

BUILDING SURVEY REPORT

Of

**___ FRIERN ROAD
EAST DULWICH
LONDON
SE22 ___**

For

**Mr C _____
___ Pellatt Road
East Dulwich
London
SE22 ___**

By

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

**Date: 8 January 20__
Ref: PGA/141210/___Fri**

**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	4
5.00 FABRIC	5
6.00 SERVICES	12
7.00 FITTINGS AND FINISHES	13
8.00 OUTBUILDINGS, GROUNDS AND BOUNDARIES	14
9.00 ENVIRONMENTAL FACTORS	15
10.00 FINANCIAL CONSIDERATIONS	17
11.00 CONCLUSIONS	18
Appendix A - Cost Summary	19
Appendix B – Contractor List	20

PARTICULARS

Property:	Semi-Detached
Age (approximate):	1890
Tenure:	Freehold
Use:	Owner/Occupier
Inspection Date:	8 January 2015
Weather:	Wet, overcast
Terms of Reference:	Building Survey
Special Instructions:	None

1.00 CONDITIONS AND LIMITATIONS OF SURVEY

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

The report will be confidential to you, your professional adviser and any other person expressly stated in our report. We accept responsibility to you alone and that the report will be prepared with skill, care and diligence reasonable to be expected of a competent Chartered Surveyor. We accept no responsibility whatsoever to any person other than yourself; any such person relies upon the contents of the report at their own risk if the whole or any part of this report or any reference is to be included in any published document, circular, or statement without Anderson Associates Chartered Surveyors' prior written approval. .
If after occupation a defect is found the Surveyor must be informed in the first instance and before any remedial action is taken. Failure to do this could invalidate/effect any claim made against the Surveyor.

© Anderson Associates 2005

2.00 SITE

Consider the nature of the area, the immediate surroundings, the site and any physical encumbrances. Review their effect on the structure and enjoyment of the property.

2.01 The property is located in an established residential area developed around the 1900's. There is a mix of various sized residential accommodation within Friern Road and adjacent roads. Friern Road is located off the A2216 Lordship Lane and has good links to the A205. The nearest stations are believed to be Honor Oak Park and Forest Hill.

3.00 DESIGN

Review the accommodation and its layout, assess modernization's and alterations, appraise the buildings for the use to which it is being put, have regard to the features of particular concern's interest.

3.01 The property is a Victorian semi detached dwelling, two/three storeys high with up and over pitched roof divided from the adjacent property by solid brick party walls. There is a single storey pitched roof bay to the front and pitched roof three storey rear addition, pitched roof rear extension and conservatory.

Walls are predominantly load-bearing solid and cavity brick and blockwork and main roof slopes are covered with concrete tiles and slates.

Windows are of open pane design and the main entrance door is set back to the front right of the property within the open porch.

The accommodation internally includes:

Ground floor –The front door leads into the hall with the open plan lounge/reception room off this with the dining room, kitchen/breakfast room, ground floor wc and conservatory to the rear. Doors from the conservatory and kitchen/breakfast room lead to the rear garden.

First Floor - Off the hall, the timber stairs leads to the first floor comprising 3 No. bedrooms, (1 en-suite, and 1 with wc and hand-basin), bathroom and separate wc.

Second Floor – Off the landing the timber stairs lead to the second floor comprising 2 further bedrooms (1 with wc and hand-basin and 1 with hand-basin only).

3.02 External

The front garden comprises mosaic paved path leading up to the front door. The remainder is lawn and shrub areas.

A shared side access path leads to the rear.

The rear garden comprises concrete hardstanding, patio, lawn and shrub areas.

4.00 STRUCTURE

Establish how the building is structurally framed, check the condition and the adequacy of the structure, note any movement or deflection in the structure, advise on remedial works and assess the condition of the foundation.

4.01 Framework

The external walls are considered to be a mix of solid and cavity brick/blockwork with render to the gable. Floors are timber/solid. The roofs are of traditional timber design.

