

BUILDING SURVEY REPORT

Of

**FLAT __
__ WICKHAM ROAD
BROCKLEY
LONDON
SE4 __**

For

**Ms L _____
__ Malpas Road
Brockley
London
SE4 __**

By

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**Date: 17 April 20__
Ref: PGA/140410/ __Wick**

**This report contains 20 pages
Including this header page**

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PARTICULARS

Property:	Top floor flat in purpose built block of 6.
Age (approximate):	20 Years (1994)
Tenure:	Share freehold
Use:	Owner/Occupier
Inspection Date:	17 April 2014
Weather:	Dry, sunny, windy
Terms of Reference:	Building Survey
Special Instructions:	

1.00 CONDITIONS AND LIMITATIONS OF SURVEY

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

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

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

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

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

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

No investigation of the sub-soil or its foundations will be undertaken or any trial bore holes dug. If from examination of the building above ground level there are indications of movement, failure of the foundations or other reason to suspect subsidence, heave or landslip problems, we will make appropriate comments and advise you where we feel further specialist investigations would be prudent.

For the purpose of the report we will assume that no high alumina cement concrete, calcium chloride additive or other deleterious material has been used in the construction of any part of the building unless expressly stated to the contrary in the report. No tests of asbestos material will be undertaken but where possible we will indicate where it exists and whether it is likely to be a health hazard.

Where securely fixed floorboards, such as modern tongued and groove variety are laid to floors it is usually not possible to lift them without damage. We will try to lift some floorboards to undertake an inspection of the sub floor void where there are exposed loose boards that can be lifted without damage. This will naturally only be undertaken with the consent of the vendor or occupier. No comprehensive inspection of the sub floor void is therefore normally possible. We will indicate in our report where these inspections were made and specific advice will be limited to these areas. More general comments will apply to the floors as a whole.

All roof spaces and cellars will be inspected where access hatches are reasonably accessible and of an adequate size. Naturally we cannot comment upon the form of construction or condition of these areas where no inspection is undertaken. Neither can we say that these areas have adequate thermal insulation or ventilation and whether any vapour barriers have been incorporated, where this is appropriate.

We are equipped with a portable ladder extending to a height of about 3 metres. Close inspection of areas beyond this height, for example, flat roofs to two storey buildings, dormer roof windows, chimney stacks, valley, etc., can only be undertaken where reasonable access exists. We will be pleased to arrange for more detailed access where this has been confirmed in writing with you prior to our inspection. Additional charges will be applicable. No inspection of chimney flues or linings will be possible unless and accessible flue door exists. Neither will it be possible to determine the performance of flues or fires.

Except where it forms part of the structure of the dwelling, only a superficial inspection of garages and outbuildings will be undertaken. Moreover a superficial inspection only will be undertaken to garden walls, gardens, fences, paths, etc. We can, of course, undertake a more detailed inspection of these areas where this has been agreed in writing with you prior to our inspection.

A visual inspection only will be undertaken to services as far as access permits. This will include electric wiring, gas services, underground drain systems, plumbing and heating. Unless agreed prior to our survey inspection, no specialist tests will be undertaken to services. In particular it will be necessary to undertake a specialist pressure test of drains before we could say whether there are any leaks present. Where we do have cause to suspect fault or shortcomings to services as a result of our inspection, we will recommend where specialist tests would be prudent.

The fee we have quoted for our Building Survey is exclusive of the cost of specialist contractors attending the property, carrying out tests and providing written reports. Their fees must be confirmed in writing prior to their inspections and settled by you. Whilst we can select specialist firms whose work is known to us and who have provided satisfactory services in the past, we are not to be held responsible for any damage or negligence caused by the specialist firm.

No inspection of specialist services or appliances such as lifts, burglar alarms, water softeners, fire alarms, swimming pool systems, filtration plants, air conditioning or other appliances or machinery, will be undertaken. You should arrange for your own specialist inspection if you require a report upon these items. Unless stated in our report to be present, it is not always possible to state whether cavity wall insulation has been installed. We are unable to confirm the type, size, adequacy or condition of cavity wall ties, if used. Thus it will only be where these elements are causing a detectable fault at the time of our inspection that a report will be made upon them.

It will be assumed in our report that you have personally inspected the property and that you have satisfied yourself that the size, type and layout of the -accommodation, outbuildings and grounds suit your requirements. We would be pleased to advise you upon any particular requirements you have concerning the use or alteration of the property where this has been confirmed in writing prior to our inspection.

