

BUILDING SURVEY REPORT

Of

**__ TYRWHITT ROAD
BROCKLEY
LONDON
SE4 __**

For

**Mr J _____
__ Pepys Road
London
SE14 ____**

By

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**Date: 23 July 20__
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**This report contains 24 pages
Including this header page**

CONTENTS

	Page No.
PARTICULARS	1
1.00 CONDITIONS AND LIMITATIONS OF SURVEY	1&2
2.00 SITE	3
3.00 DESIGN	3
4.00 STRUCTURE	5
5.00 FABRIC	7
6.00 SERVICES	12
7.00 FITTINGS AND FINISHES	14
8.00 OUTBUILDINGS, GROUNDS AND BOUNDARIES	14
9.00 ENVIRONMENTAL FACTORS	15
10.00 FINANCIAL CONSIDERATIONS	17
11.00 CONCLUSIONS	19
Appendix A - Cost Summary	20
Appendix B – Contractor List	21

PARTICULARS

Property:	Ground floor flat in Victorian semi-detached conversion
Age (approximate):	110 Years
Tenure:	Leasehold
Use:	Owner/Occupier
Inspection Date:	23 July 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 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 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. 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 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 1900s'. There is a mix of property types within Tyrwhitt Road and adjacent roads. Tyrwhitt Road is located off the A20 Lewisham Way has good links with the A2. The nearest stations are Lewisham, Ladywell and Brockley.

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 dwelling occupies the ground floor of a Victorian semi detached conversion. Believed to have been constructed around the 1890's, it is set on three levels with pitched and hipped main roofs. There is a two storey flat roof bay window to the front left elevation.

Walls are load-bearing solid brickwork. Roofs are covered with slates. Windows are of open pane design and the communal entrance door is set back to the right of the property within the recessed open porch.

The accommodation internally includes:

Ground floor – From the flat front door the hall leads to the bedrooms to the front with bathroom, lounge and kitchen/diner to the centre and rear.

Doors from the kitchen/diner lead to the rear garden a side gate leads to the front.

3.02 External

Front: From the main public footpath a concrete path leads up to the front door with side access to the subject flat rear garden.

Rear: The flats garden comprises patio stepped/paved area and raised shrub borders. A side access gate leads to the front.

It is understood this section of the rear garden is for exclusive use of the subject property. This should be checked and confirmed.

3.03 Leasehold 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 (if any).

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 your solicitor makes 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.

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, share free/leaseholders have a repair responsibility extending to the whole building. Any repair costs incurred by the landlord 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 (Where access is possible) have been included in the survey.

It is uncertain when the property was converted into flats.

It is assumed proper applications were sent to the Local council for approval of this work and that completion certificates are available for the alterations and any other notifiable work. No doubt your legal advisor can inform you accordingly.

4.01 Framework

The main external walls are predominantly load-bearing solid brickwork.
The floors to the flat are suspended timber construction.

The main roofs are of traditional timber pitched roof design.
Other walls within the flat are brick or load-bearing brickwork with some timber stud partition walls.

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

4.03 No access was possible to inspect the roofs internally as access is via the upper flats.

4.05 Foundations

These were not inspected, but there is no evidence to suggest that the foundations are not in reasonable order. (See 8.02)

4.06 Movement – Front, Side and Rear Elevations

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

The brickwork is in fair order for its age. It would appear that some repointing work was undertaken at some time in the past.

However, isolated areas of cracked defective bricks and mortar pointing requires repair in places. In particular, to the left side brickwork below the ground floor and first floor bay window cills, to the first floor right side bay window cill, upper left side of the front door and over the masonry arch.

The pointing has not been done well in places, particularly to the front right side flank wall. Whilst these observations are not of a serious nature the poor quality does distract from an appearance perspective.

The painted render to the rear is in fair condition. However, hairline cracks were noted in places, particularly over the patio doors and window heads. Apart from touching in repaired areas, full redecorations to the rendered area should not be required for 4-5 years.

The masonry door and window cills and heads are in generally fair order. They will require cracks repaired when next redecorating.

The above works can be done when the property is next decorated externally.

None of the above defects are considered serious and further significant progressive movement appears remote. However, following repairs, these areas should be periodically monitored to ensure there is no on-going potentially serious future movement. Judging by their current condition this is considered unlikely.

In a property of this age and type and in this area, a certain degree of 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.

