

BUILDING SURVEY REPORT

Of

**— BOUNDARY ROAD
WALTHAMSTOW
LONDON
E17**

For

**Mr and Mrs R _____
— Chingford Road
Walthamstow
London
E17 ____**

By

**Paul Anderson
Anderson Associates
Warneford House
Portal Avenue
Martlesham Heath
Ipswich
Suffolk
IP5 3QY**

**Date: 1 October 20_____
Ref: PGA/150915/____Bou**

**This report contains 23 pages
including this header page**

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PARTICULARS

Property:	Mid - Terraced
Age (approximate):	110
Tenure:	Freehold
Use:	Owner/Occupier
Inspection Date:	1 October 2015
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, 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 a 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 Boundary Road and adjacent roads. Boundary Road is located off the A112 High Road and has good links with the A12. The nearest stations are Walthamstow Queens Road and Walthamstow Central.

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 Victorian mid terraced dwelling, two storeys high with up and over pitched roof divided from the adjacent property by solid brick party walls. There is a two storey flat roof bay window to the front and a pitched roof two storey addition and single storey extension to the rear.
There is an infill 'store' to the rear side.

Walls appear to be predominantly load-bearing solid and cavity brickwork and roof slopes are covered with concrete tiles.
Windows are of open pane design and the main entrance door is set to the right of the property within the enclosed porch.

The accommodation internally includes:

Ground floor – From the front door the hall leads to the lounge to the front and dining room and kitchen to the rear. A door off the kitchen leads to the rear lobby, wc and bathroom. A door from the lobby leads to the 'store' and rear garden.

First Floor - Off the hall, the timber stairs leads to the first floor comprising 3 No. bedrooms of varying sizes.

3.02 External

The front garden comprises concrete leading up to the front door extending around the front bay.

The rear garden comprises concrete hardstanding/patio and shrub borders.

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 and cavity brick/blockwork construction with render finish to the front elevation and brickwork with paint finish to the rear.

The party walls are solid brick with chimneybreasts in the lounge, dining room and bedrooms with parapet walls extending through the roof. Other walls within the house are brick or load-bearing brickwork with some timber stud partition walls. The roofs are of traditional timber design. Floors are timber/solid.

- 4.02** External walls appear upright with door and window openings reasonably true and well formed. The timber suspended floors to the ground floor are reasonably even as are the floors to the upper storey.

It was noted that some of the timber floors were sloping and 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. (See 5.10)

- 4.03** The roofs have been recovered and are in reasonable condition, with the normal wear and tear associated with this age/type of roof.

- 4.04** 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.

4.06 Movement – Front and Rear Elevations

There were no major signs of any movement, heave, slip or shear to the front or rear walls. Limited access prevented a full inspection to some upper areas.

The brickwork is in fair condition but cracks were noted in places, particularly to the lower right corner of the first floor front right hand side window above the front door.

Vertical hairline cracks were noted to both sides of the bay window main house junction. They have been previously repointed but have reopened slightly and require further repairs. This appears to be historical and is not considered serious.

Cracking was also noted to the brickwork above and below the rear addition rear window. The sill is also fractured and has ‘dropped’ to the right and the arched brickwork over has also dropped. This requires major repair or renewal.

The cracks can be pointed up when external decorations are next undertaken. In addition these areas should be periodically monitored to ensure there is no ongoing potentially serious future movement.

The paint finish to the brickwork, masonry and render requires attention.

It must be remembered however, that some degree of 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 decorations.	£1,500
4.06	Repairs and redecoration to masonry and cills, etc.	£400

Note: A significant amount of the current occupiers' belongings prevented a proper inspection to most rooms and the rear and rear external walls within the side store.

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 damp proof course is not working as it should.

The external walls were tested internally with a damp meter. Tiling, fixtures and fittings prevented a full check to some walls, particularly to the rear addition walls within the kitchen and bathroom.

High level damp readings were recorded to all accessible external walls internally, around the front door, front bay and to all the accessible walls of the rear addition and bathroom extension.

The rendered plinth to the external walls extends to the ground and is bridging the DPC. This should be removed and the brickwork made good as this detail can allow moisture to penetrate over the damp-proof course and cause internal damp.