We strongly recommend that you obtain all specialist reports, estimates and have further investigation and exposure work carried out prior to a legal commitment to purchase. We also recommend these estimates and reports be forwarded to ourselves and your legal adviser, as appropriate for comment where relevant. When making our report, the following assumptions will be made. Your legal adviser should confirm they are appropriate;

- The property is not subject to any unusual or specialty onerous restrictions, encumbrances or outgoings and that good title can be shown.
- The property and its value are unaffected by any matters which would be revealed by a local search and replies to usual enquiries, or by any statutory notice, and that neither the property, nor its condition, nor its use, nor its intended use, is or will be unlawful.
- That inspection of those parts which have not been inspected would neither reveal material defects not known to the inspecting surveyor or will have an adverse effect on the property that may affect its sale or purchase.

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

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

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

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2.00 SITE

Consider the nature of the area, 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 from around the 1930's onwards.

Wickham Road is located off the B218 Brockley Road and has good links with the A2. The nearest Stations are believed to be Brockley and Crofton Park.

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 Believed to have been constructed around the 1990's, it is set on three levels with a pitched main roof.

Walls are believed to be load-bearing cavity brick and blockwork with some dry-lined timber stud internal walls.

Windows are of open pane design and the main communal entrance door is located to the centre of the property below a projecting storm canopy roof.

The accommodation internally includes:

Ground floor – From the communal front door the ground floor lobby leads to the stairs and top floor landing and flat door. The hall leads to the bathroom, kitchen and lounge to the left with bedrooms to the right.

3.02 External

From the main road a hardstanding for allocated off street parking is located to the left side with a separate path leading up to the communal entrance door. The communal gardens are mainly lawned with some brick walls, hedging and fencing to its boundaries.

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 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.

Your Legal Advisers should obtain 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 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, 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.

It is for this reason that these areas of the property have been included in the survey where access permits.

4.01 Framework

The external walls are believed to be load bearing cavity brickwork and blockwork walls with some dry-lining stud walls internally. The main roofs are of traditional timber frame. The party walls are brick/block.
Other walls within the flat are brick/block with some timber stud partition walls.

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

4.03 The main roof is original and is in generally reasonable order. See later notes.

4.04 Foundations

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

4.05 Movement - All Elevations

There were no signs of any major structural movement, heave, slip, sheer or deflection in the main structural external walls of the property.
Isolated repairs are required to the brickwork and pointing in places, particularly over the ground floor front window heads.

Efflorescence requires removal from the brickwork surface in places.

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.

4.05 Isolated brickwork repairs. Clean off efflorescence. (Share cost) £300

Enquiries should be made with the freeholder/management company to determine if any works have been done or are planned for the property, in particular external decorations. This would provide timescales as to when maintenance will next be done and its likely cost.

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 is no evidence to suggest the original damp proof course is not working as it should. No tests could be undertaken to the ground floor walls as access is via the ground floor flats. Due to the 'modern' construction damp is unlikely to be present.

5.02 Chimney Stacks – N/A

5.03 Roofs

A ground level and internal inspection of the roof and void was undertaken over the subject property. The main roofs are original and are in generally in good order considering their age. A full inspection of the main roof slopes was not possible due to restricted access.

However a general overhaul of the roof should be allowed to ensure the integrity is maintained. Roof gutters and outlets should be regularly cleared to prevent blockages and possible flooding of the upper flats, particularly due to the extensive moss present to the roof slopes.

A full inspection of the dormer roofs was not possible, although they believed to be in a similar condition as the main roofs.

The clad side cheeks to the dormers are in reasonable condition but will require regular maintenance. It is unlikely that these are adequately insulated by current standards.

Poor detailing and lack of adequate insulation can cause condensation to form on the dormer surfaces internally. There are however, no signs to suggest this is a problem at this time. These can be insulated when the cheeks are next replaced.

The moss growth to the main roof 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. It can also clog gutters and downpipes causing water ingress.

Polystyrene insulation is present to the sloping sections of the cavity to the roofs and ventilation between the underside of the roof and the insulation appears adequate.

However, insulation to the main roof is inadequate and requires improvement.

