

**BUILDING SURVEY REPORT**

**Of**

**FLAT \_\_  
WAREHOUSE W  
3 WESTERN GATEWAY  
LONDON  
E16 \_\_**

**For**

**Mr R \_\_\_\_\_  
\_ Milner Place  
\_ London  
N1 \_\_\_\_**

**By**

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**Date: 1 September 20\_\_  
Ref: PGA/150817/ \_\_Ware**

**This report contains 21 pages  
including this header page**

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## PARTICULARS

Property:	2 Bedroom 3rd floor Maisonette in converted dock building
Age (approximate):	100Years (Converted 2005)
Tenure:	Leasehold
Use:	Owner/Occupier
Inspection Date:	1 September 2015
Weather:	Dry, overcast
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, easements, 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 a residential area developed from docklands buildings from around the 1900s'. There is a mixture of various sized residential dwellings within Western Gateway and adjacent areas.  
Western Gateway is located off Sandstone Lane just off the Victoria Dock Road and has good links with the A13. The nearest stations are Custom House, Prince Regent and Royal Victoria.

## **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 subject flat occupies part of the top floor of the property. Believed to have been originally constructed around the 1900's and believed converted to flats around 10-15 years ago. It is set on four levels with a pitched main roof.

There is a full height glazed atrium facing the Excel centre used predominantly as an entrance to the restaurant. It also houses the stairs and lift serving the flats.

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

Windows are of open pane design and the communal flat entrance door is set on the right side of the glazed extension.

The subject property accommodation internally includes:

From the main entrance, a lift and stairs lead to the 3rd floor lobby with communal hall to the flat front door. The hall leads to the bathroom, open plan lounge/diner and kitchen area with 1 bedroom off the hall.

Stairs off the hall lead to the open mezzanine floor comprising a second bedroom.

### **3.02 External**

There is no external amenity space or resident parking.

### **3.03 Lease & Share Freehold Properties & Flats - Annual Costs**

Annual costs are understood to be payable for service charge &/or ground rent and per annum. These should be confirmed.

The service charge should include all or some/most of the following:

Maintenance/cleaning of internal common parts, buildings insurance (Not contents), water rates, structure including walls and roof and lift maintenance.

Your solicitor should determine the extent and areas the service charge covers with regards to repair and maintenance as well as a breakdown of these costs. It should be clear in the share freehold agreement/lease the other 'extra over' costs involved in properly maintaining the building as a whole on items that are not included from both routine and cyclical maintenance perspectives.

Although there are generally no onerous clauses in standard share freehold agreement or leases. Any uncertainties as to issues raised in this report can potentially cause problems for all parties with unexpected costs not previously known about.

You should be particularly aware that major works undertaken i.e. roof works and external redecorations are not always covered by the service charge.

The cost of this work is normally recovered from the share free/lease holders.

It is advised that your solicitor makes the necessary enquiries with the vendor to determine if any major works are intended to be undertaken on the property in the near future and what possible financial implications they may have on any potential buyer.

Everybody planning to buy a share free/leasehold property (most flats and maisonettes and a few other properties are share free/leasehold) is advised to pay particular attention to the terms of the share freehold agreement/lease.

Your Legal Advisers, who are responsible for checking the freehold agreement/lease for you, do not normally see the Property – so it is only the Surveyor who has the opportunity to note any specific features which may have legal implications.

You are advised to ask your Legal Advisers to supply the answers to the following:

- a) Are the other flats occupied by owners or tenants?
- b) Is there a Management Company and/or Managing Agent correctly set up to deal with the running and maintenance of the block containing the Property?
- c) Does a suitable annual maintenance and replacement fund exist, with suitable reserves, to deal with general cleaning, maintenance and repair of the common parts, and repairs to the main structure, centralised heating installation, lifts, etc.?
- d) What is the ground rent; what sum was last paid as a maintenance/service charge, and what period did it cover; and are the maintenance/service charge accounts satisfactory and up-to-date?
- e) Is there evidence of regular maintenance of services; and are there satisfactory current certificates for the testing/servicing/maintenance of the following common services: (1) the lifts; (2) the fire escapes and fire alarms; (3) the security system(s); (4) any common water/heating system; and (5) other communal facilities?
- f) Are there any existing or foreseeable management problems or disputes, or any known outstanding repairs or programmed works, which would affect the level of the service/maintenance charge payable?
- g) Is the liability clearly set out – as between the Leaseholders, the Freeholder and the Management Company – for repairs to the Property and to the common parts and

the main structure; is the liability shared equally between Leaseholders and is there suitable machinery for settling any disputes which may arise in this area?

