BUILDING SURVEY

on

ADDRESS
ADDRESS
ADDRESS
POSTCODE
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SUMMARY

PROPERTY

Property address

Brief description
The dwelling comprises traditional design with solid load-bearing masonry walls under a timber pitched roof weathered by slates. The living accommodation is on three floors and there is a moderate-sized rear terrace garden.

Property type
Semi-detached house.

Year built
c.1880.

Accommodation
Entrance Hall, Kitchen, 2 Reception rooms, 6 Bedrooms, Shower room, Utility room & Bathroom.

Tenure
It is understood that the property is freehold and that full vacant possession will be granted upon completion, but your legal adviser must confirm this.

Size in square metres
209 GIFA

Insurance reinstatement cost
£459,000

BRIEF OVERALL ASSESSMENT
The property is generally structurally sound, however it requires a number of remedial repairs and upgrades so as to ensure its long-term integrity.

ESSENTIAL REPAIRS

Chimney Stacks
Make good and apply waterproofing to the top rendered flaunchings and add top protection (cowl) to the chimneypots without, and install new code 4 lead flashings and soakers to as to prevent damp ingress and consequential decay. Carry out render repair and ensure that the tops and surrounds are made watertight.
Dampness

Competent dampness/timber preservation contractor (property care registered) to carry out a further investigation and to implement appropriate remedial work and allied repairs in accordance with Building Research Establishment Digest 245 (2007 Ed.)

Remove the render that has been applied over the apparent damp proof course and ensure that all ground levels are at least 150mm below the damp proof course/internal floor level.

Guideline budget

£5,000

OTHER REPAIRS

Main Roof Coverings

Competent roofing contractor to install an appropriate overhang detail to the side verges so as to prevent rainwater discharge and consequential solid wall damp penetration defects.

Repair/replace the defective slates and carry out re-pointing repair to the ridge and verge tiles and ensure that the pitched roof covering is watertight.

Eaves, Fascia, Soffits

Make good the decayed timber eaves joinery prior to exterior refurbishment.

Roof Drainage

Competent contractor to ensure the joints and connections are watertight and that the gutters and gullies are cleared of debris and jetted through.

Install a rigid plastic eaves membrane under the roof slate edge and suitably dress it into the rainwater guttering and ensure that the lead flashings are adequately dressed into the guttering at intersections so as to prevent surface water discharge and consequential decay.

Main Walls

Remove the vegetation growth to the rear parapet walling and ensure that it is waterproofed. Carry out routine masonry and pointing repair in suitably gauged lime mortar and fill all movement cracks. Use resin repair mortar to the fill the movement cracking to the top of the upper storey bay masonry pier and monitor future movement.

Windows/Doors

FENSA contractor to replace the single-glazed units with double-glazed units in accordance with the historic status of the property under inspection.

Ensure that all opening surrounds are fully filled so as to prevent wind-driven rain ingress.

Make good to the decayed timber joinery to the rear entrance door and surrounds prior to refurbishment and ease and adjust it.

Exterior Decorations

Make good and re-decorate all previously painted surfaces with suitably specified paints.
Main Roof Construction
Replace the polystyrene insulation boards and upgrade the insulation with modern insulation board.

Ceilings
Replace the remaining lath and plaster ceilings prior to interior refurbishment. Competent plumber to carry out a full property inspection and repair the plumbing defects.

Walls, Partitions & Plasterwork
Replace the damp and de-bonded wall render/plaster with renovating plaster and make good prior to refurbishment.

Fireplaces
Install an air-brick to the concealed flue to the shower room so as to prevent consequential condensation decay.

Sanitary Fittings
Competent plumber to renew the shower tray surrounds with sanitary silicone sealant and inspect for plumbing defects and advise accordingly.

Health & Safety
Competent electrician to install hardwired smoke detector to each storey.

Condensation
Use an abrasive cleaner and mould wash concentrate solution to remove all condensation/mould decay and make good prior to interior refurbishment. Install a mechanical extract fan in the bathroom and shower room with humidistat control so as to prevent high humidity and to ensure that suitable air-changes (3) are incorporated.

Electricity
Competent NICEIC or ECA registered electrical contractor to test the electrical circuitry and report as to its condition, together with a quotation for rewire/upgrade in accordance with BS-7671.

Hot Water
Install a new high efficiency suitably sized mains pressurised hot water cylinder.

Heating
Replace the dated steel panel radiators with modern high efficiency units. The heating engineer to advise regarding the type and location.

External Areas / Patios / Paths etc
Re- lay the uneven paving on suitably compacted bedding layers and carry out pointing repair, and fill the settlement crack to the front concrete hardstanding.

Boundaries & Fences
Carry out boundary fencing and post repair and apply preservatives, and carry out render repair to the front masonry boundary wall.

Guideline budget
£30,000
FURTHER INVESTIGATION

Floors
Pull up the timber ground floorboards at random locations so as to establish whether remedial action is required, and pull up the floorboards in the front left-hand first floor bedroom and inspect the timber bressummer beam and carry out any necessary remedial action.

Services
Ensure that all service documentation is provided before an exchange of contracts. If this is not made available you are advised to arrange for the relevant service inspections to be carried out.

Drainage
Carry out a CCTV scan to the foul and rainwater underground drainage so as to establish the need for remedial action.

