

BUILDING SURVEY REPORT

Of

**__ DALMORE ROAD
WEST DULWICH
LONDON
SE21 __**

For

**Mr B _____
__ Kings Hall Road
Beckenham
Kent
BR3 _____**

By

**Paul Anderson
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**Date: 24 October 20__
Ref: PGA/131012/Dal**

**This report contains 22 pages
including this header page**

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PARTICULARS

Property:	Detached Victorian property
Age (approximate):	110Years
Tenure:	Freehold
Use:	Owner/Occupier
Inspection Date:	24 October 2013
Weather:	Cold, 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 be 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 re-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 be 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 heating. 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.

The fee we have quoted for our Building Survey is exclusive of the cost of specialist contractors attending the property, 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 be 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 if 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 mix of various sized residential accommodation within Dalmore Road and adjacent roads. Dalmore Road is located off the A205 Thurlow Park Road and has good links with the A2. The nearest stations are West Dulwich and Tulse Hill.

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 considered to be a late Victorian detached dwelling, two storeys high, with hipped pitched up roofs. There is a pitched roof single storey bay window to the front elevation with a single storey flat roof addition and conservatory to the rear.

Walls appear to be predominantly load-bearing solid brickwork and main roof slopes are covered with slates.

Windows are of open pane design and the main entrance door is set back to the centre of the property within the recessed open porch.

The accommodation internally includes:

Ground Floor – From the front door the hall leads to two reception rooms with stairs leading down to a further reception room, wc, kitchen and utility to the rear. Doors off the utility and rear reception lead to the conservatory and rear garden with side access to the front.

Cellar – Below the main stairs steps lead down to the basement comprising a number of storage rooms.

First Floor – Off the landing stairs lead to the first floor comprising four bedrooms.

Second Floor - Off the first floor the landing stairs lead to a further bedroom and bathroom with separate wc.

3.02 External

The front garden comprises terracotta tiled path leading up to the front door. The remainder of the front is hardstanding for off street parking with lawn and shrub areas. A gate to the side leads to the rear garden

The rear garden comprises paved patio, lawn and shrub areas.

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 believed to be of solid brickwork construction with some masonry around the front windows and door.

Floors are of suspended timber/solid construction. The main roof is of traditional timber design with slate covering.

Other walls within the house are brick or load-bearing brickwork with some timber stud partition walls.

4.02 External walls appear upright with door and window openings reasonably true and well formed.

It was noted that some of the timber floors were springy when walked on. They are adequate to support normal domestic loadings but this suggests that the joist dimensions could have been greater or additional cross support used to eliminate this. It is not considered serious.

4.03 The roof coverings are original with the normal wear and tear associated with this age and type of roof.

4.04 They are in generally reasonable condition for their age. A more detailed assessment is covered 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.

Basement

Unusually, the basement is reasonably dry. No form of waterproofing or tanking is present to the basement walls. The basement provides substantial storage. The head height is low.

It is adequate for storage but no delicate or valuable items should be stored there unless major damproofing works are undertaken.

It would be possible to convert the basement into habitable accommodation although the biggest problem would be achieving adequate head height.

Lowering the floor requires major structural works to support the foundations which would undoubtedly be exposed.

No allowance has been included for this at this time.

4.06 Movement All Elevations

There are no obvious or major signs of heave, slip, sheer or deflection within the external walls of the property. Restricted access prevented a detailed inspection of the upper areas, in particular the left side elevation.

The brickwork and pointing is in generally good condition for its age and most has been repointed at some time in the past.

However, patch repairs are required to the brickwork and pointing in isolated areas to all elevations, in particular:

- To the left side of the rear dining room window.
- The brick soldier courses to the first floor rear windows,
- The rear addition walls.
- To the right side rear corner adjacent the first and second floor right side windows. (Temporary protection will be needed to the conservatory roof to access this area).

Hairline cracking was noted to the right side of the bay window/main house wall at roof floor level and to the right side front bay window inner brick reveal. This is believed to be historical and further progressive or significant movement to this area is considered unlikely.