- h) Is it the Management Company or each individual Leaseholder who is responsible for the building insurance, and is there a block insurance policy?
- i) Are there any unusual restrictions on the sale of the Property?

The most important assumptions are, in brief:

- 1 If there are more than six properties in the building, the Property is managed either directly by the freeholder or by a professional managing agent.
- 2 If there is more than one block in the development, the Lease terms apply (except for upkeep or common roads, paths, grounds and services) only to the block containing the Property;
- 3 There are rights of access and exit over all communal roadways, corridors, stairways, etc., and to use communal grounds, parking areas and other facilities;
- 4 Where there is more than one Leaseholder, all the Leases are the same in all important respects;
- 5 The Lease has no particularly troublesome or unusual restrictions;
- 6 There is no current dispute over the Lease or any outstanding claim or lawsuit concerning it;
- 7 The unexpired term of the Lease is at least 70 years;
- 8 The Property is fully insured.

#### **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.*

Whilst the other upper and lower areas of the property do not form an immediate part of the intended purchase, leaseholders have a repair responsibility extending to the whole building. Any repair costs incurred by the freeholder are divided equally regardless of the work involved or the position of their part of the property in relation to that work.

It is for this reason that these areas of the property have been included in the survey - where access was possible to inspect.

It should be ensured that the necessary consents and approvals were obtained for the conversion.

#### **4.01 Framework**

The external walls are considered to be of solid brick construction. The subject property floors are believed to be a mix of precast and cast in-situ concrete and suspended timber. The roof is believed to be of traditional timber King truss design.

There is a four storey glazed structure to the 'front' of the property.

It is assumed this is owned and maintained by the restaurant as this is its main entrance. Further enquiries are advised as this will require regular cleaning.

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

It should be ensured Planning and Building regulations applications were submitted to the Local council for approval of this work and the buildings change of use and that completion certificates are available for this and any other notifiable work. No doubt your solicitor can make the necessary enquiries inform you accordingly.

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

**4.03** The roofs appear to be in generally fair condition. See later notes.

#### **4.05 Foundations**

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

It is uncertain if any major restructuring works were undertaken to the buildings foundations as part of its refurbishment and conversion and if the structure is relying on its original foundations.

The property is within the Docklands area, close to the Thames. This and the surrounding area could be liable to flooding at high tides on a seasonal basis. Further enquiries are advised to ensure this is not an issue.

The left side elevation of the block has foundations formed of arched brickwork. These are surrounded and partly submerged into what is believed to be part of an old wet dock which is now enclosed.

There were no obvious signs of deterioration to this area although the most vulnerable sections will be the brickwork and mortar around the water 'tide' level. It should be ensured that the necessary strengthening works were undertaken, (if required), at the time of the building conversion to the foundations and perimeter dock walls.

Further enquiries are advised regarding maintenance and repair responsibility for these areas.

#### **4.06 Movement – All Elevations**

There were no obvious signs of any major structural movement, heave, slip, sheer or deflection in the main structural external walls of the property where access was possible to inspect.

Lack of access prevented a proper inspection of the upper areas.

There were however, areas of defective/cracked bricks and pointing that require attention to all elevations. These repairs can be done when external decorations and maintenance are next undertaken.

It is assumed these were not considered serious to warrant any works at the time of the conversion.

It does not appear that full repointing or crack repairs were undertaken as part of the conversion works and regular patch repairs to the brickwork and pointing should be expected with the same frequency as external redecorations.

Detailing, particularly to the low level projecting brickwork require repairs. Some areas are encouraging moss and algae growth and the lower areas are showing signs of damp.