The party walls are solid brick with chimneybreasts in the lounge, dining room and bedrooms. Other walls within the house are brick or load-bearing brickwork with some timber stud partition walls.

It is uncertain when the rear extension was built or when the internal structural alterations were done, or if building regulations approval was obtained from the Local Authority for the extension, alterations and other notifiable works or if the necessary approval/completion certificates were issued.

If no approvals are in place, retrospective approval may well be required for some of these. This can be time consuming and potentially expensive.

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

An indemnity insurance policy can be taken out to cover the cost of council fees.

Your solicitor should carry out the necessary checks and advise accordingly.

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

It was noted that some of the timber floors were springy when walked on. They are adequate to support normal domestic loadings but this suggests that the joist dimensions could have been greater or additional cross support used to eliminate this. It is not considered serious.

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

- 4.04** A more detailed assessment is covered later in the report.

4.05 Foundations

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

4.06 Movement – Front, Side and Rear Elevations

There were no major signs of any movement, heave, slip or shear to the front, side or rear elevation walls. Restricted access prevented a detailed inspection to some of the upper areas, particularly the gable.

The brickwork is in generally fair condition. However, there were isolated defective areas noted to the brickwork and mortar pointing to external elevations, particularly to the upper areas of rear addition rear wall, in addition to the party wall parapet brickwork. Isolated repairs are required.

Cracked pointing and brickwork in addition to previous repairs were noted to the top right hand corner of the dining room door and right side of the rear addition upper rear window head. These require further repairs.

The render is in generally fair condition, although isolated areas of defective, hollow or cracked render are likely to be found and will require repair when the property is next redecorated, in particular to the main gable wall and side of the rear extension where repairs are required.

Vertical hairline cracking was noted to the sides of the bay windows and main house wall junction at first floor level. This is believed to be historical and is not considered serious. The cracks can be pointed up when external decorations are next undertaken.

As a precaution following repairs to the bay window and other areas, periodic monitoring is advised to ensure there is no on-going potentially serious future movement. However judging by its current condition this is considered unlikely.

The masonry surrounds and cracked cills to the doors and windows also require repair and redecoration. These may require specialist repair.

Repairs are required to these areas and any disturbed decorations touched in. None of the cracks and defects noted are considered serious.

Whilst there are no signs of any major or significant cracking or movement, in a property of this age and type and in this area, minor 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.	£1,200
4.06	Repairs to masonry surround and cills.	£200

5.00 FABRIC

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

5.01 DPC

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

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

Medium to high level damp readings were recorded to most of the accessible external walls internally to the original property, particularly to the front bay, side wall, around the dining room doors and side walls of the rear addition.

The ground levels, render and external wall detail are the cause.

The heavy rainfall over the last few months is likely to have exacerbated the damp problems.

Visible damp was noted to the rear of the gable side wall externally, caused by the neighbour's leaking gutter.

Note: The guttering work and any repairs required to the subject property as a result of the neighbours lack of maintenance would be the neighbour's responsibility. This could be the subject of an insurance claim. Further enquiries are advised.

Evidence of a chemically injected DPC was visible to some of the external walls. Based on the level of damp readings recorded it is clearly not working as intended.

It is uncertain if guarantees are available still valid or if they can be transferred to a new owner. No doubt your legal adviser will check accordingly.

If available, the original contractor should return, check the work and undertake any remedial work required under the guarantee at no cost.

The render and plinth to the external walls extends to the ground and is bridging the DPC. This should be reformed or removed a bell mouth drip formed at DPC level and the brickwork made good as this detail can cause damp ingress.

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

Alternatively a channel can be formed between the wall and ground and back filled with shingle.

Airbricks were noted to the external walls although these are inadequate and additional ventilation should be provided to remaining timber floor voids.

The above works, whilst eliminating the cause of the damp internally will not remove the entire damp problem. The areas will eventually dry out to acceptable levels but this could take up to 12-18 months.

