

BUILDING SURVEY REPORT

Of

**__ ELM GROVE
NORTHUMBERLAND HEATH
ERITH
KENT
DA8 __**

For

**Mr E _____
__ Northdown Road
Welling
Kent
DA16 __**

By

**Paul Anderson
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**Date: 11 June 20__
Ref: PGA/150602/ __3Elm**

**This report contains 20 pages
including this header page**

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PARTICULARS

Property:	Semi-Detached Bungalow
Age (approximate):	80 Years
Tenure:	Freehold
Use:	Owner/Occupier
Inspection Date:	11 June 2015
Weather:	Dry, sunny, windy
Terms of Reference:	Building Survey
Special Instructions:	None

1.00 CONDITIONS AND LIMITATIONS OF SURVEY

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

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

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

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

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

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

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. Additional charges will be applicable.

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

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 on 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 outgoing 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 any subsequent inspection of those parts which have not been inspected would neither reveal material defects not known to the inspecting surveyor or will have an adverse effect on the property that may affect its sale or purchase.

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

The report will be confidential to you, your professional adviser and any other person expressly stated in our report. We accept responsibility to you alone and that the report will be prepared with skill, care and diligence reasonable to be expected of a competent Chartered Surveyor. We accept no responsibility whatsoever to any person other than yourself; any such person relies upon the contents of the report at their own risk if the whole or any part of this report or any reference is to be included in any published document, circular, or statement without Anderson Associates Chartered Surveyors' prior written approval. .

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

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2.00 SITE

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

2.01 The property is located in an established residential area developed around the 1930's onwards. There is a mixture of residential properties within Elm Grove and adjacent roads. Elm Grove is located off Buxton Road which is off Avenue Road not far from the A220 Bexley Road and has good links with the A2. The nearest station is Erith.

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 single storey semi-detached bungalow, with hipped pitched roofs. There are 2 bay windows with gable peak and hipped roof over to the front elevation with a single storey flat roof rear extension.

The external walls are load-bearing cavity brick/blockwork and roof slopes are covered with plain tiles.

Windows are of open pane design and the main entrance door is set to the right side of the property below a storm canopy.

It is uncertain when the rear extension garage or workshop were built.

It should be ensured that the extension, outbuildings, disabled adaptations, alterations and all other notifiable works were properly executed and Local Authority issued the necessary Planning and Building Regulation consents and approvals and that completion certificates were issued and available.

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

The accommodation internally includes:

Ground floor – From the front door the hall leads to the bathroom, open plan lounge/diner and kitchen with the bedrooms to the front. Doors off the dining room lead to the rear garden and garage with side access to the front.

3.02 External

Front - The front garden comprises concrete drive with off street parking leading to a paved path up to the front door, garage and side access to the rear. The remainder is paving and shrub areas.

Rear – The rear garden comprises raised concrete patio with ramp leading to the lawn and shrub borders, garage and workshop with side access to the front.

4.00 STRUCTURE

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

4.01 Framework

The external walls are considered to be a mix of cavity brick and block construction with render finish to some walls. The floors are suspended timber and solid. The roof is of traditional timber pitched roof design. Other walls within the house are brick or load-bearing brickwork with some timber stud partition walls.

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

4.03 The main roof has been recovered and is in generally fair order with the normal wear and tear and defects expected and associated with this age and type of roof.

4.04 A more detailed assessment is dealt with later in the report.

4.05 Foundations

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

4.06 Movement

The external walls are in generally fair order. There were no major signs of any movement, heave, slip or shear to the front, side or rear elevation walls.

The brickwork is in reasonable condition although isolated defective areas of mortar pointing require attention and minor repairs are required.

Minor hairline cracks were noted below the right hand side left front bay window. Minor re-pointing required to this and surrounding brickwork.

The render is in generally fair condition, although isolated areas of defective, hollow or cracked render are likely to be found and will require repair when the property is next redecorated.

A vertical hairline crack was noted to the side right corner of the rear extension. This is believed to be due to minor ground settlement following its construction. It is not considered serious but repairs are required.

None of the defects are believed to be serious or on-going and further serious movement appears to be unlikely.

In a property of this age and type, it is not unusual to expect minor seasonal movement of the structure.

