

SNAGGING REPORT

Of

**FLAT ____
51-52 CADOGAN TERRACE
VICTORIA PARK
LONDON
E9 ____**

For

**Mr J ____ & Ms C ____)
____ The Mews
Islington
London
N1 ____**

By

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

**Date: 31st July 20____
Ref: PGA/130719/____ Cad**

**This report contains 19 pages
including this header page**

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PARTICULARS

Property:	2 bedroom top floor flat in new build block.
Age (approximate):	New Build
Tenure:	Leasehold
Use:	Owner/Occupier
Inspection Date:	31 st July 2013
Weather:	Dry, warm
Terms of Reference:	Building Survey
Special Instructions:	None

1.00 CONDITIONS AND LIMITATIONS OF SURVEY

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

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

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

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

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

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

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 an 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. Additional charges will be applicable.

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 and their likely costs.

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 on 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 any subsequent inspection of those parts which have not been inspected would neither reveal material defects not known to the inspecting surveyor or will have an adverse effect on the property that may affect its sale or purchase.

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

The report will be confidential to you, your professional adviser and any other person expressly stated in our report. We accept responsibility to you alone and that the report will be prepared with skill, care and diligence reasonable to be expected of a competent Chartered Surveyor. We accept no responsibility whatsoever to any person other than yourself; any such person relies upon the contents of the report at their own risk. The whole or any part of this report or any reference is to be included in any published document, circular, or statement without Anderson Associates Chartered Surveyors' prior written approval.

If after occupation a defect is found the Surveyor must be informed in the first instance and before any remedial action is taken. Failure to do this could invalidate/effect any claim made against the Surveyor.

NEW BUILD

On new build properties an inspection is limited to what can be seen at the time of the visit. There is always a possibility that some defects or problems will only become apparent after occupation and on completion of a full cycle of seasons and the variations of temperature this brings.

We are therefore not able to comment on areas that are free from defect at this time but may show problems later. We will of course highlight potential future issues where possible if there is some evidence to suggest this at the time of the inspection.

Some of the snagging noted could be considered to be of a relatively minor nature; however any defect, particularly on a new build has the potential to worsen if left and cost more to remedy.

Other items raised may be detailing problems. Whilst some might not be considered particularly deleterious to the property could detract from an appearance perspective and in some instance the cost of remedying the issue would far outweigh any tangible benefit or improvement.

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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 around the 1850's onwards. There is a mix of various sized residential accommodation within Cadogan Terrace and adjacent roads. Cadogan Terrace is located off the A106 Wick Road and has good links with the A12 Blackwall Tunnel Northern Approach. The nearest station is believed to be Hackney Wick.

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 property forms part of the top floor accommodation of the property, set on four levels.

Due to its new construction it can be reasonably assumed that the elements making up the structure are unlikely to have deteriorated significantly since completion of the main structure, and that the works were undertaken in accordance with relevant current regulations.

Your solicitor should confirm that all necessary approvals and consents were obtained and that the work was officially signed off by the Local authority Building Control. In addition it should be ensured that all necessary Planning consents were sought and obtained.

Walls are believed to comprise predominantly steel and concrete frame with brick/block infill. The precise make up of the structure can be confirmed with the developers.

Door panels/windows are of open pane design.

Access is via the communal lobby, stairs and lifts located off the ground floor lobby accessed off the public footpath.

The accommodation internally includes:

The communal door leads to the lobby, stairs and lifts. A communal landing on the top floor leads to the subject unit's entrance door.

The front door leads to the hall with the bathroom to the centre left and lounge, dining area and kitchen to the front with bedrooms to the rear.

3.02 External

External space comprises small courtyard to the left side of the block providing pedestrian access to the side and rear with a small hardstanding to the right side.

It is uncertain if the subject property has use of any external amenity space.

Your solicitor should establish the repair responsibilities, boundary positions, etc. This information should also be included in the lease/deeds.

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 questions:

- 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.

6.07 Service charge details

Some of the above should be covered in regular maintenance inspections carried out by the management co and should be covered in annual service charge.

A cost breakdown of should be obtained for the service charge and what it covers (i.e. lifts, bin chutes, grounds, communal areas etc) in addition it is advised that a detailed cleaning and maintenance regime be obtained including justification for the level of these charges if found to be necessary.

It is advised your solicitor checks the costs and areas covered in this charge.

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 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 between the leaseholders regardless of the work involved or the position of their part of the property in relation to that work.