The render and masonry is in generally reasonable condition, although isolated areas will require repair when external redecorations are next undertaken.

The rendered parapet brickwork to the rear addition and conservatory side walls are in fair condition. The tapered render is an unusual detail and it would appear that the original slate DPC and coping stones were left in-situ when the parapet walls were raised to their present height, with new copings added. There are no obvious issues with this but the render will require regular maintenance.

Based on what could be seen at the time of the inspection there is no evidence of progressive on-going movement and significant future movement to the property would seem unlikely.

The defects can be repaired when external decorations are next undertaken.

It must be remembered that some cracking, although not always serious is common to this type of house construction of this period and in this area and minor seasonal movement cracking should be expected to continue.

4.06 Repairs to brickwork, pointing and masonry. £1,500

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

There were no obvious signs to suggest that the original dampproof course is not working as it should. Fixtures fittings etc prevented a full test to some of the external walls internally.

Signs of a chemically injected DPC were visible to the rear addition walls. It is uncertain when this was installed or if guarantees are available and can be transferred to a new owner. No doubt your solicitor will check and advise accordingly.

This injected DPC is not working as intended as medium to high level damp readings were detected to the rear addition external walls internally, in addition to the kitchen, rear reception, utility and wc walls.

The rendered plinth to the external walls extends to the ground and is bridging the DPC. This is contributing to the damp ingress.
This should be removed and the brickwork made good.

The external ground levels are high to all elevations in relation to the original DPC and should be reduced to a minimum of 150mm below the DPC. Particularly to the rear and right side.

The patio and right side path were believed laid around 2007. The ground was not sufficiently reduced prior to the paving being laid. This has resulted in the ground levels being between 200mm and 400mm too high in relation to the original DPC.

The ground levels to these areas should be reduced to remove the source of the damp ingress recorded to the walls.
This will involve removing the paving excavating the high ground levels and reinstating the paving and patio. This will be expensive and disruptive.

Brickwork lightwells have been formed around the basement windows to the front and right side. The lower render to the walls has been extended around into these. No form of waterproofing or tanking is present to the lightwell brick walls or basement walls. Damp ingress was noted to these from the high ground levels.

This is a poor detail and is allowing damp ingress into the basement walls, accelerating deterioration of the render and lightwell walls.

These high ground levels should ideally be excavated back and down to 150mm below the existing basement floor level, with a new retaining wall constructed to the front and sides to hold back the upper ground.

This work is not as essential and the works required to the rear and side areas, as it is only the basement area affected. It should still however be undertaken.

Moss around the rear conservatory gully is indicative of retained damp, due to the discharge angle of the downpipe and it should be extended into the gully.

(See 6.06)

Airbricks were noted to the external walls although these do not appear adequate and additional ventilation should be provided to the floor voids.

The above works, whilst removing the cause of the damp internally will not remove the entire damp problem. The areas should eventually dry out to acceptable levels but this could take up to 12-18 months.

5.01	Remove plinth & repair brickwork.	£1,200
5.01	Reduce levels of rear patio and side path and reinstate paving.	£3,500
5.01	Reduce front ground levels and construct new retaining wall.	£4,000
5.01	Install additional airbricks to external walls.	£400

Note: The above external issues that need addressing means there is a higher than normal possibility of potential rot and decay issues with the sub-floor timbers. The above works should be undertaken to reduce this likelihood. There were however, no obvious issues noted with the limited inspection that was available. (See 5.12)

5.02 Chimney Stacks

A ground level inspection of the chimneystacks was undertaken. They appeared to be in reasonable condition. It is understood the front and right side stacks have had some work done but not the left or rear stacks.

The left side stack could not be properly inspected but some repointing is required.

The rear stack housing the boiler flue is leaning towards the roof. This will require partially taking down and/or rebuilding. The flue will need to be rerouted.

A tower scaffold should be used to access the chimney stack and roof areas.

5.02	Maintenance and repairs to chimney stacks.	£1,000
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A roofer can provide costings as required on inspection, normally free of charge.