In any event the following works are advised.

5.01	Remove/reform render and plinth & repair brickwork.	£800
5.01	Reduce external ground levels.	£1,200
5.01	Install additional airbricks.	£300

Note: The above external issues that need addressing means there is a higher than normal possibility of potential rot and decay issues with the sub-floor timbers. The above works should be undertaken to reduce this likelihood. (See 5.10 & 5.12)

It is the professional opinion of the attending surveyor that chemically injected DPCs do not necessarily provide an effective moisture/damp barrier as the procedure invariably treats the symptoms and does not address the underlying causes as highlighted in this section and elsewhere.

In addition, the remedial action stated above does not involve internal disturbance or replastering as this is not considered necessary.

5.02 Chimney Stacks

A close inspection of the chimney stacks was not possible, although from ground level they appeared to be in reasonable condition. Some re-pointing is required.

The main front stack is leaning slightly towards the roof. It is likely to be due to the lime mortar flue and pointing internally deteriorating from attack by the chemicals found in solid fuel smoke. This causes the brickwork to the stacks within and above the roof to sag.

Provided the fireplaces are no longer used the deterioration is not expected to worsen. However, it should be periodically checked to ensure there is no on-going movement and any necessary work undertaken.

The worse case scenario would be that the stack would require taking down and removing or rebuilding. However, judging by its current condition this is unlikely to be necessary for a number of years.

The mortar/tile angle fillets to the chimney stack/roof junction should be overlaid with lead as even minor thermal movement can cause the mortar to move and allow water to enter the roof.

The cement fillets, flaunching around pots and capping pieces should be checked close up to ensure they are sound so no water can enter the roof.
A tower scaffold should be used to access the roof area.

5.02 Chimney stack repairs.

£600

A roofer can provide costings as required on inspection, normally free of charge.

5.03 Roofs

A ground level and internal inspection of the main roof slopes and void was undertaken. Limited visibility prevented a proper inspection of the side/rear and rear addition roof slopes.

Full access was not possible to inspect either rear addition or extension roof voids and hatches should be provided.

The roofs have been recovered at some time in the past. Coverings and roofing felt are in reasonable order. However, isolated torn areas of felt require repair.

Leaks are evident in places and these also require repair.

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

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

The rear extension roof flashing has been badly patch sealed in a number of areas and requires proper maintenance.

The roofs require an overhaul and routine annual maintenance should be undertaken.

The concrete tiles used to recover the roofs are considerably heavier than original slates. Some sagging was noted to the main roof slopes.

Additional timber supports are always required to avoid undue stress on the original roof timbers. Extra support has not been added, and is required to both roofs to support this increased loading.

Ventilation to the roof void areas that could be inspected is considered inadequate and should be increased to all roofs by adding eaves and ridge or tile vents for cross ventilation at high and low level.

The bay window roof is in fair order but likely to require repair in the next few years. This and the rear addition roof are inadequately insulated and ventilated.

The rear addition we flat roof is in reasonable condition but is likely to require recovering within 4-5 years. Its life could potentially be extended with the application of solar reflective paint to the surface, following any necessary repairs.

5.03	General roof overhaul, repair to felt, provide additional support.	£1,500
5.03	Improve roof ventilation.	£1,200
5.03	Provide access hatches to rear addition/extension roofs.	£800
5.03	Works to rear flat roof.	£200

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

5.04 Windows

Windows to the property comprise sealed double glazed powder coated aluminium casements in timber sub-frames. They are in generally fair condition. It is uncertain when these were installed.

Powder coated aluminium windows and doors require regular attention to maintain their performance. The lock mechanisms, catches and rubber seals require regular checks to ensure they are working properly. They should also be cleaned regularly to reduce the affect of airborne chemical pollutants on the window surfaces.

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

The sub-frames are showing signs of deterioration with peeling paint and early signs of decay. If retained these will require repair and redecoration now.