Whilst there are no signs of any major or significant cracking or movement, a property of this age and type and in this area, some seasonal movement of the structure is to be expected. This will mean that any cracks will probably continue to open and close up on a periodic basis.

The property is close to the Thames and the surrounding area could be liable to flooding at high tides on a seasonal basis. Further enquiries are advised to ensure flooding is not an issue, or problematic with regards to insurance. (See 8.02).

4.06 Repairs to brickwork and pointing. (share of cost) £300

Tie bars and end plates were present to both front and rear wall elevations at all floor levels.

This indicates these brick walls were not adequately tied into the main structure at the floor levels when the structure was built and as a consequence over time have bulged and moved away from the main structure.

This is likely to have been exacerbated over time following previous alterations undertaken to the building.

Historically, the procedure used to arrest these problems would be to feed iron or steel bars (Normally to the upper floor levels) through the complete structure for its full depth. The bar would then be secured to the opposite wall or floor ceiling structure and heated along its length causing it to expand.

The brackets seen externally would then be tightened onto the heated bar as tightly as possible. When the bar cooled it would contract and 'pull' the bulging brickwork back into some form of level.

Whilst difficult to establish exactly when this work was undertaken, it was common practice with this type of defect for the above works to be done to this type of structural movement. Whilst not practiced now, it proved to be a largely successful historical remedy.

Some slight bulging of the walls across their surfaces in the area of the bars was still evident. This however is not considered serious or progressive.

As a precaution however, periodic inspections are advised to ensure more significant structural movement does not occur.

## **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**

The property has undergone substantial refurbishment although it is uncertain the extent of works undertaken to attempt to minimise the damp ingress internally to the ground floor areas. These are predominantly the flat lobby and restaurant entrances with the other area warehouse storage.

Where it has not been possible to reduce ground levels some form of internal tanking system would have invariably been used to eliminate damp ingress internally to the lower areas as part of the refurbishment.

No access was possible to determine if any damp is present within the ground floor areas of the building.

External ground levels are high and should be reduced to 150 mm below any DPC or internal floor level.

The projecting lower brickwork should ideally be over dressed with lead flashing to prevent possible damp ingress.

No costs have been included for this as these are deemed to be the responsibility of the owners of the ground floor areas.

Further enquiries are advised to determine if the flat owners have a repairing responsibility extending to damp works to the lower area.

### **5.02 Chimney Stacks –N/A**

### **5.03 Roofs**

The original roofs were altered as part of the conversion works. Full access was not possible to inspect the upper areas.

The roofs comprise original timber ‘king’ trusses with some steel plate and bolt reinforcement/strengthening present. Large dimension cross ‘battens’ support the timber boarding below the felted and slate finish roof coverings.

It was not possible to undertake an inspection of the underfelt above the boarding to assess its condition.

A section of roof slope below the central ridge has been altered to accommodate roof light glazing comprising powder coated aluminium framing and sealed double glazed units.

The roof timbers appear to have been sand blasted to provide a natural wood finish. It is uncertain if any fire retardant sealer has been applied to the exposed timber or if this was a building regulation/fire safety requirement as part of the conversion.

Further enquiries are advised.

A very limited inspection from ground level suggests the roof areas are in generally reasonable condition for their age and as such are unlikely to require substantial work. However, a general overhaul and maintenance and repairs to isolated defects should be expected and dealt with accordingly on an annual basis.

The parapet brickwork to both gables appears to be in fair condition.

Roof ventilation is considered adequate and likely to have complied with regulations in force at the time of the conversion.

It is unlikely that the sloping sections of roof to the upper floor are sufficiently insulated by current standards.

If this is done the areas require a minimum 50mm air gap between the insulation and the underside of the roof to avoid potential condensation problems and to provide adequate ventilation to the remaining roof voids.

No access was possible to inspect these areas without disturbance of the timber boarding.

It is not believed there are any issues with these areas at this time so the addition of insulation to these areas is not considered a cost effective option at this time. This can be done when the roof is next recovered, if required.