This will mean that any cracks present internally and externally could open and close up on a seasonal basis.

The render paint finish is in generally fair condition and apart from touching-in repaired areas full redecoration should not be required for 4-5 years.

4.06 Repairs to brickwork, pointing and render. Touch-in render decorations. £400

5.00 FABRIC

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

5.01 DPC & Damp

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

The external walls were tested internally with a damp meter.

Built in cupboards, tiling, panels and fixtures and fittings prevented a full inspection to some of the external walls internally.

Isolated high level damp readings were recorded to the external walls internally, to the right side of the right bay window and right side wall adjacent the front door.

The bay damp is likely due to a blocked/leaking downpipe and poor wall detailing. The damp to the hall wall is possibly due to a leak from the shower room pipework located in the tiled boxing.

Further investigations are advised to establish the cause and full extent of remedial works required. Based on what could be seen this is expected to be minor.

The render and rendered plinth to the front and side walls of the original property extend down to the ground and appear to be bridging the DPC. This detail and driving rain can cause damp internally. This should be removed where it bridges the DPC and the brickwork made good.

The render detail to the extension walls appears to be acceptably detailed.

The external ground levels are considered to be at an acceptable level and should be maintained to a minimum of 150mm below the original DPC.

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

It is not considered damp readings are at a significant level to be of major concern at this time. However to avoid possible future problems it is advised the recommended remedial works covered in this section are done as a precaution.

5.01	Remove plinth/reform render.	£500
5.01	Install extra airbricks.	£200

Note: The above external issues that need addressing means there is a higher than normal possibility of potential rot and decay issues with the sub-floor timbers.

The above works should be undertaken to reduce this likelihood. There were however, no issues noted with the limited inspection that was available. (See 5.12)

5.02 Chimney Stacks

A ground level inspection of the chimneystack was done. It appears to be in reasonable order. Some render repairs and repointing is required. This can be done at the same time as roof works.

A section of render to the rear of the stack has come away, exposing the lead flashing/soaker below. This requires repair.

The cement fillets, flaunching around pots and capping pieces should be checked at the same time as the roof works to ensure they are sound so no water can enter the roof area. Scaffold should be used to access the roof and chimneys.

Your builder/roofer can carry out this closer, more detailed inspection and provide costings for works resulting from this inspection, normally free of charge.

5.02	Chimney stack repairs.	£300
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5.03 Roofs

A ground level and internal inspection of the roof slopes and void was undertaken. The roof has been recovered at some time in the past and is in reasonable condition with the normal wear and tear associated with this age and type of roof. Roofing felt below the tiles is in generally good condition.

However, an overhaul is required now with isolated damaged, slipped tiles and ridge/hip tiles refixed and valley gutters and flashings checked. Regular annual maintenance should be carried out to ensure the roof does not deteriorate and allow water ingress internally.

The accessible roof void areas that could be inspected are generally dirty and roof ventilation is considered inadequate to the main pitched roof. Ventilation should be increased by inserting eaves and ridge or tile vents to provide cross ventilation at low and high level.

The insulation within the main roof void should be moved away from the eaves as this restricts ventilation.

The flat roof covering is in reasonable order but likely to require recovering within 4-5 years. Its life could potentially be extended with the application of solar reflective paint to the surface, following any necessary repairs. It is ventilated but unlikely to be adequately insulated.

Moss and lichen growth to the main and flat roof should ideally be removed as it can in some instances hasten the deterioration of the coverings as it retains moisture preventing the surface drying out as quickly as it should.

5.03	General overhaul of roof. Clear lichen.	£600
5.03	Improve roof ventilation.	£800
5.03	Maintenance to flat roof.	£300

5.04 Windows

Windows comprise sealed double glazed uPVC casements.
The windows are in fair condition. It is uncertain when they were installed.

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

UPVC windows and doors require regular attention to maintain their performance.

The lock mechanisms, catches and rubber seals require regular checks to ensure they are working properly. They should also be cleaned regularly to reduce the affect of airborne chemical pollutants on the window surfaces.