Your solicitor should ensure that FENSA certification is available for the uPVC windows if applicable at the time of installation.

Remaining painted areas and joinery are deteriorating, particularly the fascias, soffits and window sub-frames. Repairs and redecorations will be needed in the next year.

- | | | |
|------|--|--------|
| 5.04 | Repair and overhaul PCA windows and doors/sub-frames. | £2,000 |
| 5.04 | External redecoration of all previously painted joinery and masonry. | £2,500 |

5.05 Doors

External doors to the property are glazed timber and powder coated aluminium. Internal doors are a mix of flush and glazed/panel and panel type and are in generally fair condition.

(See 5.04 regarding maintenance of PCA doors)

There are no doors between kitchen and rear conservatory. For the conservatory to be classed as habitable accommodation it needs to comply with building regulations. The conservatory does not comply (In particular with regards to heat loss and insulation). This is in breach of current building regulations.

It will require as a minimum for external quality doors to be installed in the opening to separate habitable/non-habitable areas.

- | | | |
|------|--|--------|
| 5.05 | Install external doors between kitchen and conservatory. | £1,000 |
|------|--|--------|

5.06 Internal Walls

Walls are plastered throughout with tiling to the bathroom and kitchen and are in generally good order.

It is likely there will be areas of defective plaster found when decorations are next done, particularly to damp affected areas. The extent required will only be determined when the walls are prepared for redecoration.

A diagonal hairline crack was noted to both sides of the front wall of the hall/lounge. It is likely due to minor settlement of the internal wall foundations possibly exacerbated by the internal alterations. It is not considered serious. However, further investigations are advised to the floor structure around this area (See 5.10)

The walls between the lounge and dining room and rear reception and kitchen have been opened up. The work appears to have been undertaken to an acceptable standard and there are no obvious signs of any problems. It is uncertain if any approvals for the works are in place. Your solicitor can advise.

(See 4.01 regarding retrospective approval and indemnity insurance)

- | | | |
|------|--------------------------|------|
| 5.06 | Repairs to wall plaster. | £500 |
|------|--------------------------|------|
- ### **5.07 Fire Places**

The ground floor fireplaces are open/blocked. Other fireplaces are blocked/unused.

It is important that if solid fuel or gas fires are used/installed flues should be swept

and gas fires serviced annually to ensure exhaust gases escape freely. The build up of carbon monoxide gas due to blocked flues can be lethal. Stainless steel flexible flue liners should ideally be installed to any used fireplaces to allow proper discharge of gasses to the air.

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

5.07 Smoke test to used fireplaces. Vent unused fireplaces. £200

5.08 Ceilings

Ceilings are lath and plaster or plasterboard and skim and are in fair/good order. Some staining and hairline cracks were noted to some ceilings and at wall junctions but are not considered serious. Minor defects and cracking can be attended to with internal redecorations.

It is unlikely that the sloping sections of the upper rear addition bedroom ceiling/walls are insulated. If insulated they require a minimum 50mm air gap between the insulation and roofing felt to avoid potential condensation problems.

Access is difficult to these areas. There are no issues with these areas at this time so the addition of insulation to these areas is not considered a cost effective option until a hatch is formed to provide access.

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 being more likely to come away. Ornate mouldings and coving if disturbed are expensive to replace.

If the ceilings are to be stripped this should be expected and an allowance included to cover any additional works.

5.08 Ceiling repairs. £300

5.09 Stairs

Located off the hall and landing. In generally fair order. The upper hand rail and spindles are loose and require re-securing. Some squeaking treads require securing.

5.09 Works to stairs. £500

5.10 Floors

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

However, the hall, lounge and dining room floors are particularly springy when walked on, particularly around the door openings. It is advised that further investigations are done to determine the cause of this in conjunction with investigations to the internal hall/lounge wall cracking.

The cause of the springy floors and cracked wall are uncertain but could be due to a leaking water or waste pipe minor ground settlement. The precise cause and extent of works required can only be fully determine when the area is exposed/ opened up.

