



BUILDING SURVEY

Sample Street

PREPARED ON BEHALF OF:

Mr Example

JOB REF:

Sample Street

PREPARED BY:

David Toogood FRICS, IRRV,
ACI Arb

SURVEY DATE:

2020

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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.

1.2 Date of Inspection

2020

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 sunny and this was preceded by a period of hot, dry and sunny 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

For the avoidance of doubt all future reference in this report to left or right hand sides assumes a position standing facing the front elevation of the property from Sample Street.

Sample Street is a mid-terraced building constructed on ground, first and second floor levels with the additional benefit of a loft conversion, adding a third floor.

The front elevation features a rendered façade at ground floor level which has been chased to resemble stonework and a portico front entrance porch on the right hand side.

At first and second floor levels, the elevation has also been rendered with smooth render but is ornately decorated with heads and reveals to the window openings.

At the rear of the property, on the right hand side, is an original three storey rear addition and to the side and rear of that, is a relatively new single storey extension.

2.2 Approximate Age

We understand that the property was built in approximately 1890

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: entrance hall cloakroom front sitting room dining area kitchen/breakfast room

First floor: Living room, study.

Second floor: 2 bedrooms, bathroom.

Third floor: Principal bedroom, shower room.

2.5 Outside Areas and Parking

The property has a front and rear garden.

There is no off street parking. On street parking is restricted with a parking permit system in operation.

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 property has had the benefit of what is now regarded as a conventional loft conversion that has been carried out by extending the left and right hand party walls, removing the rear roof slope and installing a new flat upper or Crown roof and installing a steeply pitched rear mansard.

The rear roof slope is a near vertical slate hung mansard with two lead clad dormer windows. The slate covering is in good order and condition.

No view of the flat, upper or crown roof could be obtained and we cannot advise on its condition.



Photo 2 - Rear of main roof

3.2 Subsidiary Roofs

The roof over the three storey rear addition is mono pitched and covered with natural slate. The slates are weathered and worn and a number were cracked or chipped. This roof covering has a life expectancy in the medium term only, 5 - 10 years, following which it will need to be recovered at an approximate cost of £3000.

The roof over the front entrance porch is flat and has been covered with what appears to be a bituminous felt. This is relatively new and was found to be in good condition.

The roof over the single storey rear extension is flat and has been covered with asphalt which was painted over with a heat reflective material. This is now badly worn and weathered and the asphalt itself is creased in several places. Here again the asphalt covering will need to be recovered in the medium term at an approximate cost of £8000.

This roof contains skylights which were noted to be in good order and condition.



Photo 3 - Rear addition roof



Photo 4 - Porch roof



Photo 5 - Rear extension roof



Photo 6 - Rear extension roof

3.3 Chimney Stacks

We could not obtain a proper view of the main chimney stack on the left hand party wall and cannot comment on its condition

3.4 Parapets Walls

The parapet walls to the left and right hand sides are formed from brick, rendered and capped with oversailing coping stones. Both parapet walls are weathered but otherwise in good condition.

The front parapet is notably out of level sloping from the upper side on the right down to the left-hand side. Please see our comments in the section of this report headed foundations. We would recommend that the top of the parapet is levelled up purely for aesthetic reasons.

The rear parapet on the main building is constructed from brick with a tile creasing course

and brick on edge capping. The brick on edge is porous and hosting a thriving moss growth. The parapet is in reasonable condition but we recommend that the moss growth is cleaned off the parapet as soon as possible.



Photo 7

3.5 Rainwater Goods

There are no rainwater goods on the front elevation

On the rear elevation, the rainwater downpipes and gutters are formed from modern plasticware. These were in relatively reasonable order and condition. The gutters to the rear addition was slightly blocked with debris and detritus and this should be clear.

At front and rear behind the parapet walls are metal lined box gutters. The linings were noted to be in reasonable order and condition but the gutters are blocked partially with debris and detritus and this should be removed immediately. This type of gutter blocks easily and you should make a point of inspecting the gutters several times a year and clearing any obstructions.

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 8 - Plastic rainwater goods



Photo 9



Photo 10 - Box gutter



Photo 11 - Box gutter



Photo 12 - Debris in box 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.

On the front elevation, the ground floor render is in reasonable order and condition. Minor movement has caused some slight cracking to the left hand side of the top of the window frame and on the right hand side, there is a small section where the render is cracked and loose and this will require minor repair.