4.06 Repairs to brickwork, pointing and render. Touch in decorations. (share of cost) £500

Note: Any work needed to these and other areas will require the co-operation of the other leaseholder/s for access and share of the costs involved.

5.00 FABRIC

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

5.01 DPC

There were no obvious signs to suggest that the original dampproof course is not working as it should.

Tiling, fixtures and fittings prevented full access to some walls internally, particularly to the kitchen and bedrooms.

Vent discs were evident to the left side elevation walls.

It is uncertain when these were installed or if guarantees are available and can be transferred to the new owner. No doubt your solicitor will check and advise accordingly.

The external walls were tested internally with a damp meter. Medium to high level damp readings were detected in places to the external walls, in particular the full back wall of the kitchen and lounge.

The render to the rear and rendered plinth to the front walls extend to the ground and are bridging the DPC. This detail and driving rain can cause damp internally. This should be removed/reformed and a bell mouth drip formed at DPC level and the brickwork below made good.

The external ground levels and steps are too high and should ideally be reduced to a minimum of 150mm below the original DPC where present.

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

The concrete steps should be rebuilt off the walls.

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

The damp readings do not give major cause for concern at this time. However, to avoid increased future problems it is advised that the recommended remedial works covered in this section are undertaken as a precaution.

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 could take up to 12-18 months.

5.01	Reform/remove external render and plinth. (share of cost)	£300
5.01	Reduce external ground levels below original DPC. (share of cost)	£400
5.01	Install additional airbricks. (share of cost)	£100

Note: The above external issues that need addressing means there is a higher than normal possibility of potential rot and decay to the sub-floor timbers. The above works should be undertaken to reduce this likelihood.

There were however, no issues noted with the limited inspection that was available.

5.02 Chimney Stacks

A close inspection of the chimneystacks was not possible, although from what could be seen at ground level they appear to be in reasonable condition. Some repointing is required.

However, 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 Works to chimney stacks. (share of cost) £200

5.03 Roofs

Only a limited ground level external inspection was possible to the roofs. Limited, restricted access and visibility prevented a proper inspection of the roof slopes, particularly to the left side and rear.

It was not possible to undertake an inspection of the roof voids as access is via the upper flat. It was therefore not possible to determine the condition of the roof timbers or underfelt below the slates. This should be checked.

The roofs appear to have been recovered at some time in the past. What could be seen of the main roofs is in generally reasonable condition. However, a general overhaul of the roofs is required to maintain them in a watertight condition.

Isolated slipped or damaged slates should be refixed or replaced any loose ridge or hip tiles rebbeded and valley gutter and chimney lead flashings checked. The rendered parapets and valley gutters should also be checked.

Ventilation to the roofs is considered inadequate unless breathable felt was used when the roof was recovered. Ventilation should be improved with the installation of eaves and ridge/tile vents to provide cross ventilation at high and low level.

The bay window flat roof could not be inspected, so its covering and condition could not be determined. General maintenance should be allowed for with the application of solar reflective paint to the surface, following any necessary repairs. It is not ventilated and unlikely to be adequately insulated.

The moss growth to the main and flat roofs should ideally be removed as it can in some instances hasten the deterioration of the coverings and surfaces, particularly to flat roof coverings as it allows ponding of the surface and retains moisture preventing the surface drying out as quickly as it should.

The central valley gutter on the party wall could not be inspected. This should be regularly checked and cleared to prevent possible flooding.

5.03 General overhaul of roofs. (share of cost) £300
5.03 Improve ventilation to all roofs. (share of cost) £500
5.03 Works to bay window flat roof. (share of cost) £100

Roof works can be undertaken at the same time as external redecorations.
No scaffold access has been allowed for.

5.04 Windows

Windows to the flat comprise newer and older single glazed timber sliding sash. It is uncertain when the newer windows were installed.

They are in generally fair order but a general overhaul is required to the older windows in particular.

Overhaul sash windows. Free up spiral balances. Renew broken sash cords worn parting and staff beads, renew missing putties, lubricate locks and hinges. Seal window reveals in mastic

Hinged Louvre shutters are fitted internally. These are in good order.

External finishes are in generally fair condition. However, early signs of deterioration are evident in places and new external decorations will be required in 2-3 years to the subject flat.

Finishes to some of the upper and rear parts of the property require attention now.