5.03	General maintenance of main roof. Remove moss. (Share cost)	£300
5.03	Scaffolding access. (Provisional sum) (Share cost)	£800

The scaffolding can be used to undertake all the other high level external works such as gutter clearance and joinery repairs and redecorations.

5.04 Windows

Windows to the subject property comprise sealed double glazed timber sliding sash. All windows are in generally reasonable condition.

External decorations are in poor condition and new external redecorations should be undertaken within the next year, particularly to the dormer joinery, windows, fascias and bargeboards to the right side elevation.

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

5.04	External redecorations of previously painted areas. (Share of cost)	£1,000
5.04	Overhaul timber windows.	£500

5.05 Doors

The communal entrance door is a panel type and side panels are part glazed. The flat entrance door is a flush solid core type. Internal doors are flush type. Doors are in reasonable condition.

Door closers require re-fitting to the internal doors. The missing kitchen door should ideally be replaced.

The shared rear external back door requires repair and decoration. (See 5.04)

5.05	Install kitchen/hall door.	£150
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5.06 Internal Walls

These are plastered and are in generally good condition.

Minor hairline cracks were noted in places. In particular the crack around the front door of the property. These are not considered serious and are mainly due to some residual settlement and thermal shrinkage between differing wall/ceiling materials.

However, as a precaution following repairs, these areas should be periodically inspected to ensure there is no potentially serious on-going movement. However judging by their current condition this is considered unlikely.

Isolated areas of defective plaster should be expected when re-decorations are undertaken internally. This can be done with internal decorations.

5.07 Fire Places - N/A

5.08 Ceilings

The ceilings are plaster skim on plasterboard with emulsion finish. They are in generally fair order. Minor hairline cracks were noted in places at the wall ceiling junction and can be repaired with internal decorations.

The water staining to the lounge and bedroom is likely due to the condition of the external joinery, blocked gutters due the accumulation of moss and the close proximity of the trees.

This has almost certainly been exacerbated by the torrential rain and strong winds experienced in January and February which added to the problems.

The general maintenance included in 5.03 and 5.04 should remedy the problems.

As a precaution it is advised that further enquiries are made with the vendor to ensure there is not an underlying issue.

5.08 Ceiling repairs. £200

5.09 Stairs

The communal stairs are in generally fair order. Repair, maintenance and cleaning of the stairs and other internal and external communal areas should be covered by the service charge. Your solicitor should check and advise accordingly.

5.10 Floors

Floor finishes are carpet and vinyl and are in generally fair order.

It is uncertain if acoustic flooring for sound insulation has been added or improved since the properties construction. If present it is unlikely to comply with current standards. Fortunately there were no issues noted with this at the time of the survey. Further enquiries are advised to establish the situation.

5.11 Joinery

External joinery is in poor condition in places with deterioration noted, particularly to the windows and roof joinery to the right side elevation. Repairs and external decorations will be required within the next year.

Internal joinery is in softwood and in fair order.

5.11 Repairs to external joinery. (Provisional sum) (Share of cost) £300

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 unusual to find sign of worm as timber used would have normally been pre-treated prior to installation.

In the unlikely event of active worm infestation being detected, we consider it can be treated in an isolated manner as a maintenance item.

6.00 SERVICES

6.01 *Electric, gas heating, water and drainage services. Review the design and construction and overall condition of each installation; recommend tests by Qualified Engineers and all remedial action required.*

6.02 Electric's

The meter is located in the communal meter cupboard to the ground floor hall. The fuse box is located in the flat's hall cupboard.

The electrical system was not inspected in detail. It is believed the system is largely original and appears to be in generally fair condition.

However, unless current test certificates/Part 'P' certification is available confirming the system is in order it is advised a test and report is undertaken to the complete electrical system as a precaution. It is likely this report will recommend as a minimum an upgrade. As a minimum the fuse box should be replaced.

Maintenance of the remote door entry system should be covered in the annual service charge.

The spotlights require an adequate air gap and ventilation over them to eliminate/reduce the risk of overheating and fire. This is normally achieved by spacer cones. The spotlights appear ok but should be checked as a precaution.

6.02 Electrical test and report. Up grade. £800

All electrical work should be undertaken by an NIC/EIC 'Part P' registered electrician.

6.03 Gas

The gas meter is located in the ground floor hall meter cupboard.

6.04 Plumbing

Mains water supplies the kitchen and boiler.

