



**BUILDING SURVEY**

# Example Property

**PREPARED ON BEHALF OF:**

Example Client

**JOB REF:**

Example Property

**PREPARED BY:**

David Toogood FRICS, IRRV,  
ACI Arb

**SURVEY DATE:**

Saturday 28th July 2018

# Contents

- 1.0 Introduction
- 2.0 General Description
- 3.0 Construction and Condition of Externals
- 4.0 Construction and Condition of Internals
- 5.0 Services
- 6.0 Environmental and Other Issues
- 7.0 Legal Matters
- 8.0 Conclusions and Recommendations

## **1.0 INTRODUCTION**

### **1.1 Scope of Instructions**

To inspect the subject property and provide a Building Survey Report thereon in accordance with the Terms of Engagement received and signed by yourselves.

In accordance with our Terms of Engagement, we have not at this stage arranged for any specialist tests or reports on the service installations, but comments on the need for specialist tests are included.

We were not able to inspect any part of the property that was covered, unexposed, or inaccessible and therefore cannot report that such parts are free from defect.

Budget costs in this report are for guidance purposes only and are quoted exclusive of VAT and fees. These costs are not to be construed as a quotation, estimate or warranty as to the expense likely to be involved, but are for general guidance and are entirely dependent on the full extent of the work undertaken and the quality of the building materials and fittings used. You are advised to obtain competitive quotations from appropriate contractors prior to being legally committed to the purchase of this property.

This report is prepared for the sole benefit of the named client and no liability is extended to any third parties. This report must not be reproduced in whole or part without the express written authority of the surveyor.

The weather was dry at the time of our inspection and therefore we cannot comment upon the working order of the rainwater goods.

Due to the presence of the vendors' fitted carpets and other floor coverings no view of the floor structures could be obtained and we cannot advise on their condition. It is often impractical to ask vendors to lift fitted floor coverings as this may prove disruptive and costly. As such, there is a risk that defects maybe hidden beneath the floor coverings.

The vendors' stored items, furniture, and personal effects throughout the property limited our inspection in areas.

### **1.2 Date of Inspection**

29th July 2018

### **1.3 Related Party Disclosure**

We are not aware of any conflicts of interest relating to this instruction.

## **1.4 The Property Status at the Time**

The property was fully furnished and occupied at the time of inspection. Fitted floor coverings were laid throughout most of the accommodation.

## **1.5 Weather Conditions**

The weather at the time of our inspection was dry and cloudy and this was preceded by a period of changeable weather.

## **1.6 Advice**

For the purposes of this report, the terms immediate, short, medium and long are defined as follows:

Immediate term: Within 1 year

Short term: Within 1 – 3 years

Medium term: Within 3 – 5 years

Long term: Within 5 – 10 years

The general condition and particular features of the property are covered, but the Report focuses on the matters which the Surveyor judges to be urgent or significant.

## **2.0 GENERAL DESCRIPTION**

### **2.1 Description of the Property**

Example property is a mid terrace house built on the ground and first floor levels. The property has had the benefit of a loft conversion which has effectively provided a second floor. The building features a pitched slate covered roof, solid brick walls, suspended timber floors and metal framed double glazed windows.

On the front elevation there is a splay bay window on the left hand side on ground floor level only.

The main front entrance door is on the right hand side and is set back slightly from the front elevation to provide a covered porch.

To the rear of the building on the right hand side is a original two story rear addition beneath a pitched slate covered roof.

There is a small front garden and a larger rear garden and patio area. there are two timber sheds at the bottom of the garden which were not inspected.

### **2.2 Approximate Age**

We understand that the property was built at the turn of the 19th/20th century.

### **2.3 Location**

The property is in a residential urban area, surrounded by similar residential properties.

The property is located within a reasonable distance of amenities, including shops, schools and public transport links.

### **2.4 Accommodation**

Ground Floor- Reception Room, Dining Room, Kitchen, External WC

First Floor- Three Bedrooms, Bathroom/Shower Room

Second Floor- Bedroom and En Suite Bathroom

### **2.5 Outside Areas and Parking**

The property has a front and rear garden.

There is no off street parking in the area, only on street parking and this is restricted by a

residents parking permit system.

There is no garage. There are two timber sheds in the rear garden that were not inspected.



Photo 2 - Front garden

## 2.6 Tenure

We understand that the property is freehold. You should ask your legal adviser to confirm this and explain the implications.