Guideline budget
£2,000

ENVIRONMENTAL MATTERS

This is a residential area convenient for local amenities. Aircraft activity and background train noise was evident and the property is nearby to local authority dwellings and HM prison Wandsworth is located a relatively short distance away.

There was evidence of an electrical substation a short distance away. Information and advice is available from The Health Protection Agency regarding any perceived health risk.

You should familiarise yourself with the location before purchase and your solicitor should complete all relevant searches on your behalf prior to an exchange of contracts, and establish any local development plans that may have an adverse affect on the property.

MATTERS FOR YOUR SOLICITOR

Planning
No enquiries have been made of the Local Authority in connection with Planning matters. You should ask your Solicitor to advise you in this respect.
Building Regulations

No enquiries have been made of the Local Authority in connection with Building Regulations matters. Your legal advisor is to confirm that local authority building control approvals are available and in order for the roof conversion and internal structural alterations. It is important that you appreciate the implications of these provisions, and the likelihood of further complications should you proceed without the relevant documentation for works which have been carried out.

Roads

No enquiries have been made of the Local Authority in connection with the road. You should ask your Solicitor to advise you in this respect.

Rights of Way

No enquiries have been made of the Local Authority in connection with rights of way. You should ask your Solicitor to advise you in this respect.

Other Matters

Your Legal Adviser should be asked to verify the legal position and advise upon the implications of the following:

- Any adverse easements, restrictive covenants, servitudes or wayleaves affecting the property.
- The right of access over the adjoining land for the purposes of maintaining parts sited on boundary lines. Similar rights may exist in favour of adjoining owners/occupiers.
- The responsibility for maintenance and repair of boundary walls/fences etc.
- That absolute (good) registered title is available for the property and grounds.
- The precise maintenance and repairing responsibilities in respect of shared drains/sewers.
- The actual property demise and boundary demarcation.
- If there is a chancel-repair liability upon the property under inspection.
- If a transferable warranty is available for any building and remedial works carried out to the property under inspection.

Surveyor

M D Thorburn FRICS

Signed

For and on behalf of ………………………….. Ltd
## INSTRUCTION

**SWLS reference**

SWLS-1001

**Instruction from**

Mr & Mrs ..........................

**Date of instruction**

Date 2013

**Date of inspection**

Date 2013

**Weather**

During the inspection the weather was warm and wet.

**Furnished or unfurnished**

The property is fully furnished and floor surfaces were covered with fixed coverings and access was restricted thereof, and the risk of defects must be accepted.

**Occupancy**

The property appears to be single occupancy. Your solicitor is to establish the occupancy status prior to an exchange of contracts.

**Orientation**

For the purpose of description within this report, all directions are given as facing the front elevation of the property looking towards the rear.

**Date of report**

Date 2013
SURVEY REPORT

EXTERIOR

CHIMNEY STACKS

Description
Masonry chimneystacks with clay chimneypots and flue terminals.

Condition
Chimneystacks are particularly exposed to the weather and so regular maintenance must be carried out to ensure their stability and weathertightness. There was evidence of render decay and damp ingress decay, therefore remedial repair is required. The chimneypots are degraded and it would be prudent to budget for their replacement.

It was common to construct chimneystacks, at the time the property was built, without a suitable damp proof course, and this increases the risk of damp ingress through the masonry.

The stacks are out-of-upright. The lean is probably due to the prevailing wind causing acids from coal or gas fires to condense on the cold side and attack the mortar. The risk of collapse is remote, though future reconstruction cannot be entirely ruled out.

Essential repair
Make good and apply waterproofing to the top rendered flaunchings and add top protection (cowl) to the chimneypots without, and install new code 4 lead flashings and soakers to as to prevent damp ingress and consequential decay. Carry out render repair and ensure that the tops and surrounds are made watertight.

MAIN ROOF COVERINGS

Description
The pitched roof covering comprises natural slates. The front bay has been fairly recently re-lead.

Condition
The pitched roof covering requires an overhaul and upgrade so as to reduce damp defects and consequential decay.
Competent roofing contractor to install an appropriate overhang detail to the side verges so as to prevent rainwater discharge and consequential solid wall damp penetration defects.

Repair/replace the defective slates and carry out re-pointing repair to the ridge and verge tiles and ensure that the pitched roof covering is watertight.

ROOF DRAINAGE

Description

The rainwater fittings comprise PVC goods. A combined drainage system discharging both foul and surface water was evident to the rear. Some sewers carry both foul water and surface water (combined systems) where the sewerage undertaker accepts the sewer has enough capacity to take the added flow. Your legal advisor should establish whether combined systems of this type are acceptable. There is no separate ventilation provision and the installation appears to breach current regulations.

Condition

The rainwater fittings require a remedial overhaul so as to prevent leaks and consequential masonry decay.

Other repair

Competent contractor to ensure the joints and connections are watertight and that the gutters and gullies are cleared of debris and jetted through. Install a rigid plastic eaves membrane under the roof slate edge and suitably dress it into the rainwater guttering and ensure that the lead flashings are adequately dressed into the guttering at intersections so as to prevent surface water discharge and consequential decay.

EAVES, FASCIAS SOFFITS

Description

Timber eaves joinery to the property under inspection

Condition

The joinery is in a condition consistent with its age and remedial overhaul is required prior to refurbishment. Concealed woodwork is commonly affected by weathering and rot and the need for repairs should be anticipated.
Make good the decayed timber eaves joinery prior to exterior refurbishment.