5.04	Overhaul timber windows and doors to flat.	£400
5.04	Redecorate all previously painted joinery and masonry. (share of cost) (Year 2) (No scaffold access has been allowed for).	£1,500

5.05 Doors

The communal and flat external doors are part/glazed timber panel. Internal doors are timber panel. Doors are in good condition. Door closers should ideally be fitted to internal doors.

The front external and patio doors require redecoration. (See 5.04)

5.06 Internal Walls

Walls are plastered and are in generally fair order. Some hairline cracks were noted in places and at some wall & ceiling junctions.

These are not serious and can be repaired with internal decorations.

In particular, hairline cracking and staining was noted to the side of the front bay window and below the window boards. This is indicative of minor settlement cracking, although based on its current condition it is not considered serious.

As a precaution these areas should be periodically monitored to ensure there is no on-going potentially serious future movement. However judging by their current condition this is considered unlikely.

The stained areas are likely due to minor leaks from around the window cills. The edges and masonry cills require sealing.

Other isolated areas of defective plaster should be expected internally when preparing walls for redecoration, particularly to damp affected walls.

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

5.06 Repairs to internal walls. £200

5.07 Fire Places

The lounge and bedroom fireplaces have coal effect gas fires fitted.

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

As a minimum a smoke test should be done to ensure the flue draws properly.

Some fireplaces appear to have been removed at some time in the past. It is not certain if these were removed throughout the whole property and supported within the roof void or on upper levels.

No issues were noted but further enquiries are advised to establish the situation.

If the necessary paperwork is not in place retrospective approval can be obtained but this can some times be time consuming and costly. If the works are of a longstanding nature some local authorities consider waiving retrospective approval.

In essence, if problems have not appeared to an area like this within a short period of the works being completed, it is unlikely that any problems will surface in the future.

An indemnity insurance policy can be obtained to cover this in lieu of undertaking the works. Your solicitor can advise.

5.07 Smoke test to gas fire flues. £200

5.08 Ceilings

Ceilings are lath and plaster or plaster skim on plasterboard. They are generally in good order.

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.

Hairline cracks noted to some ceiling and other minor defects are not serious and can be repaired with internal decorations.

It was not possible to check if adequate sound proofing was installed to the ceilings at the time of the conversion, or if any was added with later upgrades to comply with current standards.

There were no obvious issues but further investigations are advised. Unless recent any present is unlikely to comply with current minimum requirements.

5.09 Stairs – N/A

The communal stairs and hall were not inspected in detail. Enquiries should be made to determine if the subject flat has a repair responsibility extending to the communal stairs as well as the front hall.

5.10 Floors

Floors are stained/varnished stripped boards. Lack of access prevented a proper inspection of the sub-floor floor timbers and areas. However, there were no obvious signs to suggest any problems with the limited inspection that could be done to the exposed boards. (See 5.01)

5.11 Joinery

What could be seen of the remaining external joinery is in generally fair condition. External decorations are in fair order. However, the roof areas are showing signs of deterioration and redecorations will be required in 1-2 years. Particular attention should be given to the exposed roof purlin ends to the gables.

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

5.12 Damp

Some damp ingress was recorded to the external walls of the property and remedial works for this has already been advised. (See 5.01)

5.13 Worm and Rot

No obvious sign of worm was detected in the accessible timbers inspected. This was limited as full access was not possible to the roof void or floors.

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.

Allow for full timber survey to be done to roof void and floors. A report should be available free of charge.

Carry out remedial works resulting from survey. This normally involves spraying the roof voids and floor timbers with a preservative and woodworm killer solution.

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

5.13 Timber treatment. (share of cost) £400

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 electrical system was undertaken. No tests were done.

It is uncertain how old the electrical system is but it appears to be in good condition.

However, unless current test certificates are available confirming the system is in order it is advised a test and report is done to the complete electrical system as a precaution. It is likely this report will recommend as a minimum an upgrade.

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 bathroom spotlights should be checked as a precaution.

Any fixed electrical appliances remaining should all be checked prior to use.

6.02 Electrical test and report. Upgrade. £400

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

6.03 Gas

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

6.04 Plumbing

Mains water supplies the kitchen sink and boiler.

Any water tanks and pipework serving the property located in the roof voids and floors should be checked for sufficient lagging as on thawing, frozen pipes can cause serious water damage. No access was possible to inspect these items.

It is uncertain if the water main is lead or has been replaced as part of an earlier refurbishment or conversion. Lead is a known a health hazard, and consideration should be given to its replacement if any lead pipes remain within the property.