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

5.04	Overhaul uPVC windows and doors.	£300
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5.05 Doors

The external doors to the property are double glazed uPVC. Internal doors are self-finished flush type. Doors are in good order.
(See 5.03 for maintenance of uPVC windows and doors)

5.06 Internal Walls

Walls are plastered, with ceramic tiling to the bathroom, kitchen and shower.
Walls are in generally good order. Hairline cracking was noted at the wall/ceiling junctions and over windows in places. This is not however, considered serious.

Areas of loose plaster should be expected and will require attention when preparing walls for redecoration, particularly to the damp affected areas.

The wall between the lounge and dining room has been removed. It is uncertain when this was done.
It appears to have been undertaken to an acceptable standard and there are no obvious signs of any problems.

Generally any problems are likely to arise due to poor construction will normally appear soon after works are completed. It is unlikely any will materialize.

It is uncertain if proper calculations and details were submitted to the Council at the time of the work or if approvals consents and completion certificates are in place.

Retrospective approval may well be required. This can be time consuming and potentially very expensive.

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

An indemnity insurance policy can be taken out to cover the cost of council fees. Your solicitor should check and advise accordingly.

5.06 Repairs to internal plastered walls. £100

5.07 Fire Places

The lounge/dining room fireplaces are unused and require ventilation.

It is important that if gas fires are installed they are serviced annually and exhaust gases can escape freely. Carbon monoxide gas build up due to blocked flues can be lethal. Consideration should be given to installing a stainless steel flexible flue liner to connect to the lounge fire to allow proper discharge of gasses to the air.

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

5.07 Vent lounge/dining room fireplaces. £100

5.08 Ceilings

Ceilings comprise plaster and emulsion finish. The ceilings are in generally fair order with no major signs of sagging or staining.

Hairline cracking was noted at the wall/ceiling junctions in places. It is not considered serious and can be repaired with internal decorations

5.09 Stairs – N/A

5.10 Floors

Floor finishes are wood, laminate and ceramic tiles.

Coverings prevented a full inspection of the floor structure to determine the make-up and condition.

There were fortunately, no significant issues noted to the floors with the limited inspection that was possible.

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

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

It was noted the bathroom and shower ceramic floor tiles were cracked and loose with open cracked joints.

It is unlikely the floors were prepared properly. Both floors will require relaying.

5.10 Works to bathroom and shower room floors. (Provisional sum) £800

5.11 Joinery

External joinery to the original property has been largely replaced with uPVC.

It is uncertain if the original bargeboards, fascias and soffits were removed or if the new uPVC has been fixed directly over them. This is not a good detail as it can encourage the retention of damp and restrict ventilation to the roof spaces.

There are no signs to suggest this is an issue but further checks should be made to confirm there are no problems.

If the original joinery is still present they should ideally be removed and the uPVC refixed including provision of adequate ventilation.

Remaining external decorations are in fair order. However, finishes are deteriorating with decay noted to the porch joinery. Repairs and decorations will be required within the next year. The porch roof requires recovering.

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

5.11 Repairs and redecorations to remaining external joinery. £400

5.12 Worm and Rot

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

There is a possibility of timber decay issues with the bathroom and shower floor timbers and further investigations are advised to determine the situation.

5.12 Timber treatment. £600

It is important to obtain copies of guarantees for this and any other treatments that may have been carried out on the property to ensure they are valid and can be taken over by the new owner.

6.00 SERVICES

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

6.02 Electric's

The meter and fuse board are located in the hall cupboard.
The electrical system was not inspected in detail. It is uncertain how old the electrical system is although the system appears to be in reasonable order.

However, unless current test certificates are available confirming the system is in order it is advised a test and report is undertaken to the complete electrical system as a precaution. It is likely this report will recommend as a minimum an upgrade.

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

Any remaining fixed electrical appliances and external power supply/light cables to the outbuildings and loft should not be used until checked and confirmed safe.

6.02 Electrical work should be done by an NIC EIC and Part 'P' registered electrician.
Electrical test and report. Upgrade. £600

6.03 Gas

The mains gas meter is located externally and feeds the kitchen and boiler.

6.04 Plumbing

Mains water supplies the kitchen sink and boiler.
It is uncertain if concealed pipework has been lagged. This should be checked as on thawing, frozen pipes can cause serious water damage.

