

BUILDING SURVEY REPORT

Of

**__ MOUNTFIELD PARK
TONBRIDGE
KENT
TN9 __**

For

**Mr S _____
_____ Road
Tonbridge
Kent
TN9 _____**

By

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**Date: 20 August 20__
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**This report contains 21 pages
Including this header page**

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PARTICULARS

Property:	Semi-Detached
Age (approximate):	80Years
Tenure:	Freehold
Use:	Owner/Occupier
Inspection Date:	20 August 2015
Weather:	Overcast with wet and sunny spells
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.

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2.00 SITE

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

- 2.01** The property is located in an established residential area developed from around the 1930's. There is a mixture of residential properties within Mountfield Park and adjacent roads. Mountfield Park is located off King's Road just off Goldsmid Road and has good links to the A21. The nearest station is Tonbridge.

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 semi-detached dwelling, two storeys high with up and over hipped roof. There is a single storey pitched roof bay window to the front left of the property with a part converted/extended rear reception room and garage to the right side.

Walls are load-bearing cavity brickwork. The main roofs are covered with plain tiles. Windows are of open pane design and the main door is set back to the right of the property within the recessed open porch.

The property has been extended to the rear with a reception room added behind the garage.

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

Accommodation internally comprises:

Ground Floor – From the front door the hall leads into the lounge to the left with the kitchen/breakfast room to the rear. A door off the kitchen/breakfast room leads to the ground floor wc and family room to the rear of the garage.

Doors off the family room lead into the garage and rear garden.

First Floor – Off the hall, the timber stairs leads to the first floor comprising 3 No' bedrooms and bathroom.

3.02 External

Front: From the main footpath a sloping concrete drive and brick paved hardstanding for off-street parking leads up to the front door. The remainder is shrub areas.

Rear: The rear comprises paved patio with steps leading up to the sloping rear garden. There is some timber decking to the rear of the garden. The remainder is lawn with shrub borders.

4.00 STRUCTURE

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

4.01 Framework

The external walls are considered to be of cavity construction. They comprise cavity brick/blockwork and painted render finish to the upper external walls.

The ground and first floors are of suspended timber/solid.

The roofs are of traditional timber pitched roof design.

The Party Walls are brick/blockwork. Other walls within the house are brick or load-bearing brickwork with some timber stud partition walls.

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

The timber suspended floors are reasonably even. Some of the upper floor areas were noted to have a slight springiness across their length. Whilst this is not an immediate problem it suggests that a larger size floor joist could have been used. This is not considered serious.

4.03 The main roof is original and is in reasonable condition for its age.

4.04 The roof timbers appear sound with no signs of major twisting to the timbers. A more detailed assessment is dealt with later in this report.

4.05 Foundations

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

The property occupies a sloping site from right to left with the rear garden higher than the property.

There is no obvious evidence to suggest ground settlement has caused any foundation movement or instability in the main structure.

4.06 Movement

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

The lower brickwork is in fair condition but patch repairs are required in places, particularly around the front door, bay window and at DPC level.

Vertical hairline cracking was noted to the left hand side brickwork of the bay window and main house wall junction. 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 the bay window should be periodically monitored to ensure there is no on-going potentially serious future movement. However judging by its current condition this is considered unlikely.

The render is in generally reasonable condition, although repairs are evident to the window cill corners caused when the windows were replaced. Other hairline cracks were noted to the render in places. These are not considered serious but repairs are required.

Further isolated areas of defective, hollow or cracked render are likely to be found and will require repair when the property is next redecorated.

Apart from touching in repaired areas, full redecoration should not be required for 4-5 years.

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 open and close up on a periodic basis.

4.06 Isolated repairs to brickwork, pointing and render. Touch in decorations. £700

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 & Damp

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

The external walls were tested internally with a damp meter. Isolated high level damp readings were detected to the external walls internally where access was possible to test, particularly around the front door.

Fixtures and fittings prevented an inspection to some of the walls internally, particularly to the kitchen. Dry-lining prevented a full test to the rear reception room external walls.