MAIN WALLS
The original property comprises traditional solid load-bearing masonry walls. The rear elevation wall appears to have been re-built and we suspect that this is due to WW 2 bomb damage.

Penetrating dampness is an inherent problem with solid external walls and any timbers in contact with a damp affected area will be prone to rot and decay (including dry rot fungal attack) and the risk of defects must be accepted. Solid masonry walling has a lower thermal value and is more prone to condensation defects and cold surfaces. Ensure that the property is adequately ventilated and heated so as to reduce the potential for significant defects to arise.

In view of the age of the original building it cannot readily be assumed that window and door openings are provided with adequate lintels to support masonry above; consequently, the need to provide these in the future cannot be ruled out. Timber lintels and bressummer beams were used during the period under which the property was originally constructed and they tend to decay and settle over time, therefore their future replacement should be considered.

A structural opening alteration was evident to the rear utility room opening and there was no obvious and acceptable bearing provision to the side, though there was no obvious failing at the time of the inspection. Your solicitor is to establish whether building control approvals are available for this structural alteration; if they are not, building control regularisation is to be applied for.
The foundations will be noticeably shallower than current regulations require and are more at risk from ground settlement/foundation subsidence defects. Moreover, the bay windows were often formed on very shallow/non-existent foundations and the deeper cellar foundations increases the risk of differential settlement. There are inevitable wall and opening distortions, however, the settlement would appear longstanding and further excess movement would seem unlikely, but from a single inspection this cannot be positively established.

There is evidence of bay window pier distortion and masonry cracking to the upper storey left hand reveal. The defect may have been accentuated due to minor roof spread. The movement and cracking would appear longstanding and further excess movement would seem unlikely, but from a single inspection this cannot be positively established.

It was common to construct load-bearing walls, during the period under which the property was originally built, without suitable lateral restraint to floors and roofs. There was evidence of slight wall distortion and bulges. The movement, however, would appear longstanding and further excess movement would seem unlikely, but from a single inspection this cannot be positively established.

There are a number of minor cracks in the external walls attributed to expansion and contraction and seasonal ground movement. The cracks, however, are within acceptable tolerances at the time of the inspection and no remedial work, other than filling of cracks to prevent water penetration and frost deterioration, is currently necessary. The internal masonry corner intersection to the rear right hand side elevation with the neighbouring property is to be filled.

The masonry walls require a remedial overhaul so as to ensure their long-term integrity. Some sub-standard cement mortar pointing was evident to the rear and this can have a detrimental effect on the masonry walling.

Remove the vegetation growth to the rear parapet walling and ensure that it is waterproofed. Carry out routine masonry and pointing repair in suitably gauged lime mortar and fill all movement cracks. Use resin repair mortar to the fill the movement cracking to the top of the upper storey bay masonry pier and monitor future movement.

Air-bricks/grilles provisions were evident to the front and rear elevations. The provisions appear adequate, though it is essential that they are periodically cleared of debris, etc.
Description

The wall may be built with a slate damp proof course, however, due to the age of the property it is possible it was built with none. A chemically injected damp proof course repair was evident to the front right hand corner.

DAMPNESS

Description

Random surface checks for damp were made wherever possible using an electronic moisture meter. Where there are built in fitments such as kitchen fittings, etc., dampness can be difficult to trace but costly and inconvenient to rectify.

Condition

Above average damp readings were recorded to accessible areas, therefore appropriate remedial dampness repairs are required.

Essential repair

Competent dampness/timber preservation contractor (property care registered) to carry out a further investigation and to implement appropriate remedial work and allied repairs in accordance with Building Research Establishment Digest 245 (2007 Ed.)

Remove the render that has been applied over the apparent damp proof course and ensure that all ground levels are at least 150mm below the damp proof course/internal floor level.

WINDOWS/DOORS

Description

The single-glazed windows will not provide adequate heat and sound insulation and the non-safety glass represents a health and safety risk. Operational defects were evident and we would advise that they are replaced. Damp ingress was evident to the opening surrounds due to the defective surround filling, therefore remedial action is required to prevent further wind-driven rain ingress.

The timber doors within hardwood surrounds require an overhaul prior to refurbishment.

Other repair

FENSA contractor to replace the single-glazed units with double-glazed units in accordance with the historic status of the property under inspection. Ensure that all opening surrounds are fully filled so as to prevent wind-driven rain ingress.

Make good to the decayed timber joinery to the rear entrance door and surrounds prior to refurbishment and ease and adjust it.
Other repair

Make good and re-decorate all previously painted surfaces with suitably specified paints.
INTERIOR

ROOF CONSTRUCTION

Description

The main roof frame comprises a traditional timber cut structure; it was partly concealed, therefore the risk of defects must be accepted. Access to inspect sections of it was possible via hatches in the upper storey bedroom walls.

Polystyrene boards have been used to insulate the stud walls in the upper storey bedrooms. Polystyrene is highly flammable and releases toxic fumes when alight, therefore we would advise that they are replaced.

Condition

From our limited inspection the structural alterations to the roof void conversions would appear satisfactory. A limited representative sample of the main roof timbers has been inspected and the possibility of concealed defects, including dry rot fungal attack, being present to inaccessible timbers cannot be ruled out and the risk must be accepted. There was no evidence of any active wood-boring beetle infestation/fungal rot attack to the accessible timbers.