6.04 Lag all exposed/unlagged pipes. £100

6.05 Heating

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

It is uncertain when the existing Baxi Duotec boiler that heats domestic hot water and radiators was installed. It is in fair condition and as such is considered to have around 4-5 years serviceable life left.

It is uncertain when it was last serviced. This and its age should be checked and confirmed and report provided if recent test/safety certificates are unavailable.

The present installation should provide reasonable background heating. If regular servicing is not done, fuel bills will be higher and safety compromised.

6.05 Report and service of boiler, heating and hot and cold water systems. £300

Note; All gas and heating work should be done by a Gas Safe registered engineer.

6.06 Drains

Surface water and soil drains discharge to the main drainage installation that runs across the side of the property. Rainwater fittings are uPVC.

The system appears to be in fair condition, although some of the gutter joints require cleaning and re-sealing to avoid dripping and sections refixed to allow proper discharge to the downpipes.

Some wastes and downpipes require rodding access.

The side inspection chamber cover was lifted. The drains appeared reasonably free flowing, although debris requires clearing from the benchings.

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

6.06 Overhaul rainwater and waste water fittings. £200

6.06 CCTV survey and jetting. £400

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 units and worktops in fair condition.
These have been partly reduced in height for wheelchair use.

7.02 Sanitary Fittings

Kitchen – Stainless steel sink with mixer tap.

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

Bathroom – Steel bath with bath shower mixer, pedestal basin with pillar taps and wash down wc. Sanitary fittings are in fair order.

The wc could be adapted to provide an en-suite shower if required.

Some loose wall tiles were noted in places, particularly to the bathroom waste boxing and these require attention.

7.03 Finishes

Remaining external decorations are in fair order but repairs and new decorations will be required in the next year.

Ceilings and walls are emulsion finish. Bathroom, kitchen and wc are part tiled. Softwood joinery is gloss painted.

Internal decorations are in reasonable order. Works to internal decorations are not included as these are not considered essential.

8.00 OUTBUILDINGS, GROUND AND BOUNDARIES

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

8.01 Outbuildings

It is uncertain when the detached garage and workshop was built. They are in generally good order. The rendered blockwork and felted flat roof are in fair order. General maintenance is required.

Staining was noted to the garage right side wall most likely due to poor parapet or upper wall render detail. Repairs are required.

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

No access was possible to inspect the rear or side walls of the workshop or garage to determine their condition.

Access for repair and maintenance for some of these areas will be required over the neighbouring properties. Access is restricted to the left side of the rear extension wall due its close proximity to the neighbouring extension.

8.01 General maintenance to garage and workshop. £800

8.02 Grounds

(As 3.02). The drive, paths, ramps and patio areas will be slippery in rainy, icy conditions. These are in generally reasonable order.

The bushes to the front garden could cause damage to the drains, grounds and foundations of the property if left. These should be removed.

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

In this respect separate professional advice should be sought. However, there were no obvious issues with the limited inspection that was undertaken.

8.02 Clear vegetation to grounds. £200

8.03 Boundaries

Front/Sides - Brick walls in good order.
Sides/rear - Timber fencing and brickwork in fair condition. General maintenance is required.

8.03 Boundary repairs and maintenance. £500

It is advisable that your Solicitor checks on the ownership and repair responsibility of the boundaries.

9.00 ENVIRONMENTAL FACTORS

Review internal and external environmental conditions, consider improvements to enhance the internal environment daylight ventilation, insulation, noise, safety, health and security aspects.

9.01 Thermal

It is uncertain if cavity wall insulation is present to the external walls or if guarantees are available. Your solicitor can advise.
Windows benefit from double-glazing. Loft insulation requires improving.

The present flat roof detail would make it prohibitively expensive to install insulation unless a 'warm deck' roof was created where insulation is laid over the existing waterproof membrane. No allowance has been included for this at this time.

9.01 Improve loft insulation. £600

9.02 Ventilation

Rooms can be ventilated with window opening lights.
Existing extract fans should be checked.

9.02 Check existing extract fans. £100

9.03 Safety

The property is generally acceptable from a safety aspect.
The drive, paths, ramps and patio areas will be slippery in wet, icy weather.

Both electric and gas installations should be checked before use by qualified engineers if current test/safety certificates are unavailable.

