounds

Front & Rear (As stated in 3.02).
The paths patios and hard standings could be slippery in rainy, icy conditions.
The ivy and conifers in adjacent rear gardens should be cut back.

The conifers adjacent the rear garden, are not believed at the moment to be causing any undue problems with the structure/foundations of the property.
Generally tree roots are the same size as the crown above ground. The 'zone of influence' falls outside the foundation edges. However the root system could be encroaching on the drains of the property and for that reason the CCTV survey has been recommended. If the roots are causing a problem the tree should be trimmed back and the roots cut away from the drain run to prevent further damage.

8.02	Clear vegetation to rear gardens.	£200

8.03 Boundaries

Front – Rendered/ brick wall in fair condition. Repairs are required particularly to the right boundary rendered wall. The hairpin fencing to the left should be replaced.
Rear – Mix of timber fencing. Repairs are required.

8.03	Carry out repairs/renewals to boundaries.	£400

It is advisable that your Solicitor checks on the ownership and repair responsibility of the boundary fencing.

9.00 ENVIRONMENTAL FACTORS

Review internal and external environmental conditions, consider improvements to enhance the internal environment daylight ventilation, insulation, noise, safety, health and security aspects.

9.01 Thermal

There were no signs that thermal insulation is present to the walls. Older windows would benefit from secondary double glazing.
Loft insulation is likely to be inadequate and should be improved. The HWC requires insulating.

9.01 Upgrade insulation where possible. £350

9.02 Ventilation

All rooms can be ventilated with window opening lights.
There was no extract fan to the kitchen, bathroom or wc. Consideration should be given to installing one to reduce smells and condensation build up.

9.02 Install 3no'fans. £600

9.03 Safety

The property is generally well designed from a safety aspect.
Front and rear paths/patio areas could be slippery in wet icy conditions.
Both electric and gas installations should be checked by qualified engineers.

9.04 Security

Consideration should be given to changing the locks to front and rear doors and the provision of additional security to all windows.
Louvre windows are a potential security risk.
Your local Crime Prevention Officer can provide additional advice. It should be noted that inadequate security could affect any insurance claims.

9.05 Disturbance

It is considered that disturbance from rush hour traffic noise could be a problem as the property fronts onto a busy road and is opposite the hospital.

9.06 Acoustics

The solid party walls to the adjoining properties provide good sound insulation. It is therefore not considered necessary to provide acoustic insulation. This is based on observations made at the time of the inspection.

10.00 FINANCIAL CONSIDERATIONS

Provide estimated costs for remedial works. Assess maintenance problems. Consider development potential legal obligations and responsibilities.

10.01 Defects

Items considered essential in order to put the building into a good state of repair have been collected separately from those considered desirable to improve the enjoyment of the property. Both are listed in Appendix A with an estimated cost of the works.

The works are assessed as if a jobbing builder was carrying out general works and specialists sub-contractors carrying out specialist work.

10.02 Maintenance

The property has been intermittently maintained over the last few years.
Works will be needed to the external fabric/decorations of the property.
The central heating and electrical systems require checks, service and overhaul.
The boiler may require replacement; some electrical wiring may require replacing.
Parts of the boundaries require attention.

10.03 Planning

I am not aware of any special planning provisions or any proposed extensions/building in the area.

It is understood the property is being sold with freehold possession without encumbrances.

Ownership of boundaries and responsibility for maintenance needs to be established.

No doubt your legal advisor will determine the situation and advise you accordingly.

Fixtures and fittings should be the subject of a separate agreement.

11.00 CONCLUSIONS

Highlight salient features. Point out areas for further investigation. Relate the condition of the property to that of similar properties. Special advice.

11.01 The property offers reasonable sized accommodation.

11.02 Apart from the areas identified the structural walls are in reasonable order. The roof requires extra insulation and ventilation.

11.03 The property fabric is in generally fair order. Redecoration will be required in the next year if deterioration is to be avoided.

11.04 Windows and joinery will need repairs and overhaul.

11.05 Decorative finishes internally are in fair order.

11.06 The electrical installation appears in fair order but a specialist test and report should be provided and it's recommended remedial works undertaken. Earth bonding appears adequate but should be checked.

11.07 The boiler requires regular servicing. It may require replacement.

11.08 Sanitary and the kitchen fittings are in fair/good order.

11.09 The remedial works required are generally to be expected for this type of property.

11.10 It would be advisable to possibly seek a reduction in the purchase price to offset some of these costs listed in Appendix A under essential.

Survey Ends.

Paul Anderson. MRICS, MCIOB, MaPS.
6 June 2006

APPENDIX 'A' - COST SUMMARY

REMEDIAL WORKS

Works Considered Essential

4.06	Repair isolated areas of defective brickwork/pointing and render.	£1,100
5.01	Remove lower plinth/ reform render & repair brickwork.	£300
5.01	Install additional airbricks to front & rear elevations.	£250
5.01	Reduce external ground levels.	£800
5.02	Chimney repairs resulting from inspection.	£400
5.03	General overhaul of roofs.	£1,200
5.03	Provide additional ventilation/insulation to roofs where practical.	£600
5.03	Provide access to roof voids, where practical.	£400
5.04	External repairs and redecorations.	£2,500
5.05	Apply safety film to glazed doors.	£150
6.02	Engineers report on electrical and remedial works.	£300
6.05	Engineer's report, and service and overhaul of the heating & HW system.	£200
6.05	Renew Boiler.	£1,500
	Total	**£9,500**

Works Considered Desirable

5.04	Maintenance of uPVC windows	£150
5.06	Carry out repairs to internal plastered walls.	£600
5.07	Install flue liner if gas fires are to be used. Install vents to unused fireplaces.	£400
5.08	Ceiling repairs.	£800
5.09	Strengthen treads and risers.	£200
5.10	Allow for re-fixing, squeaking/loose floorboards.	£150
5.12	Timber treatment.	£500
6.04	Replace all lead pipes, and lag all concealed/unlagged pipes and tanks.	£500
6.06	Overhaul storm/foul water fittings include rerouting outlets and downpipes etc.	£800
6.06	CCTV survey and jetting.	£500
8.01	Repairs to outbuildings.	£400
8.02	Clear vegetation to rear gardens.	£200
8.03	Carry out repairs/renewals to boundaries.	£400
9.01	Upgrade insulation where possible.	£350
9.02	Install 3no'fans.	£600
	Total	**£6,550**

The above costs do not allow for any specialist fees or V.A.T.

It should also be noted that these costings are for guidance purposes only and do not represent an actual estimate from a builder.

Appendix B – Contractor List

The following are a guide to recommended contractors for general and specific works. Additional advice can be provided as required.

Trade	Contractor details	Contact numbers
General Building/Roofing	Scott Bennett London & Kent Construction	020 8333 0452 07956 467964
Windows Replacement	Philip Barton 1st Independent widows Ltd	020 8285 5184 07885 474800
Painting and Decorating	Paul Chatt	07778 907604
	Mark Bradley Brushstrokes	020 8302 9586 07940 564779
Electrics	Mike Parham Parham Projects	01689 834307 07814 820894
Plumbing/Heating	Osman Emin Pro Therm	01689 830348 07956 835187
Drains etc	Bill Kenny Bill Kenny Builders	
Tree Surgery/Groundworks	B Winder Oakland's Tree care	0800 1978949 01322 433244
Garden Maintenance	Peter Farnley Garden Services	020 8333 7772 07941 533640

APPENDIX A

COST SUMMARY