Notable damp ingress was evident to the chimneybreast abutment and essential external remedial repairs are now required. The damp ingress has caused decay to the masonry and pointing and following exterior repairs making good will be required.

Condensation decay was noted to certain accessible timbers and we would advise that passive air-grilles are installed to the door hatches so as to increase air-flow and lower humidity.

The insulation should be upgraded where possible in accordance with energy saving standards.

Other repair

Replace the polystyrene insulation boards and upgrade with modern insulation board.

Further investigation

Your legal advisor must confirm that local authority approvals are available and in order for the roof space conversions. It is important that you appreciate the implications of these provisions, and the likelihood of further complications should you proceed without the relevant documentation for works which have been carried out.

Comment

Current regulations require half-hour fire protected staircases (compartmentation) from the roof void conversion to the final exit point. We were unable to establish whether this was the case to the property under inspection and if you are particularly concerned you may wish to consult with a fire risk assessment contractor who will advise accordingly.
### CEILINGS

**Description**

The ceilings would appear to comprise replacement plasterboard and some remaining original lath and plaster construction, however, they were concealed and we are unable to fully substantiate this assumption.

When ceilings are refurbished there is a risk of concealing textured coatings which could contain asbestos fibres. Airborne fibres of asbestos are known to be hazardous to health and removal or disturbance e.g. drilling or sanding, of these coatings will require special precautions. Advice should be obtained from a licensed specialist asbestos contractor who will test for the presence of asbestos, and an inspection must be carried out before undertaking any work whatsoever.

**Condition**

Lath and plaster ceilings of this age have a limited life and are prone to loss of key and eventual collapse. This will deteriorate with age and will progress fairly quickly and we would advise that you budget for replacement.

The plasterboard ceilings appear generally in a satisfactory condition. There are a number of slight/hairline cracks; notwithstanding, these are typically found in properties of this age and not considered to be significant and can be routinely repaired with flexible fillers.

Damp staining was evident in the bathroom, kitchen and front first floor left-hand bedroom which appears to be due to plumbing/sanitary fitting defects from above. Instruct a competent plumber to carry out remedial repair and treat the damp affected ceiling areas with a decorative ‘blocker’ prior to refurbishment.

**Other repair**

Replace the remaining lath and plaster ceilings prior to interior refurbishment. Competent plumber to carry out a full property inspection and repair the plumbing defects.

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### WALLS, PARTITIONS AND PLASTERWORK

**Description**

Internal walls and partitions comprise solid and lightweight construction. The majority of the ground storey walls were concealed at the base due to the high skirting boards which may be concealing the extent of dampness defects, therefore the risk of defects must be accepted.
A number of slight and hairline movement cracks were evident to the interior confines, notably around openings. Moreover, distortions were noted to the door and window opening. The cracks and distortions did not represent a significant defect at the time of inspection and such movement is typically found in properties of this age and type and is largely attributable to general settlement, construction creep and general thermal movement that occur over time. Fill all movement cracks with flexible fillers and make good prior to interior refurbishment.

Masonry damp related defects were evident to the ground storey, notably by the right-hand reception room and by the rear entrance door. Therefore, plaster remedial repairs with renovating plasters are required prior to interior refurbishment.

You are advised that timber skirting boards, floor joists, etc. that are in direct contact with damp masonry walls, will often suffer from rot and decay (possibly dry rot fungal attack) and the timbers in these areas should be checked and repaired/replaced as necessary, and you are advised to establish a contingency budget thereof. To establish whether there are damp affected timbers it will be necessary to remove the coverings, etc. The risk of concealed defects must be accepted.

In addition to the above, further de-bonding of wall plaster/render was evident, most notably to and around openings, and plaster remedial repairs are required prior to interior refurbishment.

Slight dampness reading were also recorded around the window surrounds throughout the property which appears to be due to defective window surrounds, therefore all surrounds are to be fully sealed.

Other repair

Replace the damp and de-bonded wall render/plaster with renovating plaster and make good prior to refurbishment.

Further Investigation

The wall between the kitchen and reception room has been altered so as to provide an opening and whilst there is no evidence of significant cracking or distortions to the areas adjacent, it is not possible to confirm that suitable supports are provided. Your solicitor is to establish whether building control approvals are available for this structural alteration; if they are not, we would advise that building control regularisation is applied for.

Comment

We were asked to comment on the feasibility of removing the walls in the utility room and sitting room. The proposal is feasible, however, it would appear that the walls are load-bearing and may also be providing firebreak compartmentation. In consequence, local authority building control approvals will be required, and a party wall notice is to be served to the neighbouring owner. The door opening to the rear elevation can be widened, though this structural alteration will also require building control approval.
FIREPLACES, FLUES AND CHIMNEY BREASTS

Description
The chimneybreast construction has been retained. Open fireplaces were noted in the reception rooms and bedrooms. A gas fire was evident in the first floor right-hand bedroom. The fireplace in the shower room has been removed.

Condition
Flues are usually "parged" (rendered) on the inside with lime mortar. Over a period of time this parging will have suffered attack from the corrosive elements within the flue gases, resulting in erosion and leakage. This can generally be noted by sand-like material falling down the chimney; also the mortar between the bricks will have deteriorated in the same way.