The external ground levels are too high and should be reduced to a minimum of 150mm below the original DPC or internal floor level.

Alternatively a 100mm wide channel can be formed between the path and the walls and filled with pea shingle.

Airbricks noted to the external walls do not appear adequate and additional ventilation should be provided to any existing floor voids.

The above works, whilst eliminating 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 lower rendered plinth and repair brickwork.	£500
5.01	Reduce external ground levels.	£900
5.01	Install additional airbricks to walls.	£200

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. (See 5.10)

5.02 Chimney Stacks

A close inspection of the chimney stacks was not possible, although from ground level they appeared to be in reasonable condition. Restricted visibility prevented a proper inspection of the rear addition stack.

Some repointing is required. However, the render to the rear addition stack is in poor condition and requires repair or renewal.

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 stack repairs.	£600
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A roofer can provide costings as required on inspection, normally free of charge.

5.03 Roofs

A ground level external and internal inspection of the main roofs and voids was undertaken. Restricted visibility prevented a proper inspection of the main rear and rear addition slopes.

No access was possible to inspect the rear extension roof as the hatch was partially screwed-nailed shut. The hatch should be enlarged to allow access for maintenance and repair.

The main roofs have been recovered in the past and are in generally reasonable order considering their age.

Isolated signs of water ingress were seen to some of the timbers, although this is believed historical and not considered serious as there were no signs of water ingress or staining to the ceilings internally.

However, a general overhaul of the roofs is advised with any loose damaged or missing tiles refixed or replaced and flashings checked.

The rendered brick parapet party walls require repair and any loose capping tiles rebedded.

The concrete tiles used to recover the roofs are considerably heavier than original slates. Additional support is always required to avoid undue stress on the original roof timbers. Some sagging was noted to the main and rear addition roof slopes.

No extra support has been added to the roofs and this should be provided.

The accessible roof void areas that could be inspected are generally dirty and roof ventilation is considered inadequate. Ventilation should be increased by installing eaves and tile/ridge vents to provide cross ventilation at low and high level. This applies to all roofs.

The moss and lichen growth to the roof slopes should ideally be removed as it can hasten the deterioration of the tile surfaces, as it retains moisture preventing the surface drying out as quickly as it should.

The bay window flat roof could not be inspected to assess the type and condition of the covering. It is poorly ventilated and unlikely to be adequately insulated.

General maintenance should be allowed for. This can be done at the same time as the main roof.

It is likely to require recovering within the next 4-5 years. Its life could potentially be extended with the application of solar reflective paint to the surface, following any necessary repairs.

5.03	General roof overhaul. Provide additional support.	£1,500
5.03	Repairs to parapet brickwork.	£400
5.03	Provide additional ventilation to roofs.	£1,200
5.03	Works to bay window flat roof.	£200
5.03	Enlarge loft hatch.	£200

Note: no costs for access/scaffolding have been included.

5.04 Windows

Windows comprise double glazed powder coated aluminium in timber sub-frames and uPVC casements. All are generally in fair condition. It is uncertain when these were installed.

UPVC and powder coated aluminium windows and doors require regular attention to maintain performance. Locks, hinges, catches and rubber seals require regular checks to ensure proper working.

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 windows are in excess of this age some replacements should be allowed for.

Some older sealed units have already failed and require resealing or renewal.

The window timber sub-frames are in poor order and require repair and redecoration now to prevent further deterioration and more costly repairs or replacement.

Previously painted areas and remaining joinery are in fair condition. However, repair and redecorations will be required in the next year, particularly to remaining joinery window sub-frames and roof joinery.

The masonry and rendered areas are in generally fair order but will also require repairs and redecoration.

5.04	Overhaul PCA and uPVC windows and doors.	£300
5.04	Repairs to window sub-frames. (Provisional sum)	£1,000
5.04	External redecoration of all previously painted joinery.	£1,200
5.04	Reseal/renew failed sealed glazed units.	£300

5.05 Doors

The front and rear doors to the property are part glazed timber and powder coated aluminium. Internal doors are panel type. Doors are in fair condition but require an overhaul. (See 5.04 regarding maintenance of powder coated aluminium doors)

The outer front door frame and sill is decaying and requires repair or renewal.
The timber rear door requires a proper water and weather bar fitted.