5.03      General maintenance of pitched roof. (share of cost)      £200

Enquiries should be made with the freeholder/management company to determine if any major works have been done or are planned for the property, in particular the roof. This would provide timescales as well as an indication as to its condition, when maintenance will next be required and the approximate cost of this work.

Routine and planned maintenance of the upper external areas can only be undertaken of full scaffolding or 'cherry pickers'. This would be expensive.

It would be more cost effective long term if all maintenance and repair works to the upper areas requiring scaffolding were done at the same time.

No casts for access have been included.

## 5.04      **Windows**

Windows to the property comprise original single glazed Crittal metal type and double glazed roof glazing to the mezzanine and are in fair order.

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. Some replacements should be allowed for in the future.

External decorations are in fair order but surface finishes are showing signs of deterioration and redecoration will be required within the next 1-2 years.

Windows and glazing will be difficult to clean and maintain due to access.

5.04 External repairs and redecorations of all previously painted areas. (share of costs) £1,000

#### **5.05 Doors**

The external communal door is fully glazed with video remote opening. Flat doors are timber/flush fire check. All doors are generally in good condition.

The lounge/diner Juliette balcony doors are part double glazed and believed to be a timber with a plastic surface coating. They are in fair order. The finish is fading.

If door closers have been removed or are missing they should be re-fitted to allow all the doors to self-close.

Due to its regular use, the communal glazed entrance door will require regular maintenance. This should be covered in the annual service charge.

#### **5.06 Internal Walls**

Comprise sealed exposed original brickwork, plaster and stud partition walls. Isolated areas of defective plaster should be expected when re-decorations are undertaken internally.

Hairline cracks were note at the skirting and other junctions. These are not considered serious and likely due to thermal shrinkage, drying out and minor settlement following the conversion works.

#### **5.07 Fire Places – N/A**

#### **5.08 Ceilings**

The ceilings comprise suspended timber with plaster skim on plasterboard and exposed roof timbers to the upper mezzanine and over the lounge.

They appear to be generally in fair order with no obvious signs of sagging, cracking or staining. Any minor cracking can be repaired with internal decorations.

#### **5.09 Stairs**

The spiral stairs leading to the mezzanine floor are in reasonable condition. Decoration and cleaning etc., of communal areas, lifts, stairs and corridors should be included in the annual maintenance charge. This should be checked.

#### **5.10 Floors**

Finishes are a mix of carpet and ceramic tiles and are in reasonable order.

The timber suspended floors are reasonably even. Some floor areas were noted to have some springiness across their length. This is not considered serious.

## 5.11 Joinery

Remaining external joinery and other painted areas are in fair condition but showing signs of deterioration.

External redecorations are required within the next 1-2 years and some repairs should be expected.

Internal joinery is in softwood and in good order.

5.11 External joinery repairs. (Provisional sum) (Share of cost)

£500

## 5.12 Damp

There was evidence of penetrating damp to the lower external walls of the property. (See 8.02)

## 5.13 Worm and Rot

No obvious signs of worm or rot were detected in the accessible timbers inspected. If there were likely to be any problems this should have been taken care of during the conversion and refurbishment.

Due to the age of the conversion, it is likely any guarantees are still in place and valid. Further enquiries are advised.

It is important to obtain copies of guarantees for this and any other treatments carried out on the property to ensure they can be taken over by the new owner.

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

## 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 hall cupboard.

No inspection of the electrics was undertaken and no tests were done.

The complete electrical system would have been renewed as part of the conversion works and it appears to be in good condition.

However, unless current test certificates/Part 'P' certification are available confirming the system is in order it is advised a test and report is undertaken to the complete electrical system as a precaution.

The extract fans, immersion heater and hot water cylinder and other fixed appliances should be checked for safe working prior to use.

Maintenance of communal lighting and power and the door opening intercom system should be included in the annual service charge. Your solicitor can advise.

6.02 Electrical test and report. Up grade. £500  
All electrical work should be undertaken by an NIC/EIC registered electrician.

### **6.03 Gas**

No mains gas is believed supplied to the property.