Fireplace flues need to be suitably lined, Class 1 or 2 depending on use, and provided with fresh-air provision in accordance with current regulations, and you should consult with a specialist (HETAS approved) contractor who will advise you accordingly.

The flues have not been inspected and it is not possible to comment upon the adequacy of any linings. No warranty can be given regarding the effectiveness of the fire openings.

The gas installation is subject to annual inspection. We would advise that prior to use an inspection of the gas installation is carried out by a gas safe registered engineer if there is no appropriate annual inspection documentation. In addition, the engineer must confirm that suitable fresh-air is incorporated to the appliance as there was no obvious provision. The engineer should ensure that redundant gas pipes have been suitably terminated in accordance with current safety regulations.

Other repair
Install an air-brick to the concealed flue to the shower room so as to prevent consequential condensation decay.

FLOORS
The floors comprise timber boarding on suspended timber joists, except to the utility room and cellar which comprise solid ground bearing construction.

The structural floor timbers were concealed and the possibility of defects, including dry rot and/or wood-boring beetle attack etc. being present cannot be ruled out and the risk must be accepted.

Unevenness was noted to the floors throughout the dwelling which is indicative of the general settlement that has occurred to the property under inspection. The unevenness was most notable in the front first storey left-hand bedroom where notable dishing of the floor was also evident. We suspect that this has occurred as a consequence of general settlement to the dwelling, however, we cannot rule out the possibility that the large timber bressummer beam has suffered from rot and decay (relatively common defect) and we would advise that the coverings are stripped back and the beam checked and remedial action carried out as is necessary.

The standard test to provisionally gauge the suitability of suspended structural timbers is the ‘heel drop test’ - this was performed to all accessible areas and revealed minor spring to upper storey floors, notably to the front first floor bedrooms. Notwithstanding, so long as excess (point) loads are not applied to the upper storey timber floor construction it appears suitable for domestic construction.

We were also not able to fully confirm the condition of the structural ground floor timbers and this can only be suitably substantiated by pulling up the floorboards. There was no obvious defect, however, due to the age of the property and presence of masonry dampness we would advise that the floorboards are pulled up at suitable random locations so that a thorough investigation can be carried out in order to establish whether remedial action is required. In addition, wood-boring beetle decay was evident to the exposed floorboards; whilst the decay to the surface is likely to be inactive, we cannot comment on the condition of the structural floor timbers below and a further investigation is advised.

The solid ground bearing floor appears without any obvious defects at the time of the inspection. Nonetheless, minor settlement due to defective and poorly compacted fill/hardcore is fairly common in a property of this age and type, though this defect can be simply rectified by use of self-levelling screeds. The need for expensive pin & grout underpinning/ground remediation is only required for significant ground settlement defects. We suspect that the original solid floor construction does not comprise a suitable damp proof membrane and we would advise that a suitable damp-proofing agent is applied when it is next refurbished so as to prevent rising damp defects.

Pull up the timber ground floor boards at random locations so as to establish whether remedial action is required and pull up the floorboards in the front left-hand first floor bedroom and inspect the timber bressummer beam and carry out any necessary remedial action.
CELLAR

Description
A storage cellar was evident to the property under inspection.

Condition
The cellar is suitable for storage purposes only. However, be aware that masonry dampness, etc. to the cellar will damage perishable goods or chattels unless they are adequately stored. The cellar walls have dry-lined which is providing some protection against dampness, however, if you wish to make it fully watertight it will be necessary to carry out full and appropriate waterproof tanking. The dampness contractor will advise accordingly.

There is no water sump pit and extract pump, therefore the risk of flooding in the cellar must be accepted. We would advise that you install flood prevention provision.

WINDOWS

Description
The windows comprise single-glazed timber construction.

Condition
The single-glazed windows require an overhaul as operational difficulties were encountered. In addition, single-glazed windows do not provide suitable sound and thermal insulation and the non-safety glass represents a health and safety risk and you should budget for replacement with suitable double-glazed units.

INTERIOR DOORS

Description
The internal doors comprise timber construction.

Condition
A detailed inspection of all the doors was not made but they were noted to be generally in a serviceable condition, however, some ease and adjustment and ironmongery repairs are required.

STAIRCASES

Description
The staircases comprise timber construction. We were unable to inspect the underside of the staircases and the risk of defects must be accepted. Due to the age of the property there is the potential for defects such as woodworm, etc. and you may wish to carry out a precautionary investigation.

Condition
The accessible staircases appear without any obvious defect.
BUILT IN AND KITCHEN FITTINGS

Description
The kitchen is fitted out with a range of modern units and worktops.

Condition
A detailed inspection of all cupboards and fittings was not made but these were noted to be generally in a satisfactory condition.

Further investigation
Your legal advisor is to establish whether local authority building control approvals are available for the kitchen installation. If they are not it would be advisable to apply for building control regularisation. Moreover, the electrical installation must be carried out by a Part P electrical contractor or a building notice is to be served. Your solicitor will advise accordingly.

SANITARY FITTINGS

Description
Traditional sanitary fittings were evident.

Condition
The sanitary fittings to the shower room appear defective as damp ingress defects were noted to the bathroom below. We would advise that a further investigation is carried out so as to establish whether there are any plumbing defects. The sealant surrounds to the shower tray are to be replaced.