Your solicitor should confirm with the freeholder the implications of any terms and clauses within any leasehold agreement, that they are fair and do not place any undue responsibility onto individual leaseholders. It is also important to establish the extent of what is contained and covered within the service charge as regards maintenance and repair.

4.01 Framework

The external walls are considered to be a combination of cavity brick and block infill construction set within a steel and concrete frame with some masonry around doors and windows and at first floor level.

The floors throughout the building and the subject flat are believed to be of concrete.

The flat walls are brick/load-bearing brickwork and timber stud partition walls.

4.02 External walls appear upright with door and window openings true and well formed. The subject property floors are level and even.

4.03 An inspection of the roof and void was undertaken to the subject flat. (See 5.03)

4.05 Foundations

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

4.06 Movement

There are no obvious signs of heave, slip, sheer or deflection within the external walls of the structure to give rise to any concerns as to its structural stability.

It must be remembered however, that seasonal cracking, of a minor nature could occur to this type of property construction in this area, particularly at main structural and party wall joints.

This is particularly relevant due to the close proximity of the A12 to the rear of the property and its elevated position in relation to the rear.

Some external areas require cleaning of dust and construction debris.

The quality of the brickwork and in particular the pointing is not of a good standard with irregular gaps to vertical joints and uneven horizontal courses.

Whilst these observations are not of a serious nature the poor quality does distract from an appearance perspective.

It should be ensured that joints, seals and any other vulnerable external detailing are checked regularly to ensure the property remains watertight.

Regular external maintenance is considered to be minimal but future maintenance and cleaning works will require scaffolding to access most of the external elevations and this will be expensive.

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

Due to the ‘modern’ construction damp is unlikely to be present to the lower areas. However, no access was possible to inspect the ground floor accommodation for potential problems.

5.03 Roofs

A limited ground level external inspection was undertaken to the roof void over the subject property.

Considering the recent nature of the building it is unlikely that there are any major problems with these.

An inspection of the roof void was undertaken via a hatch to the hall.

The hatch is small and should ideally be enlarged to allow easier access for storage and maintenance.

Regular checks of the drainage and storm water gutters, channels and hopper outlets should be undertaken. It should be also ensured that this type of preventative maintenance is included in the annual service charge.

Ventilation and insulation is considered adequate to the roof areas. This would invariably comply with current regulations.

5.04 Windows/Glazing

Windows and doors to the flat comprise double glazed timber composite panels/doors. All are in good condition.

These types of windows and doors require regular attention to maintain their performance. The lock mechanisms, catches and rubber seals require regular checks to ensure they are working properly.

An allowance should be made for maintaining the windows in good working order, including regular cleaning inside and out to reduce the affect of airborne chemical pollutants on the window surfaces.

In addition all moving parts locks hinges etc should be kept well lubricated.

This is particularly relevant in built up areas and that the rear overlooks the A12.

Sealed double glazed door and window units only last for between 10-15 years. The seals deteriorate causing misting and condensation to the air gap. Some replacements should therefore be allowed for in the future.

Your solicitor should ensure that FENSA certification is available for the external door and window units.

5.05 Doors

The flat entrance door is solid core fire check type. The living room external doors are sealed double glazed timber composite in good condition. Internal doors are flush type, some of which are believed to be fire resisting.

Due to frequent use the communal entrance/access doors will require regular maintenance. (See 5.04)

The following were noted which require attention:

Some doors require easing to allow them to close and open easier and to ensure the door catch engages easily.

The bathroom and hall doors are protruding slightly proud of the frame. The door stops require moving to allow the doors to close flush.

5.05	Works to doors.	£100
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5.06 Internal Walls

These are mostly dry-lined with plaster finish and are in good condition.

However, the following were noted:

The plaster to the wall surfaces is uneven and undulating in places when measured with a straight edge over the surface. This is not a serious issue and is arguably within tolerance.

The walls are patchy and require an additional coat of emulsion.

The kitchen and bathroom tiling is of a generally acceptable standard although some finishing off is required

The pipework below the boiler requires boxing in.

Note: As the property dries out hairline cracking is likely to appear at the wall ceiling junction and to the plaster over the door and window lintel corners. This is normal for new build. These areas can be repaired with internal redecorations.

5.06 Apply additional emulsion coat to internal walls. £800

5.07 Fire Places – N/A

5.08 Ceilings

Ceilings are plaster skim on plasterboard. They are generally in good order with no significant issues noted.

Holes were noted to the kitchen and bedroom ceilings with uPVC sleeving present. It is uncertain what these are for. They require covers fitting/finishing.

5.09 Stairs

Off the ground floor lobby, the communal stairs and landings could not be properly inspected as they were not complete.