The render at first and second floor levels is in good condition. Here again, minor signs of movement were noted with a crack extending from the underside of the cill to the first floor left hand window to the cornice. This was not considered significant.

The window cill to the first floor left hand window is badly damaged and will need to be hacked off and be reformed.

The front entrance porch is formed from two masonry columns which are badly damp affected and will need to be hacked off and be re-rendered.

The render covering to the lower right hand side of the front door opening is also cracked and loose and this too will need to be hacked off and re-rendered. A crack was noted extending upwards from the first floor right hand window to the cill above. These cracks are not considered to be of any major significance and are likely to be caused by minor movement in the building generally.

At higher levels, the cornice extends across the full width of the balcony above second floor level. The cornice is in poor condition. We recommend that this is hacked off and reformed at an approximate cost of £4,000. We further recommend that the upper section of the cornice is dressed with a lead cloak to prevent damp penetration. This is likely to cost approximately £2000.

On the rear elevation, the main building the rear addition and rear extension have both been and painted.

The rear wall was noted to be reasonably straight and true and no significant signs of defects were noted.

The flank and rear walls of the three storey rear addition were reasonably straight and true and showed no signs of any significant defects.

The single storey side and rear extension is in reasonable order and condition. Some surface cracking was noted to the render which is the result of weathering. These should be raked out and filled.

Corrosion staining was noted to the lintel of the rear doors. This indicates that the cover over the metal form beneath is poor and this should be corrected. Minor cracking was noted in the render and this should be raked out and filled in the usual way.



Photo 13 - Front elevation



Photo 14 - Cracked render



Photo 15 - Cracked render



Photo 16 - Damp affected render to columns



Photo 17 - Cracked render



Photo 18



Photo 19 - Cornice



Photo 20 - Rear elevation main building



Photo 21



Photo 22 - Rear wall to 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.

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

We did not note any areas of significant dampness to the internal areas of the property at the time of our inspection. However, we note that 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.

We would recommend that full details of any damp proofing works are obtained from the vendors together with details of any guarantees that may be assignable to you.

3.8 Sub Floor Ventilation

The ground floor is formed from solid construction and subsequently it does not require subfloor ventilation.

3.9 Windows

The property is served by timber framed single-glazed sash windows and casement windows.

These were in fair condition only and were found to be either stiff and awkward to operate, or loosen draughty.. Easing and adjusting is required at a cost of approximately £2,000.

The windows generally are low quality and badly weathered and we would recommend that you consider replacing them in the medium term with double glazed units. This is likely to cost £25 - 30,000.

The property has the benefit of various skylights and these were found to be in good order where inspected.



Photo 23 - Typical window

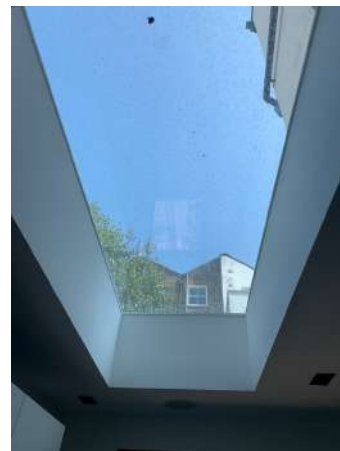


Photo 24 - Skylight



Photo 25 - Typical window



Photo 26 - Typical window

3.10 External Doors and Other Joinery

The front door is formed from timber with a single-glazed panel. The door was found to be robust and in good condition.

The rear doors comprise metal framed double glazed bifold units that were in good order and condition.

You should ensure the junctions of the door frames and masonry is sealed and kept in good order. If the seals become cracked or damaged then water penetration can occur in bad weather.

From our limited view from the ground, the external joinery is weathered in areas but generally appears to be in satisfactory condition. Upon a closer inspection it may be found that some sections, particularly those behind the gutters have suffered decay and require repair. Given their age and exposure, the external joinery will require regular maintenance and re-decoration to maintain its condition.



Photo 28 - Rear doors

3.11 Grounds, Boundaries and Outbuildings

The front boundary is formed from wrought iron railings which were in good condition. These extend down to form the left and right hand boundaries. The front gate has come off its hinges and is held in place with cable ties. This should be repaired.

The front garden has been paved with stone pavings. These were in good order and condition.

The front entrance path has been tiled and was in good order.

