

SNAGGING REPORT

Of

**__ OSGOOD GARDENS
ORPINGTON
KENT
BR6 __**

For

**Mrs B _____
Flat _
Pynsent
West Common Road
Bromley
Kent
BR2 __**

By

**Paul Anderson
Anderson Associates
Warneford House
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Martlesham Heath
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**Date: 13 February 20__
Ref: PGA/140201/_ Osg**

**This report contains 18 pages
including this header page**

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PARTICULARS

Property:	Detached
Age (approximate):	Newly built
Tenure:	Freehold
Use:	Owner/Occupier
Inspection Date:	13 February 2014
Weather:	Overcast with sunny and wet spells
Terms of Reference:	Snagging 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 adviser should investigate what the previous use of the property was prior to purchase. In particular it may be prudent in some instances to obtain an environmental survey report.

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 treating. 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. That the whole or any part of this report or any reference will not be included in any published document, circular, or statement without Anderson Associates Chartered Surveyors' prior written approval. .

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

NEW BUILD

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

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

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

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

Copies of 'As built' drawings should be obtained to ensure that the property was constructed according to these and to confirm the make up of the external structural walls and floors

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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 area developed from around the 1980's onwards. There is a mixture of property types within Osgood Gardens and adjacent roads. Osgood Gardens is located off Osgood Avenue which is located off the A223 Sevenoaks Road and has good links with the A21 and M25. The nearest stations are Orpington and Chelsfield.

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 newly built detached dwelling, set on two levels with pitched main roofs.

Walls are load-bearing cavity brick/block work with some stained timber framing and render. Roof slopes are covered with plain concrete tiles.

Windows are of open pane design and the main entrance door is to the right front of the property within the two storey projecting 'bay' to the centre front elevation.

3.02 External

From the public road off Osgood Gardens the front garden comprises sloping paved hardstanding and drive leading up to the garage, front door and open side access to the sides and rear garden. The remainder of the front garden comprises lawn and some shrub areas.

The rear garden comprises raised paved patio area with steps leading down to the remainder of the rear garden comprising lawn.

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 of cavity construction. It is believed they comprise block inner and brick outer skin with some render and stained timber framing with internal dry-lined walls.

Walls within the house are block or load-bearing blockwork and timber stud partition walls.

The ground floors are believed to be of solid construction or concrete beam and hollow clay pot infill with screed over and the upper floors are of suspended timber. The roof is of traditional timber truss and 'pitched roof' design.

4.02 External walls appear upright with door and window openings reasonably even and well formed. The timber suspended upper floors are reasonably level and even.

4.03 Foundations

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

4.04 Movement – All Elevations

There were no major signs of any movement, heave, slip or shear to the front sides or rear elevation walls. Obviously in a new build this is very unlikely to be an issue.

The walls are in 'as new' condition. However, the following defects were noted:

- The quality of the brickwork and in particular the pointing is not of a good standard with irregular gaps, uneven and misaligned perp ends to vertical joints and uneven horizontal courses with uneven pointing both vertical and horizontal.
- Mortar smudges and staining to the brickwork are evident in places. These require cleaning/removal, particularly to the projecting brickwork at first floor levels.
- Signs of early efflorescence to the brick surfaces are already evident in places and this will worsen over the next few years before it improves.
- The render to the front 'bay' is in fair condition. However, gaps between the edge of the render and timber framing are already evident in places. This should be sealed with mastic to prevent damp ingress and later timber decay.
- Algae growth and efflorescent was also noted around the rear elevation air bricks and left side gully.

External Joinery/Timber Framing

Wherever external timber cladding, framing or joinery is joined or butted, exposed ends and joints should always be fully sealed to prevent water ingress and eventual decay. This has not been done to a good standard.

The timber framing is poorly detailed in a number of areas, particularly to the lower front corners where gaps to poorly fitted joints have been filled.

It is uncertain if the timber was fully knotted or stopped prior to staining.

If regular decoration is not done, due to the poor detailing, these areas will prematurely deteriorate and allowing the joinery to these areas to decay.

4.04	Clean mortar splashes from brickwork.	£200
4.04	Remove efflorescence to external brickwork faces.	£100
4.04	Improve detail to timber framing. Seal edges with render. (Provisional sum)	£500

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 signs to suggest that the dampproof course is not working as it should and no readings of any significance were detected internally. Dry-lining internally to the external walls prevented access to test the main structural walls.