5.03 Roofs

A ground level and internal inspection of the main roof and void was done. Restricted access prevented a proper inspection of the left side roof slope.

The main roof is original and there is no roofing felt below the slates. This is not necessarily a major problem as there were no signs within the roof void or on the ceilings to the first floor rooms to suggest any major problems.

Isolated signs of water ingress were seen to some of the timbers although this is believed historical and not considered serious.

The underside of the slates are in reasonable order with no significant delamination noted to their surfaces.

It is understood the main roof has had routine maintenance done to it over the last few years. It is in generally reasonable condition considering its age but a general overhaul is required.

There is no reason why with proper routine maintenance the existing roof should not last another 10-15 years. Although this regular maintenance must be carried out to ensure the roof does not deteriorate and allow water ingress internally.

This annual maintenance provides short term relief, it is not considered cost effective long term and consideration should be given to the renewal of the roofs coverings sooner, although there is no suggestion this is required immediately.

No insulation is present to the sloping sections of the ceilings to the top floor rooms. If installed it is required to have a minimum 50mm air gap between the top of the insulation and the underside of the roof to avoid potential condensation problems. There are no issues with these areas but insulation should be improved.

The bay window pitched roof and rear addition flat roofs are in good condition. It is understood the flat roof was recovered in 2012. Both are poorly ventilated and are unlikely to be adequately insulated.

A number of wasps' nests require removal from the main roof void.

5.03	General overhaul of main roof.	£1,200
5.03	Annual repairs until roof is recovered.	£500
5.03	Improve ventilation to roofs.	£1,800

5.04 Windows

Windows comprise original timber sliding sash and casements. All are in generally reasonable condition.

Overhaul all sash and casement windows. Renew broken sash cords worn parting and staff beads, renew missing putties, lubricate locks and hinges and seal window reveals in flexible mastic.

Externally remaining painted areas are in generally fair order. It is understood external decorations were undertaken in 2010.

However, paint finishes are showing early signs of deterioration and decay was noted in places to the lower frames and cills and repairs are required.

New decorations will be required to previously painted areas within the next 1-2 years to avoid further deterioration.

5.04	Repair and overhaul timber windows. (Provisional sum)	£2,500
5.04	External decorations to all previous painted joinery. (Year 3)	£3,500
5.04	Scaffold access. (Provisional sum)	£3,000

5.05 Doors

External doors to the property are part glazed timber and uPVC.

Internal doors are a mix of unglazed/panel type. Doors are in generally good order.

UPVC doors 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.

Sealed double glazed door and window units only generally last for between 10-15 years. The seals deteriorate causing misting and condensation to the air gap. If the doors are in excess of this age some replacements should be allowed for.

Your solicitor should ensure that FENSA certification is available for the uPVC doors if required.

5.06 Internal Walls

Walls are plastered throughout with tiling to the bathroom, wc, utility and kitchen. Surfaces are in generally good condition.

There will be areas of defective plaster detected when fixtures and fittings are removed. Particularly to the damp areas.

The full extent of re-plastering needed will only be determined when the walls are stripped prior to internal decoration.

Minor hairline cracks were noted in places, particularly at wall and ceiling junctions. None are considered serious and can be attended to when next undertaking internal redecorations.

5.06 Repairs to internal plastered walls. £400

5.07 Fire Places

Fireplaces are open but believed unused and appear adequately vented.

It is important that if any solid fuel or gas fires are used or installed, they are serviced and flues swept annually so 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 stainless steel flexible flue liners to any used fireplaces to allow proper discharge of gasses to the air.

As a minimum a smoke test should be undertaken to any fireplaces intended to be used to ensure the flue draws properly.

5.07 Sweep chimneys and smoke test to fireplaces. (If used) £300

5.08 Ceilings

The ceilings are lath and plaster or plaster skim on plasterboard.

They are in generally fair order although some minor hairline cracking, sagging and uneven areas were evident, particularly to the bedrooms.

Defects can be attended to when next undertaking internal redecorations.