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

6.05 Heating

The central heating system was not inspected. No tests were done.
Boilers normally have a maximum serviceable life of between 10-12 years.

It is uncertain when the Vaillant combi boiler that heats domestic hot water and radiators was installed. It appears to be in fair condition and as such is considered to have 5-6 years serviceable life left.

It is uncertain when the boiler was last serviced or if certificates are available. This and its age should be checked and confirmed.

The present installation should provide reasonable background heating, although regular servicing and maintenance must be kept up to ensure safe working and to reduce fuel bills.

6.05 Report and service of boiler heating and hot and cold water systems. £300

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

6.06 Drains

Surface water and soil drains discharge to the main drainage installation that is believed to run across the side to the front of the property. Rainwater and foul water fittings are uPVC.

The system is in generally fair order. General maintenance is however required.

The gutters and outlets should be regularly cleared. Gullies require clearing and proper surrounds and covers fitted. Downpipes and wastes require rodding access.

The bay window gutter is damaged and requires replacement. The downpipe requires extending into the gulley and the cover replaced.

The inspection chamber covers serving the property located to the side path were lifted. The drains appeared reasonably free flowing although debris to the benchings requires clearing.

As a precaution it is recommended a CCTV survey be done and the runs jetted to be certain of no problems. There were no signs above ground to suggest any issues.

6.06 Overhaul storm and foul water fittings. (share of cost) £100

6.06 CCTV survey and jetting of drains. (share of cost) £200

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.

A cost breakdown of should be obtained for the service charge and what it covers (i.e. 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.

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 good condition.

7.02 Sanitary Fittings

Kitchen –Ceramic Butler sink with mixer tap.

Bathroom – Acrylic bath with bath shower mixer and mains shower, pedestal basin with mono bloc mixer and wash down WC. Fittings are in good condition.

7.03 Finishes

External decorations are in fair condition but require attention now and in the next 1-2 years to avoid deterioration.

Ceilings and walls are generally emulsion finish. Joinery is gloss painted. Bathroom and kitchen are part tiled. Internal decorations are in good order.

No allowance has been included for internal decoration as this is not considered essential. Costs for external decoration has been included elsewhere.

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 shed requires general maintenance.

8.02 Grounds - (As 3.02)

Paths, steps, and paved areas are likely to be slippery in wet and icy weather. The paths, steps and paved areas are in reasonable order.

The front step and side brickwork has dropped away from the property with cracking evident to both side walls and underside of the top step. This is indicative of ground settlement and linked to the bay window cracks. Repairs are required.

It is not possible to determine if there is any on-going movement from one single visit. As a precaution following repairs, these areas should be periodically monitored to ensure there is no on-going potentially serious future movement.

However, judging by its current condition this is considered unlikely.

Generally tree roots are the same size as the crown above ground. The 'zone of influence' of the trees in the adjoining properties rear garden are not believed at present to be causing any problems with the structure/foundations of the property.

However, if regular pruning is not undertaken future damage could result to the boundaries or the properties drains from root encroachment.

The trees should be trimmed or ideally removed. This would be the neighbour's responsibility. Further enquiries are advised.

Regular pruning of vegetation within the ground of the subject property should also be undertaken.

Note: 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 front step. (share of cost) £200

8.03 Boundaries

Front – Brick walls and timber fencing in fair order. Some repairs are required.

Rear – A mix of timber fencing and brick walls in fair order. Some repairs are required.

The rendered brickwork capping bricks require repair and vegetation removed.

The left side rendered brick section of the boundary wall tapers in towards the garden. It is uncertain if this is original or a later alteration. Further enquires are advised to ensure it in the correct position

8.03 Works to boundaries/cut back vegetation. (share of cost) £300

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

9.00 ENVIRONMENTAL FACTORS

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

9.01 Thermal

There were no signs that thermal insulation is present to the external walls.

Timber doors and windows would benefit from secondary double glazing.

No access was possible to check this if insulation to the main roofs is adequate.

It is unlikely the bay window roof insulation is adequate and should be improved.

The present roof detail would make it prohibitively expensive to install insulation unless a 'warm deck' roof was created where the insulation is laid over the existing waterproof membrane. No allowance has been included for this at this time.

9.01 Improve roof insulation where accessible. (Share of cost) £200

9.02 Ventilation

Rooms can be ventilated with window opening lights. No fan is fitted to the kitchen. One should be installed to reduce problems from smells and condensation build-up. The cooker hood could be adapted to discharge externally. The existing bathroom fan should be checked.