- However, high level damp readings were recorded around the front door to the walls, door frame, step and skirtings.
- The ground levels around the front door and adjacent walls are high, which is causing the damp ingress. These high areas should be reduced or the existing paving abutting the walls removed and an ACO channel installed.

5.01	Reduce external ground levels around front door and adjacent walls.	£600
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5.02 Chimney Stacks

A close inspection of the chimneystack was not possible, although from ground level it appears to be in reasonable condition. No immediate works are required but some efflorescence evident.

However, the cement fillets, flaunching around pots and capping pieces should be checked close up to ensure they are sound so no water can enter the roof.

A tower scaffold should be used to access the roof area.

5.03 Main Roof

A ground level and internal inspection of the main pitched roofs and void was undertaken.

The roof tiling and detail appears to have been completed to a generally acceptable standard. The trussed roof rafters are in as new condition.

The flashing around the roof light and chimney stack should be regularly checked.

- The pointing to the gable verge undercloak is cracked in places and requires repair.
- Some of the verge edge tiles and tiles around the chimney stack are a different shade. This is not however, considered serious.
- The felt is in good order. However, isolated areas of torn and sagging underfelt require attention, particularly around the rear SVP where it extends through the roof.

5.03 Minor snagging works to roof.

£200

5.04 Windows

Windows comprise sealed double glazed uPVC casements.

Some of the mastic to the brick reveals and window frame abutment is poor and requires renewal in places.

UPVC windows 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 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.

Your solicitor should ensure that FENSA certification is available for the uPVC windows and doors.

5.04 Works to window mastic.

£100

5.05 Doors

External doors comprise sealed double glazed composite or uPVC.

Internal doors are flush ply type.

- The patio and rear kitchen door aluminium threshold strips are loose and springy and require re-securing.
- The en-suite bedroom door is poorly fitted into the frame. The door stops are not square and require re-fitting to allow the door to fit flush with the frame.
- The paintwork to the handle edge of the door is uneven and requires filling and touching-in in places.
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- The door stops to bedroom 2 door frame require adjusting or the mortice catch adjusted to stop the door moving in the frame when closed.
- Bedroom 3 door, (rear right) catches on the carpet and requires adjusting.
- The door threshold detail to the bathroom and en-suite should be improved, particularly the bathroom. A hardwood threshold should ideally be installed as the aluminium cover strips will loosen over time.

5.05	Alter threshold strips to rear external doors.	£300
5.05	Snagging works and improvements to internal doors.	£400

5.06 Internal Walls

These are plastered and are in generally good overall condition. Internal walls were checked for line and level with a spirit level. The wall plaster finish to some of the ground and upper walls is uneven and undulating in places when checked over the surface. Some of the door and window plaster reveals are not square.

The above are not serious issues and are generally within acceptable tolerance.

- A cracked tile and open cracked joints were noted to the top front left corner of the ensuite shower tiling adjacent the window.
- The gap to the mastic seal between the back edge of the shower tray and edge floor tile requires re-sealing.

5.06	Works to internal walls.	£300
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5.07 Fire Places

The lounge fireplace has a log burner fitted. It was not inspected in detail. Safety installation certificates should be available for this. The flue should also be regularly swept to prevent the build up of soot etc.,

5.08 Ceilings

Ceilings are plaster skim on plasterboard. They are generally in good order with no significant issues or signs of cracking or staining.

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

5.09 Stairs

Creaking was noted on some treads. The head room is believed to be within tolerable limits.

However, enquiries with the local council building control department should be made to ensure this and all other aspects comply with current regulations and completion certificates are in place.

5.10 Floors

The floors to the property were checked for line and level over the surface finish with a spirit level. There were areas that were slightly out of level in places but the floors generally are within tolerance limits.

5.11 Joinery

External decorations are in good condition but the detailing and finish to the timber framing will require attention.

Internal doorframes, skirting and architrave's are in softwood and in good order. Some alterations are required
See 4.04 & 5.05.

5.12 Damp

With the exception of the front door and adjacent walls, no damp was noted internally to the accessible areas that could be tested.

5.13 Worm and Rot

The vast majority of timber used in construction over the last 30 or so years is normally pre-treated prior to installation. To this end; we were unable to detect a general attack of worm in any of the accessible timbers inspected.