Outbreaks of timber rot and decay can occur (including dry rot fungal decay) as a consequence of defective sanitary surrounds and plumbing defects. We would advise that when the coverings are removed a thorough inspection is made to the timber floor construction and remedial action carried out as is required.

The bathroom fittings appeared serviceable.

Other repair
Competent plumber to renew the shower tray surrounds with sanitary silicone sealant, and to inspect for plumbing defects and to advise accordingly.

Further investigation
Your legal advisor is to establish whether local authority building control approvals have been obtained for the shower room installation. If they are not, building control regularisation is to be applied for.

INTERIOR DECORATIONS
Internal decorations are generally of simple type with papered and painted wall surfaces and gloss painted woodwork. There are areas of glazed wall tiling.

Condition

The internal decorations are in a fair condition, however, refurbishment will be required to condensation/mould and damp affected areas. Moreover, some further marking and discolouration is likely to become apparent when furnishings and fixtures are removed.

In a property of this age and type it is probable that the original internal paintwork may contain lead. Complete removal of lead-based paint can pose a health risk unless correct procedures are followed. Urgent action is not required but should removal be planned advice should be obtained from the relevant trade body.

CONDENSATION

Description

During the inspection we noted condensation/mould decay, notably to the utility room, shower room and around openings, therefore remedial action is now required. The risk of revealing further condensation damage upon removing fixtures and fittings and during redecoration must be accepted.

You are advised that excess mould (toxic mould) can carry a serious health risk to certain persons.

The mechanical extract fan in the cellar is to be periodically serviced.

Other repair

Use an abrasive cleaner and mould wash concentrate solution to remove all condensation/mould decay and make good prior to interior refurbishment. Install a mechanical extract fan in the bathroom and shower room with humidistat control so as to prevent high humidity and to ensure that suitable air-changes (3) are incorporated.

HEALTH & SAFETY ADVICE
Asbestos containing materials maybe present; such materials are often concealed. You may wish to instruct a qualified asbestos surveyor to carry out a detailed asbestos survey.

Low level glazing to doors and glazing adjacent to doors (1500-mm from the finished floor level in critical locations) and to windows, partitions, etc. (800-mm from the finished floor level in critical locations) must comprise safety glass to comply with current safety requirements. We would advise that the existing non-compliant glass is replaced with safety glazing or safety film applied in accordance to current standards.

Install a carbon monoxide detector in accordance with manufacturer’s instructions.

Other repair

Competent electrician to install hardwired smoke detectors to each storey.
SERVICES

NOTE

Only detailed specialist tests will confirm the adequacy, efficiency and/or safety of services’ installations. Surveyors are not qualified to undertake these tests. Any comments on services in this report are made by way of general observation of the visible parts only. We recommend that you arrange for the services’ installations to be inspected by specialists.

DRAINAGE

Description

Foul water drainage is assumed to connect into the public sewer via a system which is shared with adjoining owners. The foul water drainage runs under the property and this increases the risk of foundation defects when there are defects to the underground drainage channels; moreover, the cost of potential maintenance is inevitably increased.

Condition

The lids to the foul water drainage inspection chamber and manhole were lifted and no signs of recent blockage or significant damage were identified. However, in a building of this age there is a risk that drain defects will have developed and their condition can only be fully established by a detailed drains test (CCTV Scan). Underground drainage defects often lead to soil erosion/softening which can undermine the foundations, and a precautionary inspection is advised.

The PVC soil and vent pipe appeared in a satisfactory condition.

Further Investigation

Carry out a CCTV scan to the foul and rainwater underground drainage so as to establish the need for remedial action.

COLD WATER

Description

The property is connected to the mains water supply. The mains stopcock should be located and labelled for emergency use and periodically tested.
The mains pressure appeared adequate at the time of the inspection. It is good practice to have the water supply and storage tested periodically by a suitably qualified person.

Given the age of the building, hidden original pipework may contain lead sections which should ideally be replaced for health reasons. Some apparent redundant lead pipework was noted in the utility room. The plumber is to confirm whether the pipework is redundant and remove/replace it.

Underground supply pipework has not been inspected. In a property of this age, if it has not already been replaced, the pipework is likely to be of lead or cast-iron and will need renewal.

Where pipes are built into or below solid floors leaks can be hard to trace and rectify. Without disruptive investigations it is not possible to confirm that the pipes are adequately protected in pipe channels. Moreover, we are unable to confirm whether the pipework beneath the timber ground floor is lagged to prevent frost damage and the risk of defects must be accepted. Pull up the floorboards in order to assess whether remedial action is required.

The cold water storage tank is of a modern type and is generally in a serviceable condition. However, the tank and all pipework must be fully lagged to prevent frost damage.

**GAS**

**Description**

The property is connected to the main gas supply. A gas-fired boiler was evident in the utility room.

**Condition**

There was no obvious defect; however, this assumption is to be confirmed by a competent gas engineer.

**Further investigation**

In view of the complexity of regulation and safety implications we would advise that an inspection of the boiler installation and all other gas appliances, and fittings, etc. is carried out by a gas safety registered engineer if there is no appropriate inspection documentation.

**ELECTRICITY**

**Description**

The property is connected to the mains electrical supply. The fuseboard is located in the cellar.
Condition

The electrical installation appears slightly dated and non-compliant to current safety standards. This assumption, however, is to be confirmed by a competent electrician.