The rear boundary on the left hand side is formed from solid brickwork and is of some considerable age. This is badly cracked adjacent to a bay tree growing in the left hand neighbours garden. The cracks should be cut out and should be stitched At a cost of approximately £600

The right hand boundary is formed from timber shiplap boarded fencing and was noted to be in good order and condition.

The rear boundary is similarly formed from timber shiplap boarding and was in good order.

The rear garden comprises a decked terrace area immediately behind the house with an area of imitation lawn to the rear.



Photo 29 - Front boundary



Photo 30



Photo 31

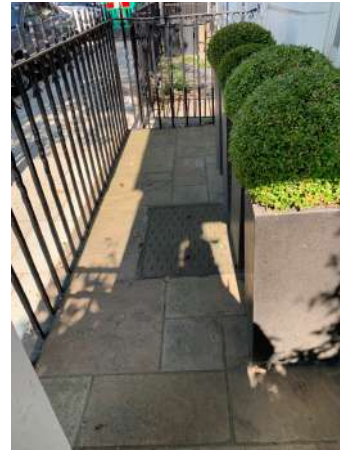


Photo 32



Photo 33 - Cracked brickwprk



Photo 34



Photo 35



Photo 36

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.

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. This can be seen from the comments in the report above under the section headed " External walls ".

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. 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.

We were advised by the vendors during the course of our inspection that she believed that the property had been underpinned at the front some 20 to 25 years ago but did not have any paperwork and was not in possession of any details.

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

You have specifically asked us whether we think it would be feasible to excavate a basement to this property. We are aware that the requirements of the local authority for planning purposes for basements is changing often and you will need to seek the advice of an architect who is experienced in such matters.

However we believe that it should be possible to construct a basement. The restricting factors likely to be installing and inserting light wells that are big enough to illuminate and ventilate the basement areas.

We recommend that you seek an architect's advice and also that you consult the planning officer from the local authority who may be able to give you generic advice in this regard.

4.0 CONSTRUCTION AND CONDITION OF INTERNALS

4.1 Roof Space

There was no access to the roof space and therefore we cannot comment on the condition of the roof structure.

4.2 Ceilings

The property has the benefit of modern plasterboard ceilings throughout. These have skimmed and painted finishes.

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.



Photo 37



Photo 38



Photo 39

4.3 Internal Walls and Partitions

The internal partitions are of solid masonry and timber framed construction. These have plastered, painted, papered and tiled 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.

At ground floor level the original cross partitions between the living room and dining room, and the original external walls within the kitchen, have been removed to open up and adjoin the area. These partitions would have been load bearing and required insertion of a steel joists or beams to support the loads above. We could not open up the structure and cannot confirm that such a beam has been installed but we can say that there is no sign of any distress or distortion to the floor above to indicate that this was not the case. In the kitchen the original flank wall has been removed to open up the space and conjoin it with the side extension. This would have required the installation of robust steel beams to support the walls above. We could not inspect these beams and cannot comment on their condition except to say that we saw no sign of any distress or distortion to the structure above to suggest that the support provided is inadequate.

The party wall to the dining room has had a mock stone finish applied purely for aesthetic purposes.



Photo 40 - Opened up



Photo 41 - Opened up

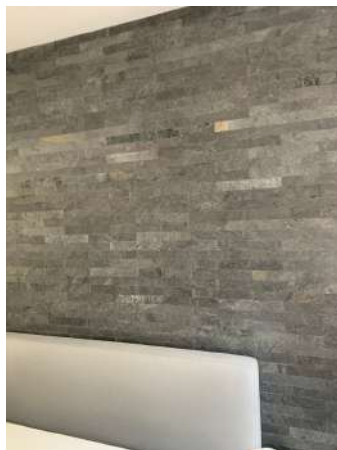


Photo 42 - Mock stone finish

4.4 Floors

The ground floor is formed from solid construction. The first, second and third floors are formed from suspended timber.

These have a range of carpeted, tiled and timber floor coverings.

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 may be 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 floors are not entirely level, move and creak underfoot and spring slightly as is common with properties of this age.



Photo 43



Photo 44

4.5 Internal Joinery

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

The internal doors at ground first and second floor levels are of mixed quality but are not a fire resisting construction. Those at third floor level are fire resisting and this is probably been installed in order to comply with building regulations at the time the loft was converted. Although it is not a statutory requirement, we would recommend that you consider fitting fire doors to the kitchen, bedrooms and living rooms at ground first and second floor levels an approximate cost of £400 each.