No asbestos was readily obvious to the property in the accessible areas inspected.
It was widely contained in early Artex, thermoplastic floor tiles, boiler flues and rainwater fittings and soffits amongst others.

Asbestos in good condition is not necessarily a hazard. If it deteriorates and starts to break up it does become a hazard.

If any asbestos is discovered and removal is required, it should be done in a controlled manner by a licensed asbestos removal contractor. This can be very expensive.

Asbestos may be found in other places or currently inaccessible areas. Suitable precautions should be adopted if renovation works involve stripping the property out. Suspected asbestos should be tested as a precaution and dealt with accordingly.

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

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

9.04 Security

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

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

9.05 Disturbance

Occasional traffic noise should be expected as the property is near the busy A220 Bexley Road.

9.06 Acoustics

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

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

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

10.02 Maintenance

The property is in reasonable condition.

The pitched roofs will require an overhaul and regular routine maintenance as well as improved ventilation and insulation.

The remaining joinery and external painted areas require repair and decoration.

The electrics, central heating and hot and cold water systems should be checked if current certificates are unavailable confirming their safe condition.

The central heating and electrical systems will require regular checks and service. It is likely the boiler will require renewal in 4-5 years.

Alterations

The property has been partly altered for wheelchair use/access with partly converted kitchen, widened door openings and external ramps.

10.03 Planning

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

It is believed the property is sold with freehold possession without encumbrances.

Ownership of boundaries and responsibility for maintenance should be established.

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

Your legal advisor will determine the situation and advise you accordingly on the above and any other relevant legal matters.

11.00 CONCLUSIONS

Highlight salient features. Point out areas for further investigation. Relate the condition of the property to that of similar properties. Special advice.

- 11.01** The property offers reasonable sized accommodation.
- 11.02** Apart from any minor areas identified the structural walls are in reasonable order.
- 11.03** The roofs require an overhaul, insulation additional ventilation.
- 11.04** The property fabric is in generally overall fair condition.
- 11.05** UPVC doors and windows will need regular maintenance.
The remaining external joinery is deteriorating and requires attention.
- 11.06** Internal finishes are in fair order.
- 11.07** A specialist test and report should be provided for the electrical installation and its recommended remedial works undertaken. Earth bonding should be checked.
- 11.08** The central heating and hot and cold water systems require a service and overhaul.
The boiler is likely to require renewal in 4-5 years.
- 11.09** Kitchen and sanitary fittings are in reasonable order.
- 11.10** The remedial works are generally to be expected for this age and type of property.
- 11.11** It would be advisable to possibly seek a reduction in the purchase price to offset some of the essential works listed in Appendix A.

Survey Ends.

Paul Anderson. MRICS, MCIQB

11 June 2015



APPENDIX 'A' - COST SUMMARY

REMEDIAL WORKS

Works Considered Essential

4.06	Repairs to brickwork, pointing and render. Touch-in render decorations.	£400
5.01	Remove plinth/reform render.	£500
5.01	Install extra airbricks.	£200
5.02	Chimney stack repairs.	£200
5.03	General overhaul of roof. Clear lichen.	£600
5.03	Improve roof ventilation.	£800
5.03	Maintenance to flat roof.	£300
5.10	Works to bathroom and shower room floors. (Provisional sum)	£800
5.11	Repairs and redecorations to remaining external joinery.	£400
6.02	Electrical test and report. Upgrade.	£600
6.05	Report and service of boiler, heating and hot and cold water systems.	£300
6.06	Overhaul rainwater and waste fittings.	£200
	Total	£5,300

Works Considered Desirable

5.04	Overhaul uPVC windows and doors.	£300
5.06	Repairs to internal plastered walls.	£100
5.07	Vent lounge/dining room fireplaces.	£100
5.12	Timber treatment.	£600
6.04	Lag all exposed/unlagged pipes.	£100
6.06	CCTV Survey and jetting.	£400
8.01	General maintenance to garage and workshop.	£800
8.02	Clear vegetation to grounds.	£200
8.03	Boundary repairs and maintenance.	£500
9.01	Improve loft insulation.	£600
9.02	Check existing extract fans.	£100
	Total	£3,800

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

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

APPENDIX A
COST SUMMARY