## 3.0 CONSTRUCTION AND CONDITION OF EXTERNALS

### 3.1 Main Roof

The main roof is pitched from a central ridge running across the building down to the front and to the rear bounding walls.

The front roof slope has been covered with grey Welsh slate. This is in poor condition, and several slates had slipped and are in need of immediate replacement. This will cost approximately £900. The remaining slate covering will need to be stripped off and be re-slatted in the long term.

There are two ventilators on the slope, which is in accordance with good practice. There is also a small opening skylight.

The rear roof slope is also covered with slate. This was in fair order and condition but is of the same vintage as that on the front and will have a relatively limited life expectancy of say 10/15 years before recovery is needed. The slope was interrupted by a large dormer window clad in slate which was in reasonable condition.

We would estimate the cost of re-slating the pitched area of the front & rear roof to be approximately £15,000.



Photo 3 - Front roof slope



Photo 4 - Slipped slate



Photo 5 - Rear Mansard

### 3.2 Subsidiary Roofs

The bay window roof is flat and has been covered with asphalt that was in good order but is of some age. The asphalt is intact but we recommend that it is painted over with a heat reflective paint to preserve its longevity at a cost of approximately £500.

The rear addition roof is a mono pitched roof running from the right hand party wall down towards the flank wall and has been covered with slates. These appeared to be in adequate condition although there was some slight staining noted towards the rear of the rear extension. This is not considered to be significant.

The junction of the pitched roof and wall/main roof is sealed with a lead flashing which appeared to be in good order and condition..



Photo 6 - Bay window roof



Photo 7 - Rear addition roof



Photo 8 - Flashing detail

### 3.3 Chimney Stacks

The main chimney stack is located on the left hand party wall and is a conventional brick built unit featuring over sailing courses and terracotta and clay chimney pot. The stack is weathered as expected in this exposed location but was in reasonable condition.

To the rear addition there is a similar brick built chimney stack with terracotta pots that have been sealed. This was also seen to be in reasonable condition.



Photo 9 - Main chimney stack



Photo 10 - Rear addition chimney stack

### 3.4 Parapets Walls

The party parapet walls on the front elevation comprise solid brick rendered on the inner face and capped with bonnet tiles. The bonnet tiles are somewhat uneven but are well bedded and in satisfactory condition.

The render covering is cracked in places and patch repairs are required in the medium term at a cosy of approximately £800.

The junction between the party parapet walls and the a pitched roof has been sealed with a metal flashing which appeared to be in satisfactory condition.

On the rear elevation the party parapet walls to the main building and the rear addition are similarly constructed of bonnet tiles, which were noted to be in satisfactory condition.



Photo 11 - Front parapet wall



Photo 12 - Rear addition parapet wall

### 3.5 Rainwater Goods

On the front elevation, the rainwater gutters and downpipes are formed from modern plastic. These appear to be in reasonable order and condition. The drain to the bay window roof is all old lead pipe dressed through the wall into a hopper head. This is in fair condition but of some considerable age and will need to be replaced within the next five years and approximate cost of £200.

To the rear elevation the rainwater gutters and downpipes are plastic and were in reasonable condition. The joint to the hopper head on the flank wall shows staining and requires minor attention.

The rainwater goods generally appeared to be in satisfactory condition overall with no signs of significant defects. However, the weather was dry at the time of our inspection and we cannot therefore comment on the water-tightness of the rainwater goods.

Some of the gutters are partially blocked with wires and cables and should be cleared in the immediate term to prevent any overflow.

Gutters and downpipes carry many hundreds of litres of water during wet weather. Their joints and stop ends are particularly prone to failure as are the outfalls which can be easily blocked by leaves and other debris. All rainwater fittings should therefore be regularly checked for defects in order to prevent leakages and spillages which could lead to damp internally.



Photo 13 - Front rainwater goods



Photo 14 - Metal pipe



Photo 15 - Leaking joint



Photo 16 - Rear rainwatergoods



Photo 17 - Blocked gutter

### 3.6 External Walls

By measuring through door and window openings we were able to ascertain that the main walls are constructed from solid brickwork.

To the front elevation the bay window is reasonably flush and tight against the wall and showed no signs of major movement. The bay is weathered with some minor cracking and is in reasonable order and condition. To the right hand side there is a slightly open joint, this is of some age and is not considered significant, but will require repair and re-pointing immediately at a cost of approximately £250.

Bay windows such as these, in buildings of this age, are often built from poor foundations and a degree of movement is commonplace and is often not a cause for concern. However, regular repair and maintenance will be necessary over the years.