5.05	Works to external doors.	£400
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5.06 Internal Walls

Walls are plastered with tiling to the wc, bathroom and kitchen and are in generally fair order.

Isolated cracks and defects noted are not considered serious and can be attended to when next undertaking internal redecorations.

There will be areas of defective plaster detected when fixtures and fittings are removed, particularly to damp and condensation affected areas. (See 9.02)

The full extent of any replastering work will only be fully determined when the walls are stripped prior to redecoration.

There is significant mould growth to the lounge and bedroom front bay areas, bathroom and rear addition bedroom walls and ceilings. This requires attention. (See 9.02)

The mould can be removed with a proprietary mould and mildew remover or a water/bleach solution. It is likely some of the worst affected wall plaster will require renewal.

5.06	Repairs to internal plastered walls. (Provisional sum)	£800
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5.07 Fire Places

The main fireplaces have been removed and supported in the loft on gallows brackets. The support for the rear addition stack could not be seen, although there were no obvious issues noted.

The current arrangement to the main fireplaces is acceptable and there were no signs of any issues. However, it would not comply with current regulations.

The work appears to have been undertaken to an acceptable standard and there are no obvious signs of any problems. No invasive survey was undertaken.

Generally any problems likely to arise due to poor construction normally appear soon after works are completed. To this end it is unlikely any will materialize.

It is uncertain if proper calculations and details were submitted to the Council at the time of the work or if approvals, consents and completion certificates are in place, for this or any other notifiable work.

Retrospective approval may well be required. This can be time consuming and potentially expensive.

Considering the age of the work the local authority may not be unduly concerned or interested with any lack of approval and may even consider waiving retrospective approval. This however, cannot be relied on to be the case.

An indemnity insurance policy can be taken out to cover the cost of council fees. Your solicitor should check and advise accordingly.

5.08 Ceilings

Ceilings are lath and plaster or plasterboard and skim and are in fair order.

Cracks were noted to some ceilings as well as mould to the bathroom and front bedroom bay ceiling. This can be attended to with internal decorations.

The front bedroom ceiling is uneven with cracked joints.

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.

There is mould growth to the lounge and bedroom front bay areas and bathroom. It is particularly bad to the rear addition bedroom walls and ceilings. This requires attention. (See 9.02)

Pattern staining was noted to the sloping section of the rear addition bedroom ceiling, indicating lack of insulation. This has exacerbated the condensation and mould issues. (See 9.02)

5.08	Ceiling repairs. (Provisional sum)	£500
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5.09 Stairs

Located off the hall. Creaking was noted on some treads.

5.09 Strengthen treads & risers. £200

5.10 Floors

Floor finishes are a mix of laminate, ceramic tiles and carpet. Minor undulations and some creaking were noted to some areas.

The laminate is worn to the kitchen and requires renewal.

The landing and middle bedroom floors were noted to have a slight slope across the surface. It is not considered serious and believed to be historical.

Based on its current condition, further significant movement is unlikely.

Lack of access prevented an inspection of the solid floors. Without breaking out a section, it cannot be determined if the solid floors have a DPM. Due to the age of the extension it is unlikely one is not present.

If one is required this could be expensive to renew the whole floor.

Not surprisingly, the bathroom floor is damp and wet. This is most likely due to the use of the spray hose next to the wc.

5.10 Refix loose floor boards. £200

5.11 Joinery

External joinery is in poor condition. Repairs will be needed when re-decorating which is required in the next year to the remaining painted areas, particularly to the fascias, soffits and window sub-frames. The front soffitts are particularly bad with decay evident in places.

Internal softwood doorframes, skirting and architrave's are generally in fair order.

5.11 Joinery repairs. (Provisional sum) £800

5.12 Worm and Rot

It was not possible to fully inspect floor joists due to 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.

Timber survey to roof void and floors and for remedial works resulting from survey. This normally involves spraying 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. £800

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 system was not checked and no tests were done.

The meter and fuse box are located in the hall. It is uncertain how old the electrical system is although it appears to be in fair condition.

However, unless current documentation is available for the whole system confirming it is in a safe condition, it is advised a test and report is done to the whole system as a precaution. A report is likely to recommend as a minimum an upgrade.