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 Repairs to ceilings. £800

5.09 Stairs

Located off the hall and landing. Creaking was noted on some treads. The basement steps are worn and should ideally be replaced.

5.09 Resecure loose stair treads and risers. £400

5.10 Floors

Floor finishes are a mix of exposed boards, carpet, terracotta tiles and laminate. Minor undulations and some creaking were noted to the upper floors.

A limited inspection to some of the floor structure was achieved from the basement. What could be seen is in reasonable order.

Without breaking out section, it cannot be determined if the solid floors have a DPM below them. If one is required it would be expensive to renew the whole floor.

There were fortunately, no significant issues noted to the floors with the limited inspection that was possible.

5.10 Re-fix loose floorboards. £300

5.11 Joinery

External joinery is in generally fair condition although some early deterioration was evident to the paintwork and window frames in places. Some repairs are will be required when next decorating externally.

The fascias are flush with the lower brickwork at eaves level. This is a poor detail and can allow damp ingress and fascia decay if the gutters leak. The fascias should be altered to project beyond the face of the brickwork to prevent possible issues. This will improve roof ventilation at the same time.

Internal softwood doorframes, skirting and architrave's are reasonable order.

5.11 Joinery repairs. (Provisional sum) £1,200

5.12 Worm and Rot

It was not possible to fully inspect roof or floor joists due to fixed coverings and carpets. A limited inspection of some of the ground floor timbers was achieved from the basement.

Evidence of worm was noted to some of the exposed floorboards and roof timbers, although this is not believed to be active.

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.

Allow for full timber survey to be done. This normally involves spraying the roof voids and floor timbers with a preservative and woodworm killer solution. A report should be available free of charge.

5.12 Timber survey and treatment. £1,500

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 meter and fuse box are located in the basement.

The electrical system was not inspected in detail. It is understood various alterations have been undertaken on the system over the last few years and that the system was recently checked and current Part 'P' Certification is believed available.

Spotlights require an adequate air gap and ventilation over them to eliminate/reduce the risk of overheating and fire. This is normally achieved by spacer cones. The spotlights appear ok but should be checked as a precaution. No immediate works are required as the electrical certificate is still valid.

Any electrical work should be done by an NICEIC/'Part P' registered electrician.

6.03 Gas

The meter is located in the basement. This feeds the gas cooker and boiler.

6.04 Plumbing/Hot Water

Mains water supplies kitchen sink, boiler and water tanks.

It is uncertain if the original lead water main was replaced as part of any earlier refurbishment. Lead is known to be a health hazard, and consideration should be given to replacing any that remain in the property.

It is uncertain if other concealed pipe work has been lagged. This should be checked as on thawing, frozen pipes can cause serious water damage
Pipe and tank lagging is inadequate or missing and this requires improvement.

6.04 Insulate unlagged pipes, tanks and fit lids. £500

6.05 Heating

The central heating system was not inspected in detail.
Boilers normally have a maximum serviceable life of between 10-12 years. It is understood the Potterton Suprima boiler that heats domestic hot water and radiators was installed in 2003. It is in reasonable condition and as such should have 3-4 years serviceable life left.

It is understood recent certificates are available. No immediate works are considered necessary. This should be checked and confirmed and a report provided if unavailable.

The present installation will provide reasonable background heating. Regular servicing should be carried out to maintain safety and efficiency. Due to the boilers age, fuel bills could be high.

A Gas Safe registered gas engineer should undertake all gas/plumbing work.

6.06 Drains

Surface water and soil drains discharge to the main drainage installation that is believed to run across the rear of the property. Rainwater goods are uPVC.
The system appears to be in fair condition but some general maintenance is required.

The front bay window down pipe should be extended into the adjacent ACO drain to prevent damp ingress to the adjacent walls.

The external storm and wastewater gullies are in fair condition, they require clearing and would benefit from the fitting of covers.

The rear gully adjacent the conservatory is high and is exacerbating damp ingress to the walls. It should be altered in conjunction with the works advised in 5.01.
The inspection chamber cover serving the property was lifted. The drains appeared reasonably free flowing although debris to the benchings requires clearing.