Due to frequent use the walls, landings and stair coverings/finishes etc, will require regular attention.

The steel railings to the living room external doors are in good order although they require cleaning.

5.10 Floors

The floors currently have no finishes.

The chip board around the front door is springy, as is the threshold infill to the doorway of bedroom 1. These require attention

There are gaps to the chipboard flooring where it does not extend below the door frames, particularly to the bedroom door openings.

This is not as major issue as the floor finishes should cove this.

Protruding screw heads require countersinking below the chipboard surface in places.

5.10 Works to floors. £200

5.11 Joinery

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

The living room window cills slope down slightly towards the room. It is not considered serious, however.

The boxing over the front door and loft hatch require painting.

5.12 Worm and Rot

No obvious signs of worm or rot were detected in the accessible timbers inspected.

In a property of this age, it would be very unlikely to find sign of worm as any timber used would have been pre-treated prior to installation.

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 electrics were not inspected in detail. Installation and test certificates should be provided to confirm all is in order.

No bulbs were fitted to any lights.

The fuse box is located in the hall cupboard.

The meter is believed located in the ground floor service cupboard.

Spotlights require an adequate air gap and ventilation over them to eliminate/reduce the risk of overheating and fire. This is normally achieved by spacer cones.

The spotlights should be checked as a precaution.

The lift was not installed at the time of the inspection.

The property benefits from an intercom system that allows remote opening of the front door from the individual flats.

All electrical work should be undertaken by an NIC EIC registered electrician.

6.03 Gas

Mains gas is supplied to the development.

The meter is believed located in the ground floor service cupboard.

6.04 Plumbing

Mains water supplies kitchen sink and boiler.

Hot water is supplied by the boiler.

This should be checked for correct and safe working.

6.05 Heating

The central heating and hot and cold water systems were not inspected in detail. No tests were done and there were no obvious issues requiring attention.

Boilers normally have a maximum serviceable life of between 10-12 years. The Biasi combi boiler that heats domestic hot water and radiators is in as new condition and as such should have 10-12 years serviceable life left. Installation and test certificates issued at the time of the developments completion should confirm all is in order.

The present installation will provide reasonable background heating. If regular servicing is not carried out, fuel bills could be high.

Suitably qualified electrical/heating engineers should undertake all electrical, gas and plumbing work.

6.06 Drains

Surface water and soil drains discharge to the main drainage installation that is routed internally and within the developments grounds. Rainwater goods are uPVC.

The roof drainage should be checked regularly to prevent blockages and subsequent flooding of the roof and flats below.

The inspection chamber covers were not lifted or runs checked, as the number of flats discharging into them would make it impossible to determine what area is causing problems. Due to the age of the development it is unlikely there are any problems.

A drainage test is normally required as part of Building regulations approval.

Any works required should be covered in regular maintenance inspections carried out by the freeholder and should be covered in the annual service charge.

6.07 Service charge details

Some of the above should be covered in regular maintenance inspections carried out by the management company and should be covered in annual service charge. It is advised your solicitor checks the costs and areas covered in this charge.

- 6.07 A cost breakdown should be obtained for the service charge and what it covers (i.e. lifts, bin chutes, grounds, communal areas etc) in addition it is advised that a detailed cleaning and grounds/maintenance regime be obtained including justification for the level of these charges if found to be necessary.

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 wall and floor units and worktops in as new condition.

Some doors and panels require adjusting to provide a better fit.

No soft door closers are fitted to the base or wall units.

Some of the built-in appliances require adjusting to fit properly in the units.

The kitchen tiles require grouting and mastic seal is required to the tile worktop junction.

7.01	Works to kitchen.	£250
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7.02 Sanitary Fittings

Kitchen – Stainless steel sink with mixer tap.

Bathroom – Bath, with mixer tap, vanity unit with monobloc mixer and wash-down WC with concealed cistern.

Note: No shower is fitted to the bathroom. Enquiries should be made to establish if this is an option that can be installed. A bath shower mixer can replace the mixer tap and a screen or curtain fitted.

The gap between the floor and wall tiles requires filling.

Grout residue requires removal from the tiles in places.

The floor tiles require cleaning.

The shelf above the wc and basin requires fixing and the surface finished.

An extractor fan requires fitting.

The bath panel requires fitting.

7.02	Works to bathroom.	£200
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7.03 Finishes

External finishes are in good order but will require attention in the future.

Other external elements are self finished and therefore should only require regular cleaning which should be included in the service charge.

Ceilings and walls are emulsion finish. Softwood joinery is gloss/self finish.