In a property of this age, it would be unusual to find signs of worm or rot, but if it is detected, we consider it can be treated in an isolated manner as a maintenance item.

6.00 SERVICES

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

6.02 Electric's

The electrics were not inspected in detail and there were no obvious issues. Installation and test certificates should be available and will confirm all is in order.

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

The property benefits from underfloor heating to the bathroom and en-suite. It is uncertain if this is electric or part of the gas central heating system. It should be ensured this is in safe working order.

Repairs or renewals to covered or concealed components can be expensive and disruptive to remedy. There were no issues noted however.

Motion sensor lights are present to the en-suite and bathroom.

The pressurised hot water cylinder in the loft should be checked.

Satellite cables from various rooms have been terminated below the stairs and not connected. Further costs will be incurred in connecting these to Sky or cable.

6.03 Gas

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

6.04 Plumbing

Mains water supplies kitchen sink and boiler. The plumbing systems were not inspected in detail and there were no obvious issues requiring attention.

6.05 Heating

The central heating and hot and cold water systems were not inspected in detail. There were no obvious issues requiring attention. Test certificates should confirm all is in order.

6.06 Drains

Foul water from internal appliances run to an internal soil stack which discharges to the main drainage installation that runs from the back to the front of the property.

Stormwater fittings are uPVC and are in good order. It is believed storm water discharges to soakaways.

All waste fittings should be checked for leaks prior to appliances being used.

The inspection chamber cover to the front of the property was lifted. Channels are reasonably clear.

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.

No access was possible to inspect below the rear raised patio to determine if an additional chamber is below the patio.

(See also 8.02)

6.06 Improvements to storm and foul water fittings.

£300

It should be ensured both foul and stormwater systems have been passed by council building control.

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 wall and floor units in good order.
Some doors require adjustment.

There are no obvious issues with the finish of the kitchen although some minor snags may become apparent in the coming months when the kitchen is used.

Note: The angle brackets used to secure the full height units to the alcove adjacent the back door are unsightly although this should be concealed if a large fridge freezer is installed in the recess.

7.02 Sanitary Fittings

Kitchen - Stainless steel inset bowl with chrome mixer tap.

GF WC – Pedestal corner basin with mono-bloc mixer and wash-down WC.

Bathroom - Pedestal basin with mono-bloc mixer, steel bath with mixer tap and wash down WC. Shower cubicle with mains shower.

En-suite - Pedestal basin with mono-bloc mixer, shower cubicle with mains shower and wash down WC. Sanitary fittings are in as new condition.

- The en-suite basin is approximately 10-12mm out of level and the bathroom basin approximately 5mm.
- The ground floor cistern is loose and poorly fitted to the pan.
- Some of the mastic seal at low level to the bathroom shower requires re-doing.
- No toilet roll holders are fitted to the bathroom, en-suite or wc.
- The en-suite glazed screen is upside down.

7.02 Minor snagging to bathroom, ensuite and wc. £100

7.03 Finishes

Ceilings and walls are mainly emulsion finish. Softwood joinery is mainly stain/gloss painted.

Internally, some decorations will need touching in following completion of snagging items and making good in places.

7.03 Touch in internal decorations. £300

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

Garage is in a similar condition to the house.

8.02 Grounds – (See 3.02)

The paving is in generally good order, although some degree of settlement, uneven surfaces and open joints will occur over time to the drive paving.

The paved drive falls towards the garage and house and some gullies and ACO drains are present.

However, an accumulation of jointing sand at the edge of the paving to the left side rear access indicates where storm water is running to. In heavy downfalls water will almost certainly accumulate in this area causing ponding.

A gully should ideally be installed here to prevent possible flooding.

The ACO channel across the front of the garage entrance is already choked with leaves and debris and requires clearing.

The ACO drain channel stops short of the end outlet discharging into the ground. This should be altered to prevent water discharging around the edge of the garage which could over time undermine the foundations.

It is uncertain where the yard gully or ACO channel drain to. This should be checked to ensure both discharge to a soakaway.

The trees to the rear left boundary should be removed. Trees and conifers to rear boundary of neighbour's property should be regularly trimmed.

The steel bar supporting the left edge of the raised patio is corroded. This requires cleaning and rust protected.