Other repair

Competent NICEIC or ECA registered electrical contractor to test the electrical circuitry and report as to its condition, together with a quotation for rewire/upgrade in accordance with BS-7671.

HOT WATER

Description

Hot water is stored and distributed from the hot water cylinder.

Condition

The cylinder appeared slightly dated and inefficient. In addition, the cylinder is slightly undersized and may not provide sufficient supply during peak demand and you should budget for replacement.

Other repair

Install a new high efficiency suitably sized mains pressurised hot water cylinder.

HEATING

Description

Central heating is provided by way of pumped circulation from the gas-fired boiler, serving steel panel radiators of varying sizes to locations throughout the property. The radiators comprise a mix of new and older units.

Condition

You are advised that steel panel radiators have a serviceable life of approx. 25 years and you should budget for replacement as the older units appeared to be approaching the end of their serviceable life.

Other repair

Replace the dated steel panel radiators with modern high efficiency units. The heating engineer will advise you accordingly regarding the type and location.

Further Investigation

Evidence of recent, regular and satisfactory servicing should be obtained. If it is not possible to obtain such evidence then the system must be tested and serviced by a competent heating engineer prior to an exchange of contracts.

THERMAL INSULATION
The property would probably achieve a below average energy conservation rating. The energy performance rating certification can be used to evaluate the cost and future marketability implications with regard to this particular property.
**GROUNDs**

**THE SITE**

**Description**
There is a moderate-sized rear terrace garden. Your solicitor should establish the actual property demise and your rights and obligations thereof prior to an exchange of contracts.

**Condition**
The grounds require an overhaul.

**OUTBUILDINGS**

**Description**
The timber shed to the rear requires an overhaul and a new mineral felt roof covering.

**EXTERNAL AREAS / PATIOS / PATHS ETC**

**Description**
General paving and hardstanding to the exterior grounds.

**Condition**
The hardstanding requires a remedial overhaul.

**Other repair**
Re-lay the uneven paving on suitably compacted bedding layers and carry out pointing repair, and fill the settlement crack to the front concrete hardstanding.

**BOUNDARIES AND FENCES**

**Description**
The boundary comprises masonry walling and timber fencing.

**Condition**
The boundaries require remedial overhaul.

**Other repair**
Carry out boundary fencing and post repair and apply preservatives, and carry out render repair to the front masonry boundary wall.
STRUCTURAL RISKS

NATURAL SUBSIDENCE RISK

Geology

The geological survey map shows the property standing in gravel, sand, silt and clay overlying river terrace deposits.

Comments

Clay and silt subsoil is subject to seasonal variations which can cause structural movement as a result of shrinkage and expansion. From our single inspection there is no indication the property under inspection is adversely affected.

TREES

Inspection

The trees and shrubs are to be periodically pruned so as to reduce the risk of adverse tree root action to the foundations and underground services. The street-side trees will be the responsibility of the local authority.

STRUCTURAL MOVEMENT

Past and current movement

There are signs that the property has been affected by expansion and contraction and seasonal ground movement. From our single inspection, however, there is no indication the property under inspection is adversely affected.

Risk of future movement

In properties of this age the original foundation depth is not taken down to a depth that is currently required and the foundations are more at risk from disturbances from water tables, underground streams, leaking soil and rainwater pipes, and water being extracted from the soil due to the action of vegetation roots, etc. The above mentioned increases the risk of future movement and in our opinion the risk is moderate.
OUR TERMS & CONDITIONS

1. These terms and conditions form (together with the terms of engagement) part of a contract between South West London Surveyors Ltd (SWLS Ltd), and the Customer named on the report. These terms and conditions apply to the exclusion of all other terms and conditions. The Report provided is solely for the use of the Client and the Client’s professional advisers, and no liability to anyone else is accepted.

Important: No-one should rely on the report or make any inferences from it beyond the extent of the original instructions accepted by SWLS Ltd.

2. The purpose of the inspection and the verbal and written reports is to put the present condition and performance of the property into an overall perspective and this inspection will be undertaken by a person (the “Surveyor”) who is assessed and approved by SWLS Ltd.

3. The report is NOT a guarantee that the property is free from defects other than those mentioned in the report, nor is it an insurance policy.


5. The report follows a visual inspection of the accessible parts of the property. Notes are taken during the inspection and these notes contain the original information to which the Surveyor refers and upon which the Surveyor relies when subsequently reporting to a client, either verbally or in writing. A written report supersedes any verbal report and should be considered fully before any legally binding decision is made in respect of any expenditure on the property.

6. The inspection and report will focus on the condition of the principal elements of the property. Fittings and finishes will be subject to general inspection only. Comparatively minor points will be excluded. Permanent outbuildings converted to habitable use will be inspected to the same level as the main house.

7. There will be practical limitations on the scope of the inspection. The Surveyor will not break out or open up the structure, lift fitted carpets, cut floorboards, remove the bath panel, etc. or move heavy or delicate furniture. Ladders are carried for access to flat roofs and structures up to a height of three metres. The Surveyor will inspect accessible and safe roof spaces and areas below floors, but will be unable to report that parts of the property which are covered, unexposed or otherwise inaccessible are free from defects.