It is likely this will reveal the joists, timber wall plates or the brick sleeper walls require strengthening. There may also be some timber decay requiring attention.

Without breaking out section, it cannot be determined if the solid floors have a DPM below them. Although due to their age it is unlikely that one is not present.

If one is required this could be expensive to renew the whole floor. There were fortunately, no significant issues noted to the floors with the limited inspection that was possible.

If ceramic tiles are laid on a suspended timber floor they require the existing floor to be stabilised. This is normally achieved by using tile board or ply decking.

It is not certain if the bathroom floor was prepared properly for this but there are no signs to suggest any problems at this time. As a minimum any tiles that become loose should be re-fixed and the joints re-grouted.

5.10	Refix loose floor boards.	£100
5.10	Works to ground floor structure and adjacent walls. (Provisional sum)	£800

5.11 Joinery

External joinery is showing signs of deterioration. Repairs will be required when external decorations are next undertaken which is required in the next year.

Internal joinery is generally in good order.

5.11	External joinery repairs. (Provisional sum)	£300
------	---	------

5.12 Worm and Rot

It was not possible to fully inspect floor, roof joists or rafters due to fixed boards and coverings.

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

A timber survey should be done to roof void and floors. Remedial works resulting from survey involves spraying the roof voids and floor timbers with a preservative and woodworm killer solution. A report should be available free of charge.

Particular attention should be given to the sub floor area around the hall lounge and dining room door ways.

5.12	Timber survey and treatment.	£600
------	------------------------------	------

It is important to obtain copies of guarantees for any treatments that may have been carried out on the property in the past to ensure they can be taken over by the new owner. Your solicitor can advise.

6.00 SERVICES

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

6.02 Electric's

A detailed inspection of the electrical system was not undertaken.
The meter and fuse box are located in a hall cupboard.

It is uncertain how old the electrical system is but some parts are aging, with old wiring and switches/sockets are present and various alterations are evident with new wiring run in surface mounted conduit.

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 a partial rewire.

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 should be checked as a precaution.

6.02 Electrical test and report. Partial rewire. £4,000

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

6.03 Gas

Mains gas is supplied to the property. The meter is located externally.

6.04 Plumbing

Mains water supplies the kitchen sink and boiler. It is not known if concealed pipework is lagged. This should be checked as thawing, frozen pipes can cause serious water damage.

It is uncertain whether the main is of lead or has been replaced. Lead is known to be a health hazard, and consideration should be given to its replacement if any remains in the property.

6.04 Lag all unlagged/exposed pipes. £200

6.05 Heating

The Central heating system was not inspected.
Boilers normally have a maximum serviceable life of between 10-12 years.

It is uncertain when the Viessmann combi boiler that heats hot water and radiators was installed. It is in fair condition and as such should have around 4-5 years serviceable life left.

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

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

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

6.05 Report and service of boiler, central heating system and hot and cold water supplies. £500

6.06 Drains

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

The system appears to be in fair condition, although 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.

Gullies require covers. Some wastes and downpipes require rodding access. The rear gully is blocked and requires clearing.

The rear extension downpipe discharges directly into the ground. It should be altered to discharge to the adjacent gully.

The inspection chamber cover serving the property was lifted. The drains appeared reasonably free flowing although debris to the benchings requires clearing.

It is recommended a CCTV survey be done and the runs jetted to be certain of no major problems, although there are no obvious signs above ground to suggest this.

6.06 Overhaul and adapt storm and foul water fittings. Alter downpipes. £600

6.06 CCTV survey and jetting. £500

7.00 FITTINGS AND FINISHES

Describe briefly the condition of the general fittings, sanitary appliances and decorations, recommend remedial action needed.

7.01 General Fittings

Kitchen - Fitted kitchen with floor, wall units and worktops. In fair order.