6.02 Electrical test and report. Upgrade. £800

Electrical work should be done by an NIC EIC and 'Part P' registered electrician.

6.03 Gas

The meter is located externally and feeds the cooker and boiler.

6.04 Plumbing

The plumbing system was not checked and no tests were done.

Mains water supplies kitchen sink and boiler. It is uncertain if the water main is lead or has been replaced. Lead is known to be a health hazard, and consideration should be given to its replacement if any remain in the property.

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

6.04 Lag all unlagged/exposed pipes. £300

6.05 Heating

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

Boilers normally have a maximum serviceable life of between 10-12 years. It is uncertain when the Worcester Combi boiler that heats domestic hot water and radiators was installed. It is believed to be in reasonable order and as such is considered to have 4-5 years serviceable life left.

It is uncertain when it was last serviced. This and its age should be checked and confirmed.

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

6.05	Report and service of boiler, heating and hot and cold water systems.	£400
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A Gas Safe registered heating engineer should undertake all gas/plumbing work.

6.06 Drains

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

The system appears to be in fair order, although an overhaul is required with gutter joints resealed, realigned and cleared to allow proper discharge of storm water to the downpipes.

The rear addition guttering detail is likely to be exacerbating the mould present to the rear bedroom back and side wall and requires altering.

The front downpipe is cast iron. The joints have failed with moss evident to them, indicating it is likely to be blocked. It also requires a rodding access.

Consideration should be given to renewing the remaining cast iron fittings.

Full access was not possible to inspect the gullies. They require clearing and proper surrounds and covers fitted. Some wastes require rodding access.

The inspection chamber located in the rear store could not be accessed due to occupiers' belongings. It should be lifted and 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 and foul water fittings. Renew cast iron fittings.	£500
6.06	CCTV survey and jetting.	£600

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 with floor units and worktops. In poor order.
No allowance has been included for its replacement.

7.02 Sanitary Fittings

Kitchen – Stainless steel sink with mixer tap.
Bathroom – Steel bath with bath shower mixer, pedestal basin with mono-bloc mixer and wash down wc and separate wash down wc.
Sanitary fittings are in fair condition.

There is significant staining and water damage around the wc pan and adjacent walls and skirtings. This is likely to have been caused by leaks and use of the spray hose. This also requires attention and damaged areas repaired/renewed.

7.02 Works to bathroom. (Provisional sum) £500

7.03 Finishes

External decorations are in poor order and repairs and decorations will be required in the next year. Costs included previously.

Internally, decorations will need renewal particularly to the mould and damp affected areas. 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 outbuildings were not inspected in detail.

The uPVC infill store to the side of the rear addition is in fair condition.

The roof panels will require regular cleaning to maintain performance. The seals and gaskets will require checking and renewal at the same time.

The shed requires an overhaul.

8.01 Works to store and shed. £400

8.02 Grounds

As 3.02. The paths and patio areas could be slippery in wet, icy weather.
The paths and hardstandings are uneven in places and require repair.

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

The ‘zone of influence’ of the tree to the rear boundary and adjacent the back door are not believed at the moment to be causing any undue problems with the structure/foundations of the property.

However if regular pruning of the tree is not undertaken future damage could result.
The tree should be trimmed or ideally removed.

The ivy to the neighbour’s property extends over the single storey rear extension.
Ivy does pose potentially considerable long term problems to the property from its roots and tendrils penetrating the brick mortar pointing. Consideration should be given to its removal. This would be the neighbour’s responsibility. Further enquiries are advised.

No inspection has been carried out within the curtilage of the property or adjacent properties to identify or list any plants listed in Schedule 9 Part II of the Wildlife and Countryside Act 1981 that may be costly to eradicate from the grounds ponds or water courses. (Japanese Knotweed, Ragwort, Bindweed or other similar species)
In this respect separate professional horticultural advice should be sought.

There were however, no obvious signs with the limited inspection undertaken.

8.02	Works to grounds. Clear vegetation and cut back/remove tree.	£400
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8.03 Boundaries

Front – Painted brick wall in reasonable order. The front brick pier is leaning. It requires repairs and redecoration.

Rear – A mix of timber fencing and brickwork in fair/poor order. Some repairs and renewals are required, particularly to the rear wall.