The main front wall itself was noted to be reasonably straight and true and no significant defects were observed. The walls and external surfaces are weathered but generally in satisfactory condition with no signs of significant defects or structural movement.

The rear elevations are formed from stock brickwork. The main wall was straight and in acceptable condition. The flank wall has a slight and minor bow in the brickwork at first floor level but this was not significant.

The rear wall of the rear addition was also straight and in acceptable condition



Photo 18 - Minor movement to bay window



Photo 19 - Rear wall main building



Photo 20 - Flank wall to rear elevation



Photo 21 - Rear wall rear addition

### 3.7 Damp Proof Course

A damp-proof course (DPC) is a membrane of some impervious material which is laid across the main walls during the course of construction whose purpose is to prevent dampness rising through the structure by capillary action.

The damp-proof course is not visible so we cannot confirm its type. However, bearing in mind the age of the property, the walls are likely to have a slate damp-proof course.

It is important that any matters relating to internal water ingress are dealt with as a matter of urgency in order to prevent further more extensive issues that could occur. We recommend that if you note any signs of dampness during your occupation to the ceilings, walls or floors, that suitable arrangements for repair can be made immediately.

We carried out random testing for random dampness throughout the property. Testing was restricted by the kitchen fittings, radiators, heavy furniture and stored items.

High damp meter readings were found on the front wall of the living room to the right hand side of the bay window. This is likely due to water ingress from the external crack crack at the junction of the bay window and main wall.

Further high readings were found towards the front of the kitchen on the flank wall, likely caused in part by the leaking air conditioning unit affixed to the flank wall externally at high level.

We suspect this is an isolated breakdown of the DPC and recommend that specialist contractors are asked to inspect and quote for rectification. We anticipate that this will cost approximately £1,000.

Some dampness may be present in areas we were unable to access or unable to see at the time of our inspection, such as beneath the tiling to the bathrooms, beneath the kitchen units and beneath items and furniture we were unable to move such as floor coverings and finishes.



Photo 22



Photo 23



Photo 24

### 3.8 Sub Floor Ventilation

Sub-floor ventilation is imperative to prevent moisture laden air from causing condensation and decay to the floor timbers. It is also crucial in certain areas of the UK for reducing naturally occurring, dangerous gases such as radon and methane.

It is important to ensure that ventilation has a free and unobstructed path to all areas. If the void has internal sleeper walls, provision should be made for ventilation to pass through those barriers and give protection, so as no part of the floor void is left to stagnate and become susceptible to moisture.

We observed adequate ventilation to the front elevation. No ventilation was noted to the rear walls and we recommend that additional vents are inserted.

External landscaping should also be considered in the positioning of air bricks for sub-floor ventilation. If overlooked it can result in air bricks being permanently obstructed by hard landscaping such as patios and pathways or blocked by close proximity to bushes and seasonal debris.

If the property is in a flood risk area consideration may be given to raising the position of the sub-floor air bricks higher than the traditional DPC level. Raising the height of the air bricks to up to 1m above ground level will shift the first entry point for flood water to other much smaller openings which could significantly reduce the volume of flood water entering the property.

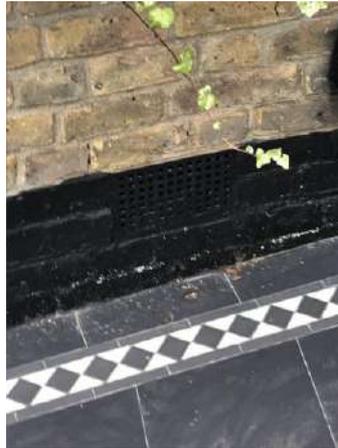


Photo 25 - Sub floor vents to front

### 3.9 Windows

The majority of the windows in the property had been replaced with aluminium framed double glazed units. These appeared to be in reasonable order and condition. The windows within the two mansards timber are framed sliding sashes which were in reasonable order. Not projecting sales.

The windows typically appeared to be in good order and condition although slightly soiled at the time of inspection. The windows appear to open and close satisfactorily with exception of the first floor rear bedroom which was unable to be adequately closed and latched due to catching on the window catching on the locking mechanism of the window frame. This will require immediate attention and may require re-hanging by a specialist contractor at a cost of approximately £500.

The door to the dining room consists of the original, timber framed door & frame and was in and fair condition.

The windows to the second floor bedroom were timber framed sliding sash units that were in fair condition but they need to be redecorated in the immediate term.