The bathroom doors feature glazed panels and there is a large glazed panel to the wall in the first floor landing as a feature. The describe doors do not contain a Kitemark to indicate the glazing is safety glass and this could be a hazard should someone trip and fall into them. We recommend these are replaced with toughened safety glass.

There are no doors to the ground floor area which is largely Open Plan except for the cloakroom. This contravenes fire regulations and means that the building does not have a protected means of escape in case of fire. We suspect that the original doors put in at the time of the loft conversion have been removed.



Photo 45 - Glazed door



Photo 46 - Wardrobe



Photo 47 - Fire resisting door



Photo 48 - Wardrobe



Photo 49 - Glazed panel



Photo 50 - Typical door

4.6 Kitchen

Kitchen

The kitchen contains a good range of built in floor and wall storage units with Corian and stainless steel worktops. The units are in good order and condition.

Kitchen appliances include:

- * A five ring gas hob.
- * Electric oven.
- * Microwave.
- * Miele dishwasher.
- * Undercounter freezer.
- * Bosch washing machine.
- * Fridge/freezer.
- * Single drainer stainless steel sink unit.

Built-in fittings can conceal a variety of problems that are only revealed when they are removed for repair. For example, kitchen units often hide water and gas pipes, or obscure dampness to walls. You should plan for a higher level of maintenance with these older fittings.

The appliances generally appear to be in satisfactory condition, however we have not tested their serviceability.

Your solicitor should confirm which appliances and white goods will remain with the property and any warranties that may be in place for these items.



Photo 51



Photo 52



Photo 53

4.7 Bathrooms and Cloakrooms

Cloakroom

The cloakroom contains a white suite consisting of a WC with concealed cistern and a ceramic wall hung wash basin. The appliances are modern and were in good order.

Family Bathroom

This bathroom contains a white suite consisting of a Perspex bath with mixer tap and hand held shower unit and a separate thermostatically controlled shower discharging over the bath. There is a ceramic wash basin set onto a small vanity unit and a WC with concealed cistern. The units are in good order and condition.

Top Floor Shower room

The shower contains a large walk in shower wet floor area with a thermostatically controller shower. There is a composite sink and a WC with close coupled cistern. The fittings were in good condition.



Photo 54 - Cloakroom



Photo 55 - Cloak room



Photo 56 - Family bathroom



Photo 57 - Family bathroom



Photo 58 - 3rd Floor shower room



Photo 59 - 3rd Floor shower room

4.8 Fireplaces, Flues and Chimney Breasts

The ||*living room/living rooms/bedroom/kitchen*|| contains ||*a feature fireplace/feature fireplaces*|| with ||*an open fire/a coal effect gas fire/an electric fire*||.

Aesthetically, the fireplaces/chimney breasts /fireplace* 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. The chimney should be inspected and swept by a chimney sweep annually and before first use. Any repairs identified should be undertaken immediately.

Where the chimney breasts have been removed, any remaining masonry should be adequately supported to prevent collapse. This work must comply with the Building Regulations and if the chimney forms part of the party wall between two properties, there should have been a Party Wall agreement in place. Your Legal Adviser should confirm that these requirements have been met prior to exchange.



Photo 60 - Gas fire & fireplace



Photo 61 - Unlined flue

4.9 Decorations

The external decorations to the front are in fair condition but beginning to weather. At the rear, the paintwork to the joinery is lifting in places to reveal bare timber and this must be re-decorated soon if the wood rot is to be avoided.

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 plain emulsion paint applied to walls and ceilings with oil paint being applied to the joinery.

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.

4.10 Dampness

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

We did not note any areas of significant dampness to the internal areas of the property at the time of our inspection. However, we note that 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.

All timber that has been affected by dampness should be treated, replaced where necessary and relevant guarantees given to such treatment prior to redecoration.

All rainwater goods, downpipes and gutters should be checked and cleared out regularly as part of an ongoing maintenance plan for the building, to prevent penetrating dampness into the structure. The connections between the downpipes should also be checked regularly to ensure they have not been breached, which could cause rainwater to run down the surface of the building, leading to ingress into the structure of the building.

We recommend that any potential penetrating dampness identified within the structure be dealt with without delay so that suitable arrangements for repair can be made.

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 & consumer unit can be found at high level in the hallway. The consumer unit contains Residual Current Devices (RCD's) to protect users should there be a fault with the system.

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.