The deteriorating brickwork, pointing and projecting brickwork both sides of the front door are the likely cause of the damp readings recorded and should ideally be overdressed with lead flashing to prevent damp ingress.

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

The external ground levels are too high and should be reduced to a minimum of 150mm below the original DPC.
Alternatively a 100mm wide channel can be formed between the path and the walls and filled with pea shingle.

It is not considered that the damp readings are at a significant level to be of any major concern at this time.

However, to remove current issues and to avoid possible future problems, it is advised that the recommended remedial works covered in this section are undertaken as a precaution.

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

- | | | |
|------|--------------------------------|------|
| 5.01 | Reduce external ground levels. | £600 |
| 5.01 | Install additional airbricks. | £200 |

5.02 Chimney Stacks

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

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.

Any works required can be done with the roof works. A tower scaffold should be used to access the roof area.

- | | | |
|------|---------------------------|------|
| 5.02 | Repairs to chimney stack. | £200 |
|------|---------------------------|------|

5.03 Roofs

A ground level and internal inspection of the roof slopes and void was undertaken. Insulation prevented a full inspection of the ceiling joists.

The roofs are original and are in generally fair condition for their age. There is no roofing felt below the tiles. This is not necessarily a major problem as there were no signs within the roof void or on the ceilings to the first floor rooms to suggest any major problems.

Some staining was noted to the rafters, although this is believed historical.

However, a general overhaul of the roofs should be allowed, with any loose, missing and damaged tiles re-fixed or replaced and flashings checked. The mortar fillets to the lead valleys require repair in places.

The underside of the tiles to the main roof are showing signs of deterioration with crumbling and flaking noted in places on the surfaces. Additionally, daylight could be seen in places.

It is likely the worst spalled tiles will require replacement on a regular basis until the roof is recovered.

There is no reason why with proper routine maintenance the existing roof should not last another 8-10 years. Although this regular maintenance must be carried out to ensure the roof does not deteriorate and allow water ingress internally.

Whilst this annual maintenance provides short term relief, it is not considered cost effective in the long term and consideration should be given to the renewal of all the roofs coverings sooner, although there is no suggestion this is required immediately.

The mortar fillet around the SVP above the roof should be replaced with a lead flashing/sleeve to prevent possible damp ingress.

The cement tile fillet to the bay window roof/wall junction should be overlaid with lead as even minor thermal movement can cause the mortar to move and allow water to enter the roof.

Ventilation to the main roof is considered inadequate and should be improved with eaves and ridge/tiles to provide cross ventilation at high and low level.

The bay roof is inadequately ventilated and unlikely to be well insulated.

The moss and lichen growth to the chimney stack, main roof and lead valleys should ideally be removed as it can often hasten the deterioration of the coverings and surfaces as it retains moisture preventing the surface drying out as quickly as it should.

5.03	Main roof overhaul.	£900
5.03	Annual repairs until main roof is recovered.	£300
5.03	Improve ventilation to roofs.	£1,200
5.03	Overlay bay window tile fillet with lead. Fit lead sleeve to SVP. No costs have been included for access.	£300

5.04 Windows

Windows comprise sealed double glazed uPVC casements in timber sub-frames. Windows are in generally good order. It is understood these were installed around 2 years ago.

UPVC windows and doors require regular attention to maintain performance. Lock mechanisms, catches and seals require regular checks to ensure correct working. They should also be cleaned regularly to reduce the affect of airborne chemical pollutants on the window surfaces.

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

The timber sub-frames are, at the moment in generally fair order although regular decoration should be maintained to prevent deterioration and rot as replacement or repairs could be expensive.

External redecorations are in generally fair condition but new decorations will be required within the next 1-2 years to remaining painted areas.

Your solicitor should ensure that FENSA certification is available for the uPVC windows and doors required at the time of installation.

5.04	External redecorations to remaining joinery.	£1,200
5.04	Maintenance and cleaning to uPVC windows and doors.	£300

5.05 Doors

External doors are glazed uPVC and timber panel. Internal doors are timber/composite panel type. Doors are in generally reasonable condition. (See 5.04 regarding maintenance of uPVC doors).