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

8.03	Boundary repairs/renewal.	£500
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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. Windows benefit from double glazing. Loft insulation is adequate to the main roof but should be improved to the rear addition and extension roofs.

It is unlikely any insulation is present to the bay window flat roof.

The sloping sections of the rear addition ceiling are not insulated. If insulated, the areas require a minimum 50mm air gap between the insulation and the roofing felt to avoid condensation problems, with the insulation extended into but not restricting eaves ventilation. Access is difficult to these areas.

Due to lack of insulation, there are condensation and mould issues to these areas and insulation should be improved as well as ventilation.

Insulation added to the external walls internally can help but is expensive and disruptive to install.

9.01	Upgrade roof insulation. (Where accessible)	£600
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9.02 Ventilation

All rooms can be ventilated with window opening lights.

There are no extract fans to the kitchen, bathroom or wc. These should be installed to help reduce the current condensation and mould problems.

The wc is in breach of current building regulations as it has no natural light or

ventilation. A fan should be fitted.

Condensation and mould is an issue to the bathroom, both upper and lower front bay window areas and to the rear bedroom outer walls and ceilings.

It is predominantly due to a lack of insulation, poor ventilation, air circulation, in addition to inadequate internal temperatures and the solid external walls.

Poor detailing to the roofs and poor condition of the external brickwork and pointing are also contributing to the problem.

This is also being exacerbated by the current occupier's lifestyle and use of the property, particularly to the bathroom, wc and kitchen.

Additionally and unusually, it can sometimes be made worse with the installation of double glazing. UPVC windows should ideally have trickle vents to be included into the frame to help alleviate this problem.

The best way to control the symptoms is to maintain reasonably high internal temperatures and increase air circulation to allow removal of the moist air, before it condenses onto the cold uninsulated outer wall surfaces or window glazing.

Humidistically controlled fans in wcs, bathrooms and kitchens also help, but can be expensive to install and run.

Keeping beds and furniture off external walls to allow air circulation and to prevent ‘cold spots’ will also help.

Even when all the above improvements are implemented, it is unlikely the problems will be completely eradicated and could worsen during colder and wet winter months.

This means that some degree of condensation and mould is likely to return and will require periodic cleaning. The extent of this will not be fully established until the above improvement works have been implemented.

9.02 Install 3 no' fans. £900

9.03 Safety

The property is generally acceptable from a safety aspect. Front and rear paths/patio could be a slip hazard in wet icy weather.

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

Damp and mould will cause problems to people with breathing issues.

No asbestos was readily obvious to the property in the accessible areas inspected. It was widely contained in early Artex, ceiling boards, thermoplastic floor tiles, boiler flues and ducting, water tanks, soffits and rainwater fittings, amongst others.

Asbestos in good condition is not necessarily a hazard. If it disturbed or deteriorates

and starts to break up it does become a hazard.

If any asbestos is discovered and removal is required, it should be done in a controlled manner by a licensed asbestos removal contractor. This can be very expensive.

If it is in good condition it can sometimes be left in-situ and encapsulated. (sealed)

It is possible that asbestos may be found in other places or currently inaccessible areas during renovation works and suitable precautions should be adopted and any suspected materials analysed and dealt with accordingly.

If there are further concerns enquiries should be made with the vendor or a full asbestos survey and test should be undertaken.

No costs have been included for asbestos analysis or removal. Specialist advice should be sought.

9.04 Security

Consideration should be given to changing the locks to front and rear doors 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.

9.05 Disturbance

Occasional traffic disturbance should be expected to the property.
Parking restrictions are in place.

9.06 Acoustics

No problem noted from the neighbours 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 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 poorly maintained for a number of years and works are now required to the external elements of the property, particularly the external walls, roofs, previously painted areas and joinery.

External joinery will require repairs and redecoration within the next year.

There are significant issues with damp ingress, condensation and mould that require remedial works.

The central heating and hot and cold water systems will require regular servicing.

The property is poorly presented and requires internal renovation and updating.

Note: Due to the overall condition of the property and its obvious lack of maintenance, it is almost certain that during the required refurbishment works, additional work will be found necessary that could not readily been seen prior to the areas being exposed when stripping out. A suitable additional allowance should be included to cover this, particularly to internal areas.