### **6.04 Plumbing**

Mains water supplies kitchen sink and hot water cylinder/immersion heater. It is likely any lead pipework originally present in the building was replaced during the conversion works although this could not be confirmed.

It is uncertain if concealed pipe work lagging is adequate. This should be checked as on thawing, frozen pipes can cause serious water damage.

6.04 Lag any uninsulated pipe work. (Share of cost) £100

### **6.05 Heating**

The central heating system was not inspected and no tests were done.

The property is heated by electric wall mounted radiant/warm air heaters. These should heaters provide adequate background heating although efficient and precise control can be difficult to achieve.

If they are in excess of 10-15 years old they are ageing likely to be inefficient compared to modern ones. They should be fully checked prior to use.

The present installation should provide reasonable background heating. Regular servicing should be carried out to ensure efficient and safe working.

6.05 Report and service of the heating and hot and cold water system. £300

### **6.06 Drains**

Soil drains discharge to the main drainage installation which is believed to run around the property.

Roof drainage comprises predominantly perimeter gutters to the main roof discharging to external metal downpipes.

Storm water downpipes appear to discharge to the enclosed wet dock. The road side gullies require clearing to prevent blockages and damp ingress.

The drain run and inspection chambers run around the block. It was not possible to inspect roof gutters, outlets and internal downpipes to check if storm water discharges satisfactorily.

The drainage system is believed to function adequately as this was invariably done at the same time as the conversion.

The external metal downpipes are in reasonable order but will require redecoration.

The inspection chamber covers were not lifted or drains checked as a number of properties discharge into the system and it would make it very difficult to determine where any problems were originating from.

It is recommended however they are checked 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.

All waste fittings should be checked for leaks prior to appliances being used. Cost for this type of routine maintenance should be included in the service charge.

6.06 Overhaul of stormwater systems and CCTV survey and jetting. (share of cost) £400

## **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 kitchen in good order.

### **7.02 Sanitary Fittings**

Kitchen – Inset single drainer stainless steel bowl with monobloc tap.  
Bathroom – Shower cubicle with mains shower, wash down WC with concealed cistern, wall mounted basin with mono-bloc mixer.  
Sanitary fittings are in generally good condition.

### **7.03 Finishes**

Ceilings and walls are generally emulsion.  
Softwood joinery is mainly exposed timber, gloss painted or self finish. External decorations are in fair order.  
Internally, all decorations will need refreshing if fixtures and fittings are disturbed.

## **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 – N/A**

## 8.02 Grounds - (As 3.02)

There are believed to be no communal grounds or external amenity space for the flats. Paths and paved areas could be slippery in wet, icy weather.

Maintenance and repair responsibility should be checked with regards to external paving the wet dock and walls and timber 'jetty'.

Some car parking is available around the block, although this is believed to be for the ground floor occupants use only.

## 8.03 Boundaries

The properties boundaries are believed formed from the external walls.

It is advisable that your Solicitor checks on the ownership and repair responsibility of the external areas.

## 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 external walls. The older window would benefit from secondary double glazing. Loft insulation is believed adequate.

Note: The high ceilings, roof glazing and uninsulated external walls means that the property could be expensive to heat as the wall structure will take heat prior to internal temperature increases. Continuous low level background heating is likely the most efficient way to maintain comfortable internal temperatures.

9.01 Upgrade roof insulation. (share of cost) £200

### 9.02 Ventilation

All rooms can be ventilated with window opening lights. Kitchen and bathroom fans should be checked.

9.02 Check 2 No' fans. £100

### 9.03 Safety

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

The electrical installation should be checked by qualified engineers prior to use.

#### **9.04 Security**

Consideration should be given to changing the locks to flat front door and the provision of additional security to windows.

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

The flats benefit from a remote door release video entry system.

#### **9.05 Disturbance**

The property is close to the Thames, Exel centre and London City Airport. It is likely there will be some disturbance from all of these.

Parking restrictions are in place locally.

#### **9.06 Acoustics**

No noise was heard from the other flats during the daytime inspection. It is therefore considered that no additional soundproofing is required.