The lounge, kitchen and hall doors are fully glazed. It is unlikely these are fitted with safety glass, and as such are a potential hazard. It is advised they are reglazed using laminated glass, or as a minimum overlaid with an adhesive safety film for added safety and security.

5.05	Apply safety film to fully glazed doors.	£100
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5.06 Internal Walls

Plastered throughout, with tiling to the bathroom, ground floor wc, and kitchen. The walls are in generally good condition.

Hairline cracks were noted at ceiling/wall junctions in places. This is not considered serious and can be repaired with internal decorations.

Some internal alterations have been done to the property. The works appear to have been undertaken to an acceptable standard and there are no obvious signs of any problems. However there are issues with the garage reception partition. (See 9.03)

Generally any problems that are likely to arise due to poor construction will normally appear soon after works are completed.

It should be ensured that the necessary consents were obtained from the Local Authority prior to the works being done and completion certificates issued. Your solicitor can make the necessary enquiries and advise accordingly.

If the work was done some time ago the Council may not be unduly concerned with any lack of approval and may consider waiving retrospective approval. This however, cannot be relied on to be the case.

An indemnity insurance policy can be taken out to cover some of the cost of this if necessary. Your solicitor can provide further information.

5.07 Fire Places

The lounge fireplace has a coal effect gas fire fitted. Other fireplaces are blocked or open and 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 ensure the flues draw properly.

5.07 Vent blocked fireplaces. Smoke test to lounge fireplace. £100

5.08 Ceilings

Ceilings are lath and plaster or plasterboard and skim with lining paper Artex and/or emulsion finish. They are in fair order.

Some cracking and sagging was noted to the front bedroom ceiling. Minor hairline cracks noted to some other rooms are not considered serious and can be repaired with internal redecorations.

Original lath and plaster ceilings that have been overlaid with boarding 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.

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

Early Artex contained asbestos. (See 9.03)

5.08 Ceiling repairs. £200

5.09 Stairs

Located within hall. These are in fair order. Creaking was noted on some treads.

5.10 Floors

Floor finishes comprise carpet and laminate.

Some creaking was noted to the first floor areas, although no serious sloping or sagging was found.

Early thermoplastic floor tiles contained asbestos. These may be present below some of the existing floor coverings.(See 9.03)

5.11 Joinery

The remaining external painted joinery is in fair condition.

However, some repairs are likely to be required to remaining external joinery when external decorations are next undertaken which would be needed within the next 1-2 years. Particular attention should be given to the roof joinery.

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

5.11 External joinery repairs. (Provisional sum) £300

5.12 Worm and Rot

There are no obvious signs of a general attack of worm in the accessible areas inspected. It would be unusual to find no sign of worm in a property this age. If detected, we consider it can be treated in an isolated manner as a maintenance item.

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

- 5.12 Remedial works resulting from survey normally involve spraying the roof voids and floor timbers with a preservative/woodworm killer solution. £600

It is uncertain if any treatments have been undertaken to the property previously. It is important to obtain guarantees for this and any other treatments that may have been done to ensure they are still valid and can be taken over by the new owner.

6.00 SERVICES

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

6.02 Electric's

The meter and fuse box are located in a kitchen cupboard.

The electrical system was not inspected and no tests were done. It is uncertain how old the system is although it is considered to be in generally fair order.

However, unless current certificates are available confirming the systems in order it is advised a report is undertaken to the full system as a precaution. It is likely this report will recommend an upgrade of any older parts of the system.

As a minimum the fuse board should be replaced.

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.

Any external lighting and power should not be used until checked and confirmed safe. Other fixed electrical appliances should also be checked.

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

- 6.02 Electrical test and report. Upgrade. £1,000

6.03 Gas

The meter is located below the stairs and feeds kitchen, boiler and gas fire.

6.04 Plumbing

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

6.04 Lag concealed/unlagged pipes. £100

6.05 Heating

The central heating system was not inspected and no tests were done. Domestic boilers generally have a serviceable life of between 10-12 years.