9.02 Check existing fan. Adapt cooker hood. £400

9.03 Safety

The property is generally acceptable from a safety aspect. Hardstandings, patios and paths will be slippery in wet, icy weather. Both electric and gas installations should be checked by qualified engineers.

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

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

It is possible that asbestos may be found in other places or currently inaccessible areas. Suitable precautions should be adopted if renovation works involve stripping the property out. Any suspected asbestos should be tested as a precaution 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 the flat external doors and the provision of additional security 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 noise could be an issue.

9.06 Acoustics

No disturbance was noted from the other flats. 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 uncertain if adequate sound proofing was installed to the ceilings or upper floors at the time of the original conversion or any later upgrades. If any is present it is unlikely to comply with current minimum requirements.

There were no issues at the time of the survey but further enquiries are advised.

No access was possible to inspect for this as this would require an invasive survey which is beyond the scope of this report.

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. Costs are split according to joint or sole responsibility.

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 appears to have been reasonably well maintained externally over the last few years, although some works are required now to prevent deterioration to the external elements.

There is some evidence of minor movement to the bay window although this is not considered serious or on-going at this time.

Some of the brickwork requires repair and the lower render requires attention to prevent damp issues.

Internally the property is in an acceptable condition.

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 share freehold possession without encumbrances.

Ownership of boundaries and use/maintenance responsibility of the grounds etc., should be established.

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

Lease/Share freehold purchasers must be aware of obligations relating to repair and maintenance of the property and the extent of responsibility for any works initiated.

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 vendor, and 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 regarding matters raised in the report 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 and is well presented internally.
- 11.02** Apart from the minor repair works identified the structural walls are in reasonable order. Some of the brickwork and pointing requires attention.
- 11.03** The property fabric is in fair condition but will require attention in 2-3 years.
- 11.04** The roofs are in reasonable condition but require routine maintenance. Lack of access prevented a full inspection.
- 11.05** Decorative finishes internally are in good order.
- 11.06** A specialist test and report should be provided for the electrical installation and it's recommended remedial works undertaken. Earth bonding should be checked.
- 11.07** The gas boiler, heating and hot and cold water systems are believed to be in reasonable order but should be checked prior to use and regularly serviced.
- 11.08** Sanitary and kitchen fittings are in good order.
- 11.09** The routine remedial works required are generally to be expected for this type and age of property that has been reasonably well maintained.
- 11.10** It is advised to possibly seek a reduction in the purchase price to offset the costs listed in Appendix A under essential.

Survey Ends.

Paul Anderson. MRICS, MCIQB
23 July 2015



APPENDIX 'A' - COST SUMMARY

REMEDIAL WORKS

Works Considered Essential

4.06	Repairs to brickwork and pointing. (share of cost)	£500
5.01	Reform/remove external render and plinth. (share of cost)	£300
5.01	Reduce external ground levels below original DPC. (share of cost)	£400
5.01	Install additional airbricks. (share of cost)	£100
5.02	Works to chimney stacks. (share of cost)	£200
5.03	General overhaul of roofs. (share of cost)	£300
5.03	Improve ventilation to all roofs. (share of cost)	£500
5.03	Works to bay window flat roof. (share of cost)	£100
5.04	Overhaul timber windows and doors to flat.	£400
5.04	Redecorate all previously painted joinery and masonry. (share of cost) (Year 2)	£1,500
6.02	Electrical test and report. Upgrade.	£400
6.05	Report and service of boiler heating and hot and cold water systems.	£300
6.06	Overhaul storm and foul water fittings. (share of cost)	£100
	Total	£5,100

Works Considered Desirable

5.06	Repairs to internal walls.	£200
5.07	Smoke test to gas fire flues.	£200
5.13	Timber treatment. (share of cost)	£400
6.04	Lag uninsulated pipe work. (Share of cost)	£100
6.06	CCTV survey and jetting of drains. (share of cost)	£200
8.02	Works to front step. (share of cost)	£200
8.03	Works to boundaries/cut back vegetation. (share of cost)	£300
9.01	Improve roof insulation where accessible. (Share of cost)	£200
9.02	Check existing fan. Adapt cooker hood.	£400
	Total	£2,200

The above costs do not allow for any specialist fees or V.A.T. and indicate a share of the overall costs as appropriate.

The above costs are for guidance only and do not represent actual costs from a builder or contractor.

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