The solid party walls and floors to the adjoining properties provide good sound insulation. This is based on the level of noise disturbance noted at the time of inspection and different levels could be experienced at different times of the day and evening and consideration should be made for this.

It is not known if ceiling or floor acoustic/sound insulation material has been added as part of an earlier refurbishment. No issues were noted at the time of the inspection although further enquiries are advised.

#### **9.07 Environmental Survey.**

Most environmental surveys will refer to areas suffering from 'Natural Ground Subsidence' with some risk of flooding. This is not an uncommon statement to be made, although it is not something to be unduly concerned about and there were issues noted in the report to give cause for concern.

However, it is advised that due to the property being near the docks and river and a potential flood plain, an environmental survey is undertaken to ensure that risks of flooding and ground movement (Amongst other things) are minimal.

Also that any contamination land (If any) was properly prepared/removed prior to the conversion.

It is normal procedure for enquires of this type to be part of the local authority searches your solicitor undertakes. There may be an additional charge for this service. No doubt your solicitor can advise.

## **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 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 and are listed in Appendix A with estimated costs 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. These costs are intended as a guide only and should not be regarded as an accurate indication as to the actual cost a builder would charge.

### **10.02 Maintenance**

The property is in reasonable order although it does not appear to have had much maintenance done since its conversion. There are some external areas that require attention and routine maintenance to avoid future deterioration.

### **10.03 Planning**

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

The property is believed sold with leasehold possession without encumbrances.

The ownership and split of responsibility for maintenance needs to be established for all external and internal communal areas, particularly the wet dock, timber 'jetty' and dock walls.

In addition, it is advised that your solicitor checks the terms and conditions laid down in the 'lease' to ensure there no adverse or unfair items included in any agreement as a condition of the sale.

Any leasehold purchaser must be fully aware of the obligations relating to repair and maintenance of the property as a whole and the extent of responsibility for any works initiated.

It is important guarantees, certificates, servicing receipts or other documents relating to the property - particularly electrical and gas items - are obtained from the new owner, and that these guarantees can be passed onto the new owner.

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

Enquiries should be made to determine if there have been any issues with tidal flooding and if any unusual clauses and restriction or high premiums or excesses have been imposed on the property with regards buildings insurance.

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

## **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 accommodation.
- 11.02** With the exception of the minor external repairs identified the structural walls are in reasonable order. There is evidence of historical structural movement.
- 11.03** Parts of the property external fabric and external decorations will require attention within 1-2 years.
- 11.04** Decorative finishes internally are in fair condition.
- 11.06** A specialist test and report should be provided to the electrical installation and it's recommended remedial works undertaken. Earth bonding should be checked.
- 11.07** The electrics, heating and hot/cold water systems should be checked prior to use.
- 11.08** Sanitary and kitchen fittings are in good/fair order.
- 11.09** The minor remedial and maintenance works required are generally to be expected for this age and 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, MCIQB  
1 September 2015

## APPENDIX 'A' - COST SUMMARY

### REMEDIAL WORKS

#### Works Considered Essential

4.06	Repairs to brickwork and pointing. (share of cost)	£300
5.03	General maintenance an overhaul of pitched roofs. (share of cost)	£200
5.03	Improve ventilation to all roofs. (share of costs)	£300
5.04	External repairs and redecorations of all previously painted areas. (share of costs)	£1,000
5.11	External joinery repairs. (Provisional sum) (Share of cost)	£500
6.02	Electrical test and report. Up grade.	£500
6.05	Report and service of heating and hot and cold water systems.	£300
	<b>Total</b>	<b><u>£3,200</u></b>

#### Works Considered Desirable

6.04	Lag any uninsulated pipe work.	£100
6.06	Overhaul of stormwater system and CCTV survey and jetting. (share of cost)	£400
9.01	Upgrade roof insulation. (share of cost)	£200
9.02	Check 2 No' fans.	£100
	<b>Total</b>	<b><u>£800</u></b>

Ground rent & service charge - TBC

The above costs do not allow for any specialist fees or V.A.T. and indicate a share of the overall costs as appropriate. No roof/wall access has been included.

**Appendix A**  
**COST SUMMARY**