It is understood the existing Alpha combi boiler that heats domestic hot water and radiators was installed 6+ years ago. It is in fair condition and as such is considered to have 4-5 years serviceable life left.

It is believed to have been regularly serviced but no documentation is available. This and its age should be checked and confirmed.

The present installation should provide reasonable background heating, if regular servicing is not done, fuel bills could be high and safety compromised.

6.05 Report and service on 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 to the front of the property.

Rainwater goods are uPVC. The system appears to be in fair condition although some of the gutters require clearing and sections refixed to allow proper discharge of storm water to the down pipes. Some wastes require rodding access.

The garage and kitchen gullies require clearing and covers fitted.

The front down pipe discharges close to the front wall of the property and likely to be adding to the damp readings recorded to the internal lounge.

It should be rerouted to discharge to a gulley or as far from the property as practical.

The 'Box' gutter between the house side wall and garage roof should be regularly checked and cleared to prevent blockages and possible flooding.

The inspection chamber cover serving the property located to the front drive 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 rainwater fittings and wastes. £200

6.06 CCTV drain 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 wall, floor units and worktops in good order.

7.02 Sanitary Fittings

Kitchen – Acrylic sink with mixer tap.

Ground Floor WC – Wall mounted basin with pillar taps and wash down wc.

Bathroom – Steel bath with pillar taps and electric shower, vanity unit with mono-bloc mixer and wash down wc with concealed cistern. Fittings are in good order.

7.03 Finishes

Softwood joinery is mainly gloss painted. External decorations are in fair order but showing signs of deterioration, particularly the roof joinery. New external decorations will be required within the next year.

Internally decorations are in fair condition.

Costs for external decorations has been included elsewhere. No allowance has been included for internal decoration 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

The garage is in reasonable order but require general maintenance. Access for maintenance of the right side wall is limited and will require access over the neighbours land. This should be ensured this is not unreasonably withheld.

The shed is in poor condition and requires an overhaul or renewal.

8.01 Maintenance to outbuildings.

£600

8.02 Grounds (As stated in 3.02)

The steps, paths, paving and parking areas could be slippery in wet icy weather.

The front parking area is in reasonable order. The patio paving joints are loose or missing in places and requires attention.

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

In this respect separate professional horticultural advice should be sought.

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

8.02 Works to grounds. £200

8.03 Boundaries

Front – Open with low level brick wall in fair condition.

Side/Rear – A mix of fencing. In fair order. Some repairs are required.

Vegetation prevented a proper inspection to the right and rear boundaries.

The right side front brick retaining wall is fractured and is leaning badly towards the drive and requires rebuilding.

Enquiries should be made to determine its ownership and repair responsibility.

8.03 Boundary repairs and maintenance. £400

Your Solicitor should check the ownership/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 original walls.

Windows benefit from double-glazing. Loft insulation is considered adequate.

The garage reception stud wall requires insulation.

Insulation to the bay window roof is unlikely to be adequate. No access is possible to check.

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

There were no signs to suggest this is a problem at this time. These areas can be insulated when the roofs are recovered.

9.01 Increase roof insulation where accessible. £100

9.02 Ventilation

Rooms can be ventilated with window opening lights. Existing fans should be checked. The wc and kitchen have no fans fitted. They should be installed to reduce problems from smells and condensation build-up.

The kitchen extract hood could be adapted to discharge externally.

9.02 Check existing fan. Adapt cooker hood. Install 1 No' fan. £700

9.03 Safety

The property is generally acceptable from a safety aspect.
Paths, decking and parking areas could be slippery in wet icy weather.
Qualified engineers should check both electric and gas installations and appliances.

There is no fire wall between the rear reception roof and garage.
The stud wall is not insulated.
This and the garage/reception door are not fire resistant.
These are all potentially high fire risks.

A fire wall should be added between the roofs with the door and stud wall up rated to provide minimum fire resistance requirements.

The presence of suspected asbestos has already been highlighted earlier in this report. It was widely contained in early Artex, thermoplastic floor tiles, boiler flues and ducting, water tanks, soffits and rainwater fittings, amongst others.