Photo 26 - Typical window



Photo 27 - Timber cill requires painting



Photo 28 - Defective window frame

### 3.10 External Doors and Other Joinery

The front door is formed from timber with single-glazed panels. This was robust and in reasonable condition

The rear door to the dining room is formed from timber with single-glazed panels. This was in reasonable condition.

The kitchen door is a recent " stable " door arrangement and was in good order.



Photo 29 - Front door



Photo 30 - Dining room door



Photo 31 - Kitchen door

### 3.11 Grounds, Boundaries and Outbuildings

The front boundary is formed from a solid brick wall surmounted by metal railings. The brickwork was in reasonable order and condition. The railings are sturdy and well fixed.

The right hand boundary is similarly formed from brickwork and was in satisfactory condition.

The left hand boundary is also brick and in good order. The rear section is missing.

The front garden has been paved over and is in satisfactory condition. There is surface drainage to the front. The front entrance path is tiled with black and white tiling and was in good order.

To the rear, the boundary to the left hand side is a shiplap timber boarded fence. This was in satisfactory condition. To the right hand side, the boundary is mostly timber fencing which was in fair condition. there is a small section of brickwork to the front.

The rear boundary was a timber fence, mostly hidden from view, but which appeared to

be in fair condition.

The rear garden is laid to paving stones for the most part which were in good order and condition & reasonably level. The lawn area is poor.



Photo 32 - Front boundary



Photo 33 - Front garden



Photo 34 - Front entrance path



Photo 35 - Rear left boundary



Photo 36 - Rear right boundary



Photo 37 - Rear garden

### **3.12 Foundations and Movement**

You will appreciate that we were unable to excavate or expose the foundations and therefore we cannot comment upon their condition or design.

All we can say is that the superstructure above ground shows no signs of any abnormality that might indicate the foundations were in any way inadequate or defective.

Therefore, provided the drains are kept clear and free-flowing and that a satisfactory standard of maintenance is applied we see no reason why the foundations should not continue to provide satisfactory service.

The subsoil in the area is of a shrinkable nature which can cause foundation movement. The precise makeup of under-lying soil is not known, however a mixture of gravel, clay, wet and acidic soils are known to be present within the area. The dehydration and subsequent rehydration of these can cause structural movement in buildings. Foundations of older buildings are usually shallow and movement is common as a result of changes in groundwater levels.

It is likely that some settlement has occurred within the building over the history of the building's life, and this would be typical of its age and type. This invariably causes some distortion in walls and openings and can cause some cracking damage.

Although we did not note any significant cracking damage or ongoing progressive movement to the building at the time of inspection, we advise that some structural movement may occur in the future. Where the cracking damage is on the old lath and plaster surfaces, it has been caused by natural movement of the timber floors above and it may be a suggestion to replaster these areas as part of any extensive refurbishment works in the future.

We recommend that you ascertain that adequate 'all risks' building insurance is secured and maintained in relation to the property at all times and that should include any damage occasioned by movement.

### **3.13 Other Areas**

There are no other external areas to comment upon.

## 4.0 CONSTRUCTION AND CONDITION OF INTERNALS

### 4.1 Roof Space

The roof space has been converted into additional accommodation and therefore we cannot comment upon the condition of the roof structures. Access to the roof space was considerably limited and confined to small eaves storage areas. Overall, the loft conversion works appear to have been carried out to an acceptable standard and there are no visible defects or necessary repairs. We cannot comment upon much of the work that is hidden, such as the structural supports which should have been installed as part of the works.

The rear addition roof space was accessed via the hatch in the landing ceiling. The roof structure is conventionally formed from a timber framework of rafters which slope from the left hand party wall down to the flank wall forming the roof pitch.

These were noted to be adequately sized, spaced and were in acceptable condition.

We noted no ventilation to the roof structure and this has given rise to condensation which has stained the underside of the sarking felt. The combination of poor ventilation and of moisture content (whether caused by condensation or by water ingress) provides ideal conditions for the onset of fungal decay such as dry rot. This is a serious timber destroying fungus which is usually costly to eradicate.

Ventilation must be provided at a cost of approximately £800.



Photo 38 - Front eaves



Photo 39 - Rear addition roof showing

### 4.2 Ceilings

The property has older type lath and plaster and plasterboard ceilings. These have painted and papered finished.

The ceilings and plaster finishes were found to be in satisfactory condition throughout the property with the exception of some minor shrinkage cracking which will require localised filling and redecoration.