The bathroom and kitchen are tiled and are in good order.

Apart from the issues noted, decorations and finishes are in good order.

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 – None.

8.02 Grounds/Amenity Space

The external areas to the development were still being worked on at the time of the survey so could not be properly inspected.

It is uncertain if the subject property has shared use of the external amenity space.

The development does overlook Victoria Park and enjoys access to it.

Responsibility for maintenance of the external spaces/communal courtyard and paths should be checked.

8.03 Boundaries

These were not inspected. It is advisable that your Solicitor checks on the ownership and repair responsibility of the boundaries and communal areas.

In particular the concrete wall to the rear boundary forming the upper section of the embankment overlooking the A12.

The details relating to this should be contained within any leasehold documents prepared for the sale.

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 are not considered to be any issues regarding insulation etc., as the property is believed to comply with current regulations in regard to this.

Windows and doors benefit from double glazing.

Wall and roof insulation is believed to comply with current regulations.

9.02 Ventilation

All rooms can be ventilated with window opening lights. Fans will be fitted to the kitchen and bathroom.

9.03 Safety

The property is generally well designed from a safety aspect. External communal areas could be slippery in wet, icy weather.

All gas and electric services, installations, etc., should be regularly checked by qualified engineers.

9.04 Security

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

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

The property benefits from an intercom system that allows remote opening of the front door from the individual flats.

9.05 Disturbance

The property is likely to suffer from a high degree of direct disturbance, particularly from the A12 to the rear.

9.06 Acoustics

Sound levels should meet with current minimum requirements at the time of the construction so it is unlikely that sound disturbance from the other flats will be a problem.

The types of floor finish can have an effect on noise levels.

9.07 Environmental Survey.

It is suggested that due to the property being build on a ‘Brownfield’ site an environmental survey is undertaken to ensure that any contaminated land (If any) was properly prepared/removed prior to construction. Details would be available from the local council. No doubt your solicitor can advise.

The environmental survey also covers issues such as flooding and ground instability. This is particularly relevant as the development backs onto the A12 embankment.

10.00 FINANCIAL CONSIDERATIONS

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

10.01 Defects

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

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

As the property is in the process of being completed, it is unlikely that any major works will be required in the near future based on the access available at the time of the inspection.

However, regular cleaning of the internal communal areas and external elements will be required.

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 leasehold possession.

Ownership and maintenance responsibility of the external communal grounds and boundaries needs to be established.

In addition it is advised that your solicitor checks the terms and conditions within 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 leaseholders responsibility to landlord and payment of any works initiated by the landlord.

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

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

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

on these and any other relevant matters.

11.00 CONCLUSIONS

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

- 11.01** The property offers reasonable sized accommodation. Apart from the items noted, the standard of workmanship and finish is generally acceptable.
- 11.02** The structural walls are in good order.
- 11.03** Some of the external elements will require regular cleaning and decorating as required.
- 11.04** Internal finishes are in good order. Some walls require further decoration and parts require finishing.
- 11.05** The electrical installation is in as new order. Safety test and installation certificates should be available to confirm their safe condition.
- 11.06** The heating and hot water systems are in as new order. Safety test and installation certificates should be available.
- 11.07** Sanitary and kitchen fittings are all in as new order. Some finishing off is required.
- 11.08** 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 or request the vendor to undertake the works as part of their snagging handover of the property.

Please Note:

Some of the snagging noted could be considered to be of a relatively minor nature; however any defect, particularly on a new build has the potential to worsen if left and cost more to remedy later.

Other items raised may be argued as detailing issues. Whilst some might not be considered particularly deleterious to the property they could detract from an appearance perspective and in some instance the cost of remedying the problem would far outweigh any tangible benefit or improvement.

Nevertheless if these issues are raised here the same issues could be raised when the property is next sold. It is advised that some form of consideration is given by the vendor to reflect this.

Survey Ends.

Paul Anderson. MRICS, MCIOB
31st July 2013

Pfk & erl

APPENDIX 'A' - COST SUMMARY

REMEDIAL WORKS

5.05	Works to doors.	£50
5.06	Apply additional emulsion coat to internal walls.	£800
5.09	Works to floors.	£200
7.01	Works to kitchen.	£250
7.02	Works to bathroom.	£200
	Total	<u>£1,500</u>

Other annual variable costs

Ground Rent.	TBC
Service Charge.	TBC

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

It should also be noted that following occupation it is likely other work requiring attention will come to light that was not previously included in the original inspection and a suitable allowance should be made for this eventuality.

Appendix A
COST SUMMARY