Asbestos in good condition is not necessarily a hazard. If it disturbed or deteriorates and starts to break up it does become a hazard. If any asbestos is discovered and removal is required, it should be done in a controlled manner by a licensed asbestos removal contractor This can be very expensive.

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

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

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

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

9.03 Fire upgrading works to garage/reception. (Provisional sum) £1,000

9.04 Security

Consideration should be given to changing the locks to front and rear doors and the provision of additional security to windows.

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

9.05 Disturbance

Occasional traffic disturbance was noted at the time of the inspection.

9.06 Acoustics

The solid party walls to the adjoining property provide some sound insulation.

It is therefore not considered necessary to provide acoustic insulation based on observations made at the time of the 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 and 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.

10.02 Maintenance

The property is in generally fair order and has been reasonably maintained over the last few years. However, some routine maintenance works are now required externally to bring the property up to an acceptable standard.

The main roof requires a general overhaul additional ventilation and insulation and annual repairs until recovered.

Previously painted external areas are in fair condition but redecorations will be required in the next 1-2 years to avoid deterioration.

The central heating and electrical systems will require servicing and regular checks if current safety/test certificates are not available.

There are safety issues with the wall, door and roof between the garage and reception.

10.03 Planning

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

It is understood that the property is being sold with freehold possession without encumbrances.

It should be ensured the necessary documentation is in place for all the alterations. In particular, the reception room/garage works. (See 5.06 regarding council approvals)

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 and advise you accordingly on the above 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** The structural walls are in reasonable order.
- 11.03** The roofs require an overhaul and additional insulation and annual repairs until recovered.
- 11.04** The property fabric is in generally fair order. External redecorations will be required in the next 1-2 years if future deterioration is to be avoided.
- 11.05** The uPVC windows and doors will require regular maintenance.
- 11.06** Decorative finishes internally are in fair condition.
- 11.07** A test and report should be undertaken to the electrical installation if current certificates are not available.
- 11.08** The boiler, central heating and hot/cold water systems will require regular servicing.
- 11.09** The sanitary and kitchen fittings are in good order.
- 11.10** The routine remedial and maintenance works required would be expected for this age and type of property.
- 11.11** 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
20 August 2015



APPENDIX 'A' COST SUMMARY - REMEDIAL WORKS

Works Considered Essential

4.06	Isolated repairs to brickwork, pointing and render. Touch in decorations.	£700
5.01	Reduce external ground levels.	£600
5.01	Install additional airbricks.	£200
5.02	Repairs to chimney stack.	£200
5.03	Main roof overhaul.	£900
5.03	Annual repairs until main roof is recovered.	£300
5.03	Improve ventilation to roofs.	£1,200
5.03	Overlay bay window tile fillet with lead. Fit lead sleeve to SVP.	£300
5.04	External redecorations to remaining joinery.	£1,200
5.11	External joinery repairs. (Provisional sum)	£300
6.02	Electrical test and report. Upgrade.	£1,000
6.05	Report and service on boiler, heating and hot and cold water systems.	£300
9.03	Fire upgrading works to garage/reception. (Provisional sum)	£1,000
	Total	£8,200

Works Considered Desirable

5.04	Maintenance and cleaning to uPVC windows and doors.	£300
5.05	Apply safety film to fully glazed doors.	£100
5.07	Vent blocked fireplaces. Smoke test to lounge fireplace.	£100
5.08	Ceiling repairs.	£200
5.12	Timber survey and treatment.	£600
6.04	Lag concealed/unlagged pipes.	£100
6.06	Overhaul rainwater fittings and wastes.	£200
6.06	CCTV drain survey and jetting.	£500
8.01	Maintenance to outbuildings.	£600
8.02	Works to grounds.	£200
8.03	Boundary repairs and maintenance.	£400
9.01	Increase roof insulation where accessible.	£100
9.02	Check existing fan. Adapt cooker hood. Install 1 No' fan.	£700
	Total	£4,100

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/Groundworks	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