6.06 Overhaul of storm and foul water fittings. Works to gullies. £800

6.06 CCTV survey and jetting. £700

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 & Utility - Wall and floor units and worktops. In fair order.

7.02 Sanitary Fittings

Bathroom – Wash down WC, wall mounted basin with pillar taps, cast iron bath with bath shower mixer and mains shower.

WC - Wash down wc and basin with pillar taps. Sanitary fittings are in fair order.

7.03 Finishes

External decorations are in fair order but showing signs of deterioration. External decorations and joinery repairs will be needed within the next year.

Ceilings and walls are emulsion finish. Softwood joinery is mainly gloss.

Internal decorations are in fair order. The bedroom cracked ceilings require attention.

No costings given for internal decorations as these 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 current conservatory is understood to have been built around 6 years ago. It is in generally good order. The roof panels will require regular cleaning to maintain their performance with the seals and gaskets checked at the same time to ensure the roof is maintained in a watertight condition.

The timber shed is in fair order.

8.01 Maintenance to outbuildings.

£700

8.02 Grounds

As 3.02. The paths and decking could be slippery in wet, icy weather. The front path is cracked in places and requires repair.

Trees to the right side boundary have caused some damage to the fencing.

The tree stump astride the right side boundary requires removal. It is uncertain who is responsible for this and enquiries are advised to establish ownership.

Generally tree roots are the same size as the crown above ground.

The 'zone of influence' of the trees to the front and neighbours left side and rear boundaries are not believed at the moment to be causing any issues with the structure/foundations of the property.

If pruning of the trees is not undertaken, future damage could result to the boundaries. These and other smaller trees should be regularly trimmed or ideally removed. Enquiries should be made with the local authority and neighbours.

- | | | |
|------|--------------------------------|--------|
| 8.02 | Works to grounds. | £600 |
| 8.02 | Trim trees. Remove tree stump. | £1,000 |

8.03 Boundaries

Front – Low level brick wall in good condition.
Rear – A mix of timber fencing in fair order. Repairs and maintenance is required.
The left side front brick pier is fractured and requires repair.

- | | | |
|------|-------------------------------|------|
| 8.03 | Boundary repairs/maintenance. | £600 |
|------|-------------------------------|------|

It is advisable your Solicitor checks on the ownership and repair responsibility of the boundaries.

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.
Insulation to all roofs requires improvement.

No allowance has been included for insulation improvement to inaccessible areas as there were no issues to suggest inadequate insulation is a problem at this time.

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|------|--|--------|
| 8.03 | Improve loft insulation, where accessible. | £1,000 |
|------|--|--------|

9.02 Ventilation

All rooms can be ventilated with window opening lights.
There are no extract fans to the kitchen, utility or bathroom. These should be installed to reduce smells and condensation build-up.

- | | | |
|------|------------------------------------|------|
| 9.02 | Install 3no' fans. Check existing. | £900 |
|------|------------------------------------|------|

9.03 Safety

The property is generally acceptable from a safety aspect.
Drives, patio, paths and steps could be a slippery in wet icy weather.

Both electric and gas installations should be regularly checked and serviced by qualified engineers.

9.04 Security

Consideration should be given to changing the locks to external doors and the provision of additional security to doors and windows.

Your local Crime Prevention Officer can provide additional advice. It should be noted that inadequate security could affect any insurance claims.

9.05 Disturbance

No problem noted at the time of survey.

9.06 Acoustics

No problem noted at the time of survey.

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 together with an estimated cost of the works. These costs are approximate and intended as a guide only.

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. External repairs, improvements and redecorations will be required in the next year.

Some internal updating is required and better use could be made of the available space.

Damp issues to the rear walls needs addressing and the roofs require an overhaul.

10.03 Planning

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

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

Ownership of boundaries and responsibility for maintenance should be confirmed.

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

It is not believed the property is within a conservation area or is subject to restricted development. It is not believed to be listed.