Cracking in plaster often occurs due to movement of the floor above, the general ageing of the material and loss of adhesion over time and normal shrinkage of the material. On-going repairs will be necessary and the cracking may re-open from time to time.

This was not considered to be significant but decorative repairs will be required.

There is an area of stained and loose paper to the ceiling to the rear addition bedroom. This is caused by historic damp from the plumbing fittings in the loft above.



Photo 40 - Plasterboard ceiling



Photo 41 - Cracked ceiling

### 4.3 Internal Walls and Partitions

The internal partitions are formed of solid masonry and lightweight plasterboard stud walls. These have plastered, painted and papered finishes.

Some time was spent examining the internal partitions and we can advise that these are straight and true and showed no signs of any significant defects. As with the ceilings, some minor cracking was noted to the internal plasterwork and partitions, this is not significant or substantial enough to cause concern and merely requires localised repairs and redecorations.

### 4.4 Floors

Due to the presence of the vendors' fitted floor coverings no view of the floor structures could be obtained and we cannot advise on their condition. It is often impractical to ask vendors to lift fitted floor coverings as this may prove disruptive and costly. As such, there is a risk that defects maybe hidden beneath the floor coverings. When the floor structures are next exposed, we recommend you instruct a timber specialist to inspect and report on the condition of the floors.

The ground, first and second floors are formed from suspended timber. These have a range of carpeted, tiled and timber floor coverings. The floors are not entirely level, move and creak underfoot and spring slightly as is common with properties of this age.

As noted above, there is inadequate sub-floor ventilation to the rear of the ground floor and therefore the floor timbers will be vulnerable to damp and decay. Air vents should be installed or reinstated to improve the air flow and ventilation.

The floor to the kitchen and dining area from solid concrete. This appeared to be in acceptable condition.

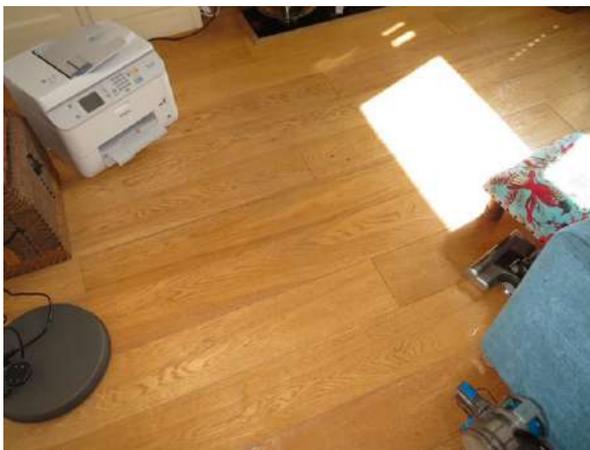


Photo 42 - Typical floor surface



Photo 43 - Typical floor surface

## 4.5 Internal Joinery

The internal joinery consists of timber doors, stairs, skirting boards, architraves, built-in cupboards and bookshelves.

There is some general wear and tear and marking to the internal joinery but otherwise it is in satisfactory condition.

The doors have been replaced with modern units which were part glazed to the ground floor and fully panelled to the upper floors. These were in good condition but none of the doors appear of fire resisting construction and although it is not a statutory requirement, we would recommend that you consider fitting fire doors to the kitchen, bedrooms and living room at an approximate cost of £400 each.

The bannisters to the staircase have glazed panels fitted. We saw no stamp on these panels to indicate that they are formed from safety glass and consequently they should be replaced with safety glass.



Photo 44 - Typical door



Photo 45 - Wardrobe



Photo 46 - Wardrobe

## 4.6 Kitchen

The kitchen fittings consist of tiled floor and wall mounted units with marble work surfaces.

The kitchen appliances include the following-

Smeg 5 ring gas hob

An electric oven

Large ceramic single basin sink.

Smeg fridge freezer

Smart dish washing machine

Hotpoint washing machine and a Hotpoint tumble dryer.

The kitchen fittings are modern and in satisfactory condition however the door below the sink is not attached properly and will need to be re attached. A number of the handles of the kitchen units are loose.



Photo 47



Photo 48



Photo 49

## 4.7 Bathrooms and Cloakrooms

The en-suite shower at second floor level room contains a white suite consisting of WC with concealed cistern, a ceramic wash basin, resin shower base with semicircular glazed screen and a thermostatically controlled shower. The fittings are in reasonable condition. Water pressure is adequate.