The side and front brick retaining walls have no weepholes do drain ground water or to dissipate ground water pressure. There are no obvious issues with this at this time but efflorescence and algae/moss will appear in the future which will compromise the life span of the wall.

Ideally the soil behind should be moved off the wall and the back face waterproofed, if this has not already been done.

Staining and algae was noted to be already forming in places on the back wall of raised terrace.

The glazing panels to the patio railings should be marked to be more easily seen.

8.02	Alter garage ACO outlet. Install gully to rear corner of drive. (Provisional sum)	£1,000
8.02	Works to raised terrace.	£300

8.03 Boundaries

Front – Post and rail and fence panels and brickwork in good/fair condition.
Sides and Rear – Timber panel fencing in good or as new condition.

The gravel boards to the left side boundary are partly covered with soil and will eventually decay. This requires altering. It is believed this is the neighbour's fence.

The ivy growth and climbing plants noted to the back and side of the garage boundary walls will require regular trimming to prevent possible damage to the garage. Ivy is already growing into the garage and requires clearing.

8.03 Works to boundaries. Clear ivy, remove trees to rear garden. £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 are not considered to be any issues regarding insulation etc., as the property is believed to comply with current regulations in regard to this.

9.02 Ventilation

All rooms can be ventilated with window opening lights and fans are present to the kitchen wc, ensuite and bathroom.

9.03 Safety

The property is generally acceptable from a safety aspect.
The paths, steps and patio areas could be slippery in wet icy weather.
Electric and gas installations should be checked regularly.

9.04 Security

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

9.05 Disturbance

Some traffic disturbance should be expected as the property is near a busy road.

9.06 Acoustics

There are not considered to be any issues regarding sound insulation etc., as the

property is believed to comply with current regulations in regard to this.

10.00 FINANCIAL CONSIDERATIONS

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

10.01 Defects

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

The works are assessed as if a jobbing builder was carrying out general works and specialists sub-contractors carrying out specialist work. These costs are intended as a guide only and should not be regarded as an accurate indication as to the actual cost a builder would charge.

10.02 Defects/Maintenance

The property has been constructed to a generally acceptable standard although there are some minor issues and obvious defects that require attention.

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

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

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

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

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.

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

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

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

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 reasonably spacious accommodation. The amenity space is small.
- 11.02** Apart from the defects noted the structural walls roofs are in good order.
- 11.03** The internal damp ingress requires remedying.
- 11.04** The property fabric is in good order, although regular external decorations will be required. Some of the external timber framing is poorly detailed and requires some improvement.
- 11.05** Decorative finishes internally are in good order. Some minor finishing is required.
- 11.06** Sanitary and kitchen fittings are in good condition. Some minor finishing is required.
- 11.07** Electric and gas installation certificates should be obtained and retained for future reference.
- 11.08** The central heating and hot/cold water systems will require a regular service.
- 11.09** The issues with the grounds and drainage requires attention.
- 11.10** The level of snagging on a new build property and the remedial works required are not generally to be expected.
- 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.
13th February 2014

APPENDIX 'A' - COST SUMMARY

REMEDIAL/SNAGGING WORKS

Works Considered Essential

4.04	Clean mortar splashes from brickwork.	£200
4.04	Remove efflorescence to external brickwork faces.	£100
4.04	Improve detail to timber framing. Seal edges with render. (Provisional sum)	£500
5.01	Reduce external ground levels around front door and adjacent walls.	£600
5.03	Minor snagging works to roof.	£200
5.04	Works to window mastic.	£100
5.05	Alter threshold strips to rear external doors.	£300
5.05	Snagging works and improvements to internal doors.	£400
5.06	Works to internal walls.	£300
5.08	Works to ceilings.	£600
5.10	Works to floors.	£350
5.11	Internal joinery works.	£200
6.06	Improvements to storm and foul water fittings.	£300
7.02	Minor snagging to bathroom, ensuite and wc.	£100
7.03	Touching in internal decorations.	£300
8.02	Alter garage ACO outlet. Install gulley to rear of drive. (Provisional sum)	£1,000
8.02	Works to raised terrace.	£300
8.03	Works to boundaries. Clear ivy, remove trees to rear garden.	£400
	Total	<u>£6,350</u>

The above costs do not allow for any specialist fees or VAT.

These costs are intended as a guide only and should not be regarded as an accurate indication as to the actual cost a builder would charge.

Appendix A
COST SUMMARY