Enquiries with the council planning department should confirm this.

No doubt your legal advisor will determine the situation and advise you accordingly on the aforementioned and any other relevant issues.

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 good sized accommodation.
- 11.02** Apart from any areas identified the structural walls are in reasonable order. The brickwork pointing requires attention in places and damp ingress issues require attention.
- 11.03** The main roof is original and will require regular on-going maintenance until it is recovered. Ventilation and insulation requires improvement.
- 11.04** The property fabric is in fair condition but will require some repairs and external redecorations in the next year if further deterioration is to be avoided.
- 11.05** Windows require repairs and general maintenance.
- 11.06** Internal decorations are in fair order.
- 11.07** The electrical installation is believed to be in reasonable condition and current test and safety certificates are believed to be available.
- 11.08** The central heating and hot water system will require regular servicing. The boiler is likely to require renewal in 3-4 years.
- 11.09** Sanitary and kitchen fittings are in fair/good order.
- 11.10** The repairs and maintenance required are generally to be expected for this age and type of property, with the exception of the damp ingress.
- 11.11** 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, MCIQB
24 October 2013

APPENDIX 'A' - COST SUMMARY

REMEDIAL WORKS

Works Considered Essential

4.06	Repairs to brickwork, pointing and masonry.	£1,500
5.01	Remove plinth & repair brickwork.	£1,200
5.01	Reduce levels of rear patio and side path and reinstate paving.	£3,500
5.01	Install additional airbricks to external walls.	£400
5.02	Maintenance and repairs to chimney stacks.	£1,000
5.03	General overhaul of main roof.	£1,200
5.03	Annual repairs until roof is recovered.	£500
5.03	Improve ventilation to roofs.	£1,800
5.04	Repair and overhaul timber windows. (Provisional sum)	£2,500
5.04	External decorations to all previous painted joinery. (Year 3)	£3,500
5.04	Scaffold access. (Provisional sum)	£3,000
5.11	Joinery repairs. (Provisional sum)	£1,200
6.06	Overhaul of storm and foul water fittings. Works to gullies.	£800
	Total	<u>£22,100</u>

Works Considered Desirable

5.01	Reduce front ground levels and construct new retaining wall.	£4,000
5.06	Repairs to internal plastered walls.	£400
5.07	Sweep chimneys and smoke test to fireplaces. (If used)	£300
5.08	Repairs to ceilings.	£800
5.09	Resecure loose stair treads and risers.	£400
5.10	Re-fix loose floorboards.	£300
5.12	Timber survey and treatment.	£1,500
6.04	Insulate unlagged pipes, tanks and fit lids.	£500
6.06	CCTV survey and jetting.	£700
8.01	Maintenance to outbuildings.	£700
8.02	Works to grounds.	£600
8.02	Trim trees. Remove tree stump.	£1,000
8.03	Boundary repairs/maintenance.	£600
9.01	Improve loft insulation, where accessible.	£1,000
9.02	Install 3no' fans. Check existing.	£900
	Total	<u>£13,700</u>

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	0208 333 0452
	London & Kent Construction	07956 467964
Windows Replacement	Philip Barton	0208 285 5184
	1 st Independent widows Ltd	07885 474800
Kitchens and Bathrooms	John Anderson	07884 107116
	Anderson Kitchens and Bathrooms	01473 890901
Painting and Decorating	Paul Chatt	07778 907604
Painting and Decorating	Mark Bradley	0208 302 9586
	Brushstrokes	07940 564779
Electrics	Mike Parham	01689 834307
	Parham Projects	07814 820894
Plumbing/Heating	Osman Emin	01689 830348
	Pro Therm	07956 835187
Drains etc	Bill Kenny	01689 898274
	Bill Kenny Builders	07956 267478
Tree Surgery/Groundworks	B Winder	0800 1978949
	Oakland's Tree care	01322 433244
Garden Maintenance	Peter Farnley	0208 333 7772
	Garden Services	07941 533640

Appendix A
COST SUMMARY