The first floor family shower room has a ceramic wash basin, WC with close coupled cistern and rectangular shower stall with resin base, glazed screens and multi directional shower fitting. These are in reasonable condition.

The first floor family bathroom contains a freestanding Perspex bath with mixer tap, wall hung wash basin, WC with concealed cistern, and a tiled shower stall. The base of the shower stall is badly formed and needs to be resealed to ensure that it is watertight. This must be done immediately.



Photo 50 - Second floor shower room



Photo 51 - First floor family shower room



Photo 52 - First floor family shower room



Photo 53 - Family bathroom



Photo 54 - Family bathroom



Photo 55 - Poor seal

## 4.8 Fireplaces, Flues and Chimney Breasts

The living rooms and bedroom contain feature fireplaces with an open fire. The fireplaces appear to be in satisfactory condition however we cannot comment upon their working order.

If you wish to use the fireplaces the chimney flues should be correctly lined at an approximate cost of £1,500. Without actual testing it is not possible to ascertain whether any of the chimney flues are in satisfactory working order. With age, the lining of the flues can deteriorate and this can allow fumes to re-enter the building at a higher level if fires are lit. It is considered safer to arrange for all flues that are to be used to be fully lined.



Photo 56



Photo 57

## 4.9 Decorations

We do not propose to comment on the condition of the internal decorations in detail as you will have seen these for yourself and will appreciate that they consist of individual style and taste of the vendor.

The decorations are reasonably clean and tidy but will undoubtedly be marked and scarred when the present owner removes his possessions. You will no doubt wish to redecorate the property to your own tastes and standards in due course.

The external decorations are in fair condition due to the plastic covered window frames. The timber sash windows to the top bedroom require redecorating immediately.

## 4.10 Dampness

As noted above, there is a damp stained area to the ceiling of the rear addition bedroom. This was caused by leaking pipes to the plumbing above. The area was tested with a damp meter but was dry.

Minor dampness was noted to the right side of the bay window caused by rainwater penetration through the open joint externally as previously noted.



Photo 58 - Damp patch to ceiling of rear addition

#### **4.11 Condensation**

Condensation within a building is caused by insufficient ventilation failing to dispel airborne water vapour caused by cooking, bathing and even breathing, which then condenses on cold surfaces.

Condensation occurs when air saturated with water vapour reaches its dew point and this can be avoided by venting water vapour.

In general terms, we recommend you ensure that the windows are opened on a regular basis to naturally ventilate the property and increase the rate of water evaporation. This will prevent condensation from building up and damaging the finishes in both the kitchen and bathroom. If condensation is allowed to build up within the bathroom it will eventually lead to damage of the finishes and the paint will start to peel off. As the situation continues it can lead to mould and fungal growth.

#### **4.12 Timber Defects and Infestation**

Poorly ventilated timbers in damp environments provide ideal conditions for the onset of fungal decay such as dry rot. This is a serious timber destroying fungus that is usually costly to eradicate. As such it is important that any matters involving water ingress or penetration, leakage, condensation or their possibility, are always dealt with as a matter of urgency as and when they occur, if fungal decay and wet rot is to be avoided.

The majority of buildings suffer from woodworm infestation at some stage during their life. The presence of floor coverings, the limited inspection of the whole building and the number of concealed timbers in this type of property prevented a full investigation for woodworm. It can also be present for up to three years without being visible. Although we noted no sign of an attack we are unable to confirm that the building is entirely free from woodworm.

Due to the limited nature of our inspection, we are unable to state whether any fungal decay exists in those areas of the building we were unable to inspect, such as the

underside of floorboards and skirting boards and the roof timbers. If this is of particular concern to you, we recommend an expert survey by a firm of timber preservation specialists be commissioned. We are able to provide contact details if necessary.

All windows and external woodwork should be redecorated every 3-5 years as part of an ongoing cyclic maintenance plan to the building as this will help prevent timber decay and rot which can lead to costly repairs.

#### **4.13 Cellar and Other Areas**

There is no cellar with this property.

## 5.0 SERVICES

You will appreciate that we are not technically qualified to comment on the service aspects of this property. We should be pleased to arrange for tests to be carried out on service installations by qualified technicians if required.

In the meantime, our comments are based on our experience in dealing with these items over a number of years.

Services, particularly gas and electricity, have to be installed in accordance with various regulations which are frequently updated by the appropriate authorities. Unless an installation is brand new it is unlikely to be up to the latest standards required. All defects and deficiencies noted from our visual inspection are duly reported, but the true condition and likely life expectancy of an installation can often only be ascertained by testing.