7.02 Sanitary Fittings

Kitchen – Stainless steel sink with mixer tap.

Shower room – Shower cubicle with mains shower, pedestal basin with mono-bloc mixer and separate wash down WC and bidet with mono-bloc mixer.

WC – Wall mounted basin with pillar taps and wash down wc.
Front bedroom – Shower cubicle with mains shower, pedestal basin with pillar taps and wash down wc.
Top Rear Bedroom – Wash down wc, pedestal basin with mono-bloc mixer.
Second Floor Mid Bedroom – Pedestal basin with pillar taps.
Sanitary fittings are in generally fair condition.

There would appear to be issues with the wastes to the ground floor shower room off the conservatory. This will require attention.

7.02 Works to ground floor shower room. (Provisional sum) £500

7.03 Finishes

External decorations are showing signs of deterioration. Some repairs and full decorations are required within the next year.

Internal decorations are in fair condition.
Allow for external re-decorations. Costs included previously.
No costings have been given for internals as these are not considered essential.

8.00 OUTBUILDINGS, GROUND AND BOUNDARIES

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

8.01 Outbuildings

The conservatory is in poor order and requires major works, particularly to the joinery and sheet roof covering.
The shed requires an overhaul.

8.01 Works to outbuildings. £1,000

8.02 Grounds

As 3.02. The paths and paved areas could be slippery in wet, icy weather
The front and rear paths are uneven in places and require repairs.

Generally tree roots are the same size as the crown above ground. The ‘zone of influence’ of the shrubs and trees to the rear garden are not believed at the moment to be causing problems with the structure/foundations of the property.

However, if regular pruning of the trees is not undertaken future damage could result to the boundaries and property from root encroachment. The trees and bushes should be trimmed or ideally removed.

The same applies to the tree to the public footpath. This is council responsibility.
Further enquiries should be made.
Rubbish to the rear garden requires removal.

8.02 Works to grounds. £400
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.

8.03 Boundaries

Front – Rendered brick/rubble wall and metal railings in fair/poor condition. Some repairs required.

Rear/Sides – A mix of timber and chainlink fencing in fair order. Some sections are missing. Renewals, repairs and maintenance are required to the boundaries.

The neighbours shed guttering has caused damage to the fence.

A DPC should be added where the side front wall abuts the house to prevent damp ingress at this point.

8.03 Boundary repair/renewals and maintenance. £800

It is advisable that 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 walls. Windows benefit from double glazing.

Loft insulation is inadequate to the main roofs and is unlikely to be missing to the others. It is recommended that this be increased to all roofs where practical and accessible.

The present flat roof detail to the upper rear wc 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 Upgrade roof insulation, where accessible. £400

9.02 Ventilation

All rooms can be ventilated with window opening lights.

No fans are fitted to the kitchen, shower rooms or wcs. They should be installed to

reduce problems from smells and condensation build-up.
The cooker hood could be adapted to discharge externally.
None of the wcs or shower rooms have any natural light or ventilation and are in breach of building regulations. It is unlikely approvals have been obtained for any of this work. Further enquiries are advised to establish the situation. (See 4.01)

9.02 Install 8No' fans. £2,400

9.03 Safety

The property is generally acceptable from a safety aspect.
Paths/patios could be a slippery in wet icy weather.

Both electric and gas installations should be checked by qualified engineers if current test/safety certificates are not available.

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 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.

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

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

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

Note: 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 external doors and the provision of additional security to windows.

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

9.05 Disturbance

None noted at the time of the survey.
Occasional traffic disturbance should be expected to the property.

9.06 Acoustics

No problems were noted from neighbours at the time of survey.

10.00 FINANCIAL CONSIDERATIONS

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

10.01 Defects

Items considered essential 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. These costs are approximate and intended as a guide only.

The works are assessed as if a jobbing builder was carrying out general works and specialists sub-contractors carrying out specialist work.