Some of the internal work undertaken has not been done to a good standard and will require ‘re-doing’ in places.

Whilst modernisation is required to the property, as stated in some sections, only essential works have been included as required.

Items such as sanitary ware, kitchen fittings, carpets and internal decorations have not been included as these are considered cosmetic. Whilst not modern in this property these elements perform the function they were designed to do.

It is these sorts of items that an estate agent would normally make an allowance for in their market valuation of the property.

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 needs to be established.

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

No doubt your legal advisor will determine the situation relating to any of the aforementioned and any other relevant issues 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. It requires internal updating.
- 11.02** Apart from the areas identified the structural walls are in reasonable order.
- 11.03** The roofs require general maintenance, improved insulation and ventilation.
- 11.04** The property fabric is in fair condition but requires some attention.
- 11.05** External redecorations are in poor condition. Repairs and redecorations will be required in the next year to avoid further deterioration.
- 11.06** The window timber sub-frames require repair and redecoration. UPVC windows will require regular attention.
- 11.07** Decorative finishes internally require renewal.
- 11.08** A specialist test and report should be provided for the electrical if current certificates are unavailable. Earth bonding should be checked.
- 11.09** The central heating, cold and hot water system require a check and service.
- 11.10** The kitchen and bathroom fittings are in poor/fair order.
- 11.11** The remedial works required are generally to be expected for this type of property that has been poorly maintained and requires internal updating.
- 11.12** 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.
1 October 2015



APPENDIX 'A' - COST SUMMARY REMEDIAL WORKS

Works Considered Essential

4.06	Repairs to brickwork pointing and decorations.	£1,500
4.06	Repairs and redecoration to masonry and cills, etc.	£400
5.01	Remove lower rendered plinth and repair brickwork.	£500
5.01	Reduce external ground levels.	£900
5.01	Install additional airbricks to walls.	£200
5.02	Chimney stack repairs.	£600
5.03	General roof overhaul. Provide additional support.	£1,500
5.03	Repairs to parapet brickwork.	£400
5.03	Provide additional ventilation to roofs.	£1,200
5.03	Works to bay window flat roof.	£200
5.03	Enlarge loft hatch.	£200
5.04	Repairs to window sub-frames. (Provisional sum)	£1,000
5.04	External redecoration of all previously painted joinery.	£1,200
5.05	Works to external doors.	£400
5.06	Repairs to internal plastered walls. (Provisional sum)	£800
5.08	Ceiling repairs. (Provisional sum)	£500
5.11	Joinery repairs. (Provisional sum)	£800
6.02	Electrical test and report. Upgrade.	£800
6.05	Report and service of boiler, heating and hot and cold water systems.	£400
6.06	Overhaul storm and foul water fittings. Renew cast iron fittings.	£500
9.01	Upgrade roof insulation. (Where accessible)	£600
9.02	Install 3 no' fans.	£900
Total		£16,500

Works Considered Desirable

5.04	Overhaul PCA and uPVC windows and doors.	£300
5.04	Reseal/renew failed sealed glazed units.	£300
5.09	Strengthen treads & risers.	£200
5.10	Refix loose floor boards.	£200
5.12	Timber survey and treatment.	£800
6.04	Lag all unlagged/exposed pipes.	£300
6.06	CCTV survey and jetting.	£600
7.02	Works to bathroom. (Provisional sum)	£500
8.01	Works to store and shed.	£400
8.02	Works to grounds. Clear vegetation and cut back/remove tree.	£400
8.03	Boundary repairs/renewal.	£200
Total		£4,200

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

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

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	0208 333 0452 07956 467964
Windows Replacement	Philip Barton 1 st Independent widows Ltd	0208 285 5184 07885 474800
Kitchens and Bathrooms	John Anderson Anderson Kitchens and Bathrooms	07884 107116 01473 890901
Painting and Decorating	Paul Chatt	07778 907604
Painting and Decorating	Mark Bradley Brushstrokes	0208 302 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	01689 898274 07956 267478
Tree Surgery/Groundworks	B Winder Oakland's Tree care	0800 1978949 01322 433244
Garden Maintenance	Peter Farnley Garden Services	0208 333 7772 07941 533640

Appendix A
COST SUMMARY