The Institute of Electrical Engineers recommends that wiring installations are tested every five years. Gas appliances should be serviced annually.

### 5.1 Electrics

The meter can be found in the under stairs cupboard. The consumer unit (fuse box) can also be found in the under stairs cupboard.

The electrical fittings generally appear to be in satisfactory condition with no obvious signs of defects. However, we have not tested the system and cannot comment upon its working order.

You are advised that the electricity supply companies recommend that domestic wiring is tested every ten years or on change of ownership, whichever is sooner.

In the absence of a current electrical test certificate, we would advise you to employ the services of a qualified electrician to inspect and test the wiring and to provide you with a report on its condition together with a quotation for any improvement works found necessary.



Photo 59

## 5.2 Gas

The property has the benefit of a mains gas supply which serves the central heating boiler and the hob. The meter is located in the under stairs cupboard.

The gas services generally appear to be in satisfactory condition with no obvious signs of defects. However, we have not carried out any tests and cannot confirm its working order.

You should instruct an appropriate Gas Safe registered engineer to test and report on the gas installation prior to occupation.

## 5.3 Water Supply and Plumbing

Where visible, the plumbing system comprises of modern copper and plastic tubing.

We were unable to locate the mains incoming water stopcock and recommend that its location is sought from the vendor.

The property is served by a mains water supply.

## 5.4 Heating

The property has the benefit of a gas fired central heating system powered by a Vaillant boiler located in the rear addition loft space.

The hot water is stored in a pressurised hot water cylinder also located in the loft space.

The system is a conventional pumped hot water system with various style radiators linked by copper tubing.

The heating system was not on at the time of our inspection but appeared in satisfactory

condition with no visual defects apparent. We have not tested the system.

You can't always be sure when the appliances and pipework were last serviced and checked. The vendor should be able to provide you with a Gas Safety Record showing that a suitably qualified Gas Safe registered engineer has checked the gas installation pipework and appliances.

If they are unable to do this, you will need to contact a registered engineer to test and report on the system before you exchange. The engineer should be able to complete a record and provide it to the vendor so they can pass it onto you when you move into the property. The system should then be inspected annually.



Photo 60 - Radiator



Photo 61 - Boiler



Photo 62 - Hot water storage cylinder

## 5.5 Drainage

Our inspection was restricted as the inspection chamber cover could not be lifted. We therefore cannot make any detailed comments on the underground drainage system.

The soil vent pipe is formed from plastic and appeared in satisfactory condition.

## 5.6 Other Services

The building has the benefit of partial air conditioning and has a cassette unit fitted to the second floor bedroom. the condenser unit is fitted to the flank wall to the rear addition



Photo 63 - Air con unit



Photo 64 - Cassette unit

## **6.0 ENVIRONMENTAL AND OTHER ISSUES**

### **6.1 Flooding**

Your Legal Advisers should confirm if the property has previously been flooded or is at risk of flooding and any implications this may have on obtaining insurance at a reasonable price.

We have checked the Environmental Agency website for the likelihood and risk of flooding to this area, and include the map showing areas at risk of flooding at the property and the surrounding areas . The information below provide an indication of the likelihood of flooding in your area.

### **6.2 Risk of Flooding from Surface Water**

Surface water flooding happens when rainwater does not drain away through the normal drainage systems or soak into the ground, but lies on or flows over the ground instead.

The likelihood of flooding from surface water in the area is classed as low.

### **6.3 Risk of Flooding from Rivers and Seas**

River flooding happens when a river cannot cope with the amount of water draining into it from the surrounding land. Sea flooding happens when there are high tides and stormy conditions.

The likelihood of flooding from rivers and seas in the area is classed as low.

If you would like further information on this and would like to find out whether you can get advanced warnings of flooding then please visit the Environment Agency website at <http://watermaps.environment-agency.gov.uk>

### **6.4 Location and Environmental Issues**

Due to the property being located in a built up area, we do not consider it to be particularly exposed to the elements.

However, the property may be subject to nuisance and disturbances from busy roads and tube and railway lines.

### **6.5 Thermal Insulation and Energy Efficiency**

The property has solid brick walls and double-glazed windows and will therefore have poor thermal insulation and energy efficiency.

## **6.6 Asbestos and Other Hazardous Materials**

We were not able to detect the presence of any hazardous or deleterious materials that may have been used in the construction of this building, or that may have subsequently been incorporated.