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

6.04 Improve insulation to concealed/unlagged pipes, where accessible. £200

6.05 Heating

The central heating system was not inspected in detail.

Boilers normally have a maximum serviceable life of between 10-12 years. It is

uncertain when the Vaillant Combi boiler that heats domestic hot water and radiators was installed.

It appears to be in reasonable order and as such is considered to have 3-4 years serviceable life left. This should be checked and confirmed. It is uncertain when it was last serviced.

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

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 runs around the grounds of the property. Rainwater goods are uPVC.

The system appears to be in fair condition, although it was not possible to fully inspect roof gutters or outlets to check if storm water discharges satisfactorily.

Some of the gutter joints require re-sealing to avoid dripping and sections refixed to allow proper discharge of storm water to the down pipes.

The gutters and downpipe gullies need clearing and surrounds and covers fitted.

The inspection chamber cover and frame to the raised concrete cap in the front garden is corroded and should be replaced.

It is recommended a CCTV survey be done and the runs jetted to be certain of no major problems, particularly due to the close proximity of trees.

It is important this is done to determine if root encroachment has caused any damage to the below ground drains.

General maintenance should be included in the service charge.

The close proximity of trees and moss to the roof slopes means regular clearing of the gutters will be required to prevent blockages from moss and leaf debris.

6.06 General overhaul of storm and foul water fittings. (Share of cost) £100

6.06 CCTV survey and jetting. (Share cost) £300

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.

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

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 wall and floor units in good order.

7.02 Sanitary Fittings

Kitchen –Stainless steel inset bowel with mixer tap.

Bathroom –Steel bath with bath shower mixer, pedestal basin with mono-bloc mixer and wash down wc with concealed cistern. Sanitary fittings are in reasonable order.

7.03 Finishes

External joinery is deteriorating and will require redecoration in the next year, particularly to the windows and roof joinery to the right side elevation.
(Costs included in 5.04).

Ceilings and walls are emulsion finish on plaster skim. Softwood joinery is gloss painted. Internal decorations are in reasonable order but require refreshing.

No costs have been included for internal as this is not considered essential.

8.00 OUTBUILDINGS, GROUND AND BOUNDARIES

Describe briefly the construction and condition of the buildings attached to the main structure, the construction and condition of boundaries and condition of the grounds. Emphasize the remedial action required.

8.01 Outbuildings

No outbuildings or other structures within the boundaries of the property were inspected. Maintenance should be covered in annual service charge.

8.02 Grounds - (As 3.02)

The parking area and paths are likely to be slippery in wet and icy weather.

Generally tree roots are the same size as the crown above ground. The ‘zone of influence’ of the trees within the properties grounds and adjacent areas are not at the moment, believed to be causing any problems with the properties structure/foundations.

However, they have already caused damage to the front/side boundary wall with

significant fractures noted. Damage has also been caused to next door's rear garden wall.

If regular pruning of the tree is not undertaken further damage will result to the boundaries and the possibility of damage to the drains and foundations of the property. The trees should be regularly trimmed or ideally removed. Further enquiries should be made to determine whose responsibility this would be.

The trees to the public footpath should also be regularly pruned. This would be the council's responsibility.

The concrete to the car park entrance is cracked and requires repair.

The vegetation to the rear of the property and around the retaining walls to the lower rear back door steps also requires clearing.

It is uncertain the extent of repair responsibility for the grounds and boundaries. This should be checked and confirmed.

Maintenance of communal ground and other amenity space and facilities should be covered in the annual service charge.

8.02	Trim/remove trees. (Share cost)	£600
8.02	Works to grounds. (Share cost)	£200

8.03 Boundaries

A mix of brick walls and fencing in fair/poor condition.
The walls damaged from root encroachment require repair/partial rebuilding.

It is advisable that your Solicitor checks on the ownership and repair responsibility of the boundaries and communal grounds, particularly the retaining wall and Church Path including clarification of any costs included in the service charge covering these.

8.03	Works to boundaries. (share of cost) (Provisional sum)	£500
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It should be noted that there is a possibility of an insurance claim being submitted from the neighbouring property to cover the damage caused by the trees.

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

It is uncertain the extent of thermal insulation present to the external cavity walls. Windows benefit from double glazing.

Roof insulation is inadequate to the roof void over the property and should be

increased. It is likely to be similar to the other roof void areas.
It is uncertain if this would be a shared responsibility.