8. The surveyor is not responsible for identifying Japanese or any other knotweed whatsoever. SWLS Ltd take no responsibility for its presence; cost of eradication, and any adverse affect on the property. We would advise that you instruct a horticulturist prior to an exchange of contracts.

9. The report will include a Summary that will summarise the Surveyor’s findings under the headings of “property”, “brief overall assessment”, “serious defects”, “essential repairs”, “other repairs”, “further investigation”, “environmental matters” and “matters for your Solicitor”. The comments in this summary are derived from the report and must be read in conjunction with the report in its entirety.

10. “Serious defects” are defined as defects that, in the Surveyor’s opinion, threaten the stability and safety of the structure or of persons using the property. Examples include subsidence; wall-tie failure; excessive bowing or fracturing of walls or chimney stacks; and extensive dry rot in structural timbers.

11. “Essential repairs” are defined as defects that, in the Surveyor’s opinion, require attention within six months to prevent the defect from becoming a “serious defect”. Examples include falling roof coverings; blocked, broken or inadequate gutters and downpipes; heavily eroded pointing; and active beetle infestation.
12. “Other repairs” are defined as defects that, in the Surveyor’s opinion, are not “serious defects” or “essential repairs” within our definition, but require attention either now or at some time in the future to put the property into, or maintain it in, good condition for its age and type. Examples include plasterwork repairs; insulation upgrades; internal and external decorations.

13. “Further investigation” is recommended where the Surveyor has good reason to suspect the presence of a “serious defect” or “essential repair” but has been unable to confirm this or ascertain the extent of the problem. Examples include blocked or leaking drains; timber decay; questionable alterations to the structure. A further investigation may also be necessary when the surveyor believes it is necessary to refer the matter to an appropriately qualified person – i.e. NICEIC/ECA electrician.

14. Guideline Budgets for repairs are included in a report where appropriate, but they are based on information available to the Surveyor at the time. We recommend that all repair costs are subject to confirmation by further investigation/specification and then contractors’ competitive tenders prior to making any legal commitment.

15. Design – ‘Fitness for Purpose” where the Surveyor recommends a design for repair, or for any other purposes, the design recommendation is for guidance only and is not to be considered “fit-for-purpose” and no liability whatsoever is accepted by SWLS Ltd. Where design is required we would advise that you consult with a qualified Architect/Engineer or specialist contractor who will carry out the design on your behalf and will provide suitable indemnity insurance thereof.

16. Surveyors are not qualified to test or confirm the adequacy or safety of services installations. The Surveyor will report on the basis of a visual inspection of the accessible parts. We recommend that you arrange for specialist tests of the water supply, drains, electrical, oil, and heating installations.

17. Surveyors are not qualified to test or confirm the condition of leisure facilities such as swimming pools, Jacuzzis, gyms, tennis courts, etc. Customers are advised to commission their own specialist inspection.

18. This is NOT a specific asbestos or other hazardous materials survey. The sampling and testing of asbestos containing materials or other hazardous or suspect materials lies outside the scope of the building survey. Where such materials are discovered or suspected within the normal scope of inspection, they will be reported and appropriate recommendations made for further investigation.

19. If the property is offered leasehold, then you must obtain advice from your solicitor in respect of your legal liabilities under the leasehold arrangements for the property and in particular in respect of the repairs. The scope of the Surveyor’s inspection will relate to internal finishes of the leasehold property to be purchased and adjacent fabric within the immediate curtilage of the property. Other elements of the structure will be subject to a brief inspection from the exterior and/or common parts only.

20. Unless otherwise agreed, fees for further investigations, follow-up advice and/or other Surveying services are charged at the current rate per hour plus expenses and VAT. These fees fall due on the date of the SWLS Ltd invoice.

21. Force Majeure – whilst every reasonable effort will be made to carry out the inspection at the date/time agreed, we cannot be held liable for any losses caused by matters outside our control, such as, but not exclusively:- surveyor illness, traffic/vehicle delay/breakdown, extreme weather conditions or vendor unavailability.

22. Health and Safety – SWLS Ltd and its surveyors are required to comply with Health and Safety legislation and RICS Guidance Note “Surveying Safely – A commitment to Surveying Safely”. The surveyor will assess the safety implications presented by the site and may have to restrict the scope of the inspection that is able to be carried out.

23. We operate a complaints procedure, a copy of which is available on request.
24. If we are found to be negligent in providing any of the services under this contract, the measure of damages for, and limit of any liability, will be diminution of property value at the time of the report. The limitation period for negligence under this contract will be **limited** to one year from the date of the survey.

25. No liability is accepted, whatsoever, in relation to any asbestos containing materials or any implications arising from the possible presence of asbestos containing materials.

26. This contract is governed by **English Law** and the parties hereto hereby submit to the exclusive jurisdiction of the English courts.

27. These terms and conditions may be varied by SWLS Ltd on written notice to the Customer at its address shown on the Terms of Engagement.

**Photographs**

- Chimney stack decay
- Bay pier cracking
- Masonry decay
- Slate defects
Boundary wall defects
Re-built rear elevation
Rear door decay
Utility opening alteration
Internal damp defects
Internal damp defects
Floor unevenness

Internal damp defects

Internal damp defects

Surface woodworm
Dated fuseboard
Typical house diagram

This diagram illustrates where you may find some of the building elements referred to in the report.