Given that such materials may be hidden in the structure in inaccessible places, and the restrictions on our inspection, we cannot guarantee that no such materials exist in this building.

Enquiries should be made to ascertain whether they have any knowledge of such materials being present in this building.

The presence of such materials can result in very high levels of expenditure and inconvenience in stripping them out.

We are not aware of the content of any environmental audit or other environmental investigation or soil survey which may have been carried out on the property which may draw attention to any contamination or the possibility of any such contamination.

We have not carried out any investigation into past or present uses, either of the subject property or of any neighbouring land to establish whether there is any contamination or potential for contamination to the subject property from these uses or sites. We have therefore assumed that none exists but cannot guarantee that this is the case.

Enquiries should be made with the Vendor and Local Authority, and all relevant site investigations should be undertaken before you commit yourself to acquiring an interest in this property.

## **6.7 Japanese Knotweed & Other Invasive Plant Species**

The presence of Japanese Knotweed can affect value as some lenders may restrict mortgage finance when it is found. In addition, if you have invasive plants or injurious weeds such as Japanese Knotweed on your premises you have a responsibility to prevent them spreading into the wild or causing a nuisance. Your legal adviser should inform you on the law in respect of this pernicious weed. The roots of Japanese Knotweed can also affect underground drainage and foundation support when they seek moisture. Whilst there is no obvious evidence of such damage, this could occur in the future.

During the course of our inspection of this property we did not note the presence of any Japanese Knotweed, Giant Hogweed or any other invasive species that might have an adverse effect on the property or its value. However, we are not expert in horticultural matters and we cannot guarantee that no such species exist. We are also unable to comment on Japanese Knotweed on neighbouring land that is not clearly visible from the subject property.

## 6.8 Security

Property has the benefit of CCTV cameras. These were not tested.

There are always ways to improve the security of your property. Burglars like to operate under cover of darkness and by installing external motion sensor floodlights these act as a deterrent. Intruder alarms are a good way to improve security and reduce your insurance premium, these should be serviced annually.

We recommend that a garden gate is the same height as the adjoining walls or fences and securely constructed. Metal gates are more difficult to scale than solid wood alternatives and their open structure means they don't provide cover for an intruder. Gates and outbuildings should be fitted with locks.

Patio doors can be protected by fitting purpose-made locks or a security bar. Window locks that pull the window into the frame with a key are stronger than normal locks.



Photo 65 - CCTV camera

## **7.0 LEGAL MATTERS**

### **7.1 Listed Buildings & Conservation Areas**

The property is located within the London Borough of Camden.

We understand the property is located within a Conservation Area which will restrict any external alteration you may wish to make to the property. You should confirm these restrictions with the Local Authority or your legal advisers.

### **7.2 Regulation**

We recommend that you ask your solicitor to get confirmation that the building is fully insured at present and that your new insurance policy is in place at exchange of contracts should you decide to go ahead with the purchase.

We have assumed that there are no encumbrances or unduly onerous or unusual easements, restrictions, outgoing or conditions likely to have an adverse effect upon the value of the property, and we have assumed that a good and marketable title is held.

We would recommend that your legal advisers verify information relating to tenure and furthermore, we would stress that the above assumptions should not be relied upon until such time as they have been confirmed to be accurate.

### **7.3 Guarantees/Warranties**

We recommend that you seek copies of any guarantees and warranties from the vendor for appliances within the demise such as for the boiler.

We have not tested the white goods or appliances within the property and recommend that you seek copies of any available guarantees and warranties from the vendor.

### **7.4 Other Items for your Legal Advisers**

Your legal advisers should confirm the extent and ownership of the boundaries, the drainage arrangements and your rights and responsibilities in respect of the right of way to the property.

We noted from the Planning Permission for the loft conversion that the mansard should have four windows whereas it has three. You should check with Example Council that this alteration is permitted.

The parking in the surrounding area is restricted for resident permit holders only. Your legal advisers should confirm the availability and cost of these.

## **8.0 CONCLUSIONS AND RECOMMENDATIONS**

Example property is a conventionally constructed House built from conventional materials for the age. The building has had the benefit of a roof conversion adding an additional floor. The property has been modernised and upgraded to a satisfactory standard but, inevitably, there are various works required that have been detailed above.

Provided that you are prepared to accept the cost and potential inconvenience of the various works reported, we see no reason why you should not proceed to acquire an interest in this property.