9.01 Increase loft insulation. (Share of cost) £200

9.02 Ventilation

All rooms can be ventilated with window opening lights.
The existing fan to the bathroom should be checked. The cooker extractor hood could be adapted to discharge externally.

9.02 Check existing fan. Adapt cooker hood. £400

9.03 Safety

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

Electrics, heating, hot and cold water systems should be checked by qualified engineers prior to use.

9.04 Security

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

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

The property benefits from a remote door entry system.

9.05 Disturbance

The property is at the busy junction of Wickham and Brockley Roads and traffic noise could be an issue.

The property is near a church and garage. Some disturbance should be expected during services and during normal working hours.

9.06 Acoustics

No obvious problems noted from neighbours at the time of the inspection.

9.07 Environmental Survey.

It is suggested that if the property is built on a 'Brownfield' site an environmental survey is undertaken to ensure that any contaminated land (If any) was properly prepared and/or removed prior to construction and that this area is not subject to flooding or mining subsidence. No doubt your solicitor can advise.

10.00 FINANCIAL CONSIDERATIONS

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

10.01 Defects

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

The costings included in the cost summary generally allow for full or share of costs where appropriate/indicated. Appropriate allowances and amendments should be made to these figures according to the terms and conditions laid down within the lease.

10.02 Maintenance

The property appears to have been intermittently maintained externally over the last few years and maintenance will be required externally in the near future to avoid further deterioration, particularly to the windows and roof joinery.

The electrical and heating and hot water systems require checks.

10.03 Planning

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

It is advised your solicitor checks the terms and as conditions in the lease to ensure there no adverse or unfair items included in any agreement as a condition of the sale.

In addition, ownership of boundaries and maintenance responsibility for these and the shared access road needs to be established.

It is believed the property is sold with leasehold possession without encumbrances.

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 for payment of any works undertaken.

It is important that any guarantees, certificates, servicing receipts or other documents relating to the property particularly electrical 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 accommodation.
- 11.02** Apart from the minor repair works identified the structural walls are in good order.
- 11.03** The property fabric is in fair condition externally but decorations are in poor condition and will require attention in the next year.
- 11.04** Decorative finishes internally require refreshing.
- 11.05** A specialist tests and report should be provided for the electrical installation and any recommended remedial works undertaken. Earth bonding should be checked.
- 11.06** The boiler and central heating system should be regularly serviced.
- 11.07** Sanitary/kitchen fittings are in reasonable order.
- 11.08** The remedial works required are generally not to be expected for this age of property. Due to lack of external maintenance more work than normal is required.
- 11.09** It would be advisable to possibly seek a reduction in the purchase price to offset some of these costs listed in Appendix A under essential.

Survey Ends.

Paul Anderson. MRICS, MCIQB
17 April 2014



APPENDIX 'A' - COST SUMMARY

REMEDIAL WORKS

Works Considered Essential

4.05	Isolated brickwork repairs. Clean off efflorescence. (Share cost)	£300
5.03	General maintenance of main roof. Remove moss. (Share cost)	£300
5.03	Scaffolding access. (Provisional sum) (Share cost)	£800
5.04	External redecorations of previously painted areas. (Share of cost)	£1,000
5.04	Overhaul timber windows.	£500
5.11	Repairs to external joinery. (Provisional sum) (Share of cost)	£300
6.02	Electrical test and report. Up grade.	£800
6.05	Report and service of boiler, heating and hot and cold water systems.	£300
6.06	General overhaul of storm and foul water fittings. (Share of cost)	£100
6.06	CCTV survey and jetting. (Share cost)	£300
8.02	Trim/remove trees. (Share cost)	£600
	Total	£5,300

Works Considered Desirable

5.05	Install kitchen/hall door.	£150
5.08	Ceiling repairs.	£200
6.04	Improve insulation to concealed/unlagged pipes, where accessible.	£200
8.02	Works to grounds. (Share cost)	£100
8.03	Works to boundaries. (Share of cost) (Provisional sum)	£500
9.01	Increase loft insulation. (Share of cost)	£200
9.02	Check existing fan. Adapt cooker hood.	£400
	Total	£1,750

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

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

Appendix B – Contractor List

The following are a guide to recommended contractors for general and specific works. Additional advice can be provided as required.

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

Appendix A
COST SUMMARY