10.02 Maintenance

The property has been intermittently maintained over the last few years and some external maintenance and improvements are required now. There are some damp ingress issues that require attention.

Full external decorations are required in the next year.

The electrics, central heating and hot and cold water systems will require a check and service if current installation certificates are unavailable.

The internal layout could be improved to make better use of the available space.

Note: It is likely that stripping out and exposure works undertaken prior to refurbishment will reveal additional works not readily obvious at the time of the survey, particularly to concealed or inaccessible areas. An extra allowance for this should be included for this eventuality.

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

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

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

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

10.03 Planning

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

It is understood the property is sold with freehold possession without encumbrances. Further enquiries are advised regarding previous internal structural alterations and extensions that have been undertaken if the necessary consents and approvals are not in place.

Note: Whilst there are no obvious signs to indicate this work has been done badly, lack of approvals could mean the same issues being raised when the property is sold in the future in the advised improvements are not undertaken.

Ownership of boundaries and responsibility for maintenance needs to be established.

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

No doubt your legal advisor will determine the situation relating to the aforementioned 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 repair works identified the structural walls are in reasonable order.
- 11.03** There are damp issues that require attention.
- 11.04** The roofs require an overhaul and improved insulation and ventilation. Roofs will require annual maintenance.
- 11.05** The property fabric is in generally reasonable condition. External repairs and redecorations are required to the joinery.
- 11.06** Decorative finishes internally are in fair condition.
- 11.07** A specialist test and report should be provided for the electrical installation if current certificates are unavailable. Earth bonding should be checked.
- 11.08** The boiler, central heating, cold and hot water systems require a check and regular service if current test or safety certificates are unavailable.
- 11.09** The kitchen and bathroom fittings are in fair order.
- 11.10** The remedial works required are generally to be expected for this type of property.
- 11.11** It would be advisable to 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.
8 January 2015



APPENDIX 'A' - COST SUMMARY REMEDIAL WORKS

Works Considered Essential

4.06	Repairs to brickwork, pointing and render.	£1,200
4.06	Repairs to masonry surround and cills.	£200
5.01	Remove/reform render and plinth & repair brickwork.	£800
5.01	Reduce external ground levels.	£1,200
5.01	Install additional airbricks.	£300
5.02	Chimney stack repairs.	£600
5.03	General roof overhaul, repair to felt, provide additional support.	£1,500
5.03	Improve roof ventilation.	£1,200
5.03	Provide access hatches to rear addition/extension roofs.	£800
5.03	Works to rear flat roof.	£200
5.04	Repair and overhaul PCA windows and doors/sub-frames.	£2,000
5.04	External redecoration of all previously painted joinery and masonry.	£2,500
5.05	Install external doors between kitchen and conservatory.	£1,000
5.10	Works to ground floor structure and adjacent walls. (Provisional sum)	£800
5.11	External joinery repairs.	£300
6.02	Electrical test and report. Partial rewire.	£4,000
6.05	Report/service of boiler, central heating system and hot and cold water supplies.	£500
6.06	Overhaul and adapt storm and foul water fittings. Alter downpipes.	£600
	Total	£19,700

Works Considered Desirable

5.06	Repairs to wall plaster.	£500
5.07	Smoke test to used fireplaces. Vent unused fireplaces.	£200
5.08	Ceiling repairs.	£300
5.09	Works to stairs.	£500
5.10	Refix loose floor boards.	£100
5.12	Timber survey and treatment.	£600
6.04	Lag all unlagged/exposed pipes.	£200
6.06	CCTV survey and jetting.	£500
7.02	Works to ground floor shower room. (Provisional sum)	£500
8.01	Works to outbuildings.	£800
8.02	Works to grounds.	£400
8.03	Boundary repair/renewals and maintenance.	£800
9.01	Upgrade roof insulation, where accessible.	£400
9.02	Install 8No' fans.	£2,400
	Total	£8,200

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

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

Appendix B – Contractor List

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

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

Appendix A
COST SUMMARY