We are not aware of a current test certificate for the electrical installation.

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 62

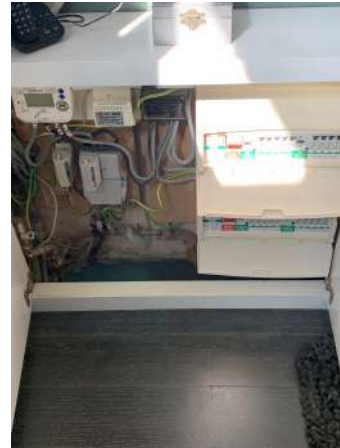


Photo 63 - Meter & fuseboard

5.2 Gas

The property has the benefit of a mains gas supply which serves the central heating boiler, the hob and the fireplace.

The meter is located in the outside box.

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.

We are not aware of any up to date test certificate for the gas services.

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



Photo 64

5.3 Water Supply and Plumbing

The property is served by a mains water supply.

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

The water supply and plumbing system generally appeared in satisfactory condition.

Given the age of the property it is likely that some lead pipework was used in its construction or was subsequently retrofitted. None was seen during our inspection but as this may be hidden beneath floors, within walls and above ceilings we cannot confirm there is none present within these un-inspected areas. You should contact the water supplier to test the lead content of the water. If high levels are found the pipework should be replaced.

5.4 Heating

The property has the benefit of a gas fired central heating system powered by a Worcester boiler located in the study.

The hot water is stored in a pressurised hot water cylinder located in the cupboard in the study next to the boiler.

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

Auxiliary heating has been provided to the shower room & bathroom by means of under floor heating.

The central heating system is supplemented by the gas fire in the living room.

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.

We are not aware of a current test certificate for the heating 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 65 - Typical radiator



Photo 66 - Boiler



Photo 67 - Hot water cylinder

5.5 Drainage

There is a inspection chamber with a lid in the front garden but we were unable to lift the cover and could not inspect the drainage system. We cannot comment upon its condition. We would recommend that a CCTV survey is carried out on the drainage system

5.6 Other Services

The property has the benefit of a burglar alarm that not tested.

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 viewed the map showing areas at risk of flooding at the property and the surrounding areas below. The information below provides 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 single-glazed windows and will therefore have poor thermal insulation and energy efficiency.

The property has an Energy Performance Certificate (EPC) rating of C.

This is generally average for a property of this age and type. Further information can be found on the EP certificate which typically forms part of the exchange documents.

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

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.

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.

7.0 LEGAL MATTERS

7.1 Listed Buildings & Conservation Areas

The property is located within the City of Westminster.

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.

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

The extension work to the building would have invoked the Party Wall etc Act 1993 such that notices should have been served on the adjoining owners and awards entered into. The works should have been signed off as being complete and any damage cause to the neighbours satisfactorily dealt with. Your solicitor should check that this is the case.

Check that relevant approvals have been granted by the Building Inspector for works covered by the Building Regulations.

8.0 CONCLUSIONS AND RECOMMENDATIONS

Sample Street is a conventionally constructed mid-terrace house built using traditional materials and techniques. The property has been extended considerably since its original construction by the addition of a loft conversion adding a further floor, and a side and rear extension, extending the kitchen / breakfast room area.

The building has suffered from a degree of movement historically which has distorted the front elevation. No signs of recent activity were noted. We are advised that the property has been underpinned at the front, more than 20 years ago. This appears to have been entirely effective and no signs of any re-occurrence of any problems.

Our survey inspection did not detect the presence of any major structural defects or wants of repair. There are a number of minor defects that require attention:

The rear addition roof will need to be recovered in the medium term.

The roof over the rear extension also needs to be recovered in the medium term.

The box gutters at front and rear need to be cleared and should be properly maintained.

We recommend that the front parapet wall be levelled up as an aesthetic measure and that is covered with a lead dressing.

The cornice to the front wall is badly weathered and should be replaced.

The windows to the property are in average condition but are single glazed and have poor thermal insulation. We recommend that you consider replacing them with double glazed units.

We recommend that the internal doors that are not fire resisting are replaced with fire resisting doors and that the openings onto the hallway are fitted with doors to maintain a protected means of escape in case of fire.

The flue to the fireplace should be re-lined.

The external woodwork to the rear elevation should be redecorated.

We recommend that tests are carried out on the electrical, gas, plumbing and heating systems and that a CCTV inspection is done on the drainage system.

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.