Building Survey Report

Full Property Address:

Client Name:

Date of Inspection:

00/00/00

Building Survey Report Contents:

About the Inspection:

Surveyor's Name:	
Surveyor's RICS Number:	
Company Name:	
Date of the Inspection:	
Report Reference Number:	
Related Party Disclosure:	
Full Address and Postcode of the Property:	
Weather Conditions when the Inspection took place:	
The status of the Property when the Inspection took place:	

Approach to the Inspection:

We inspect the inside and outside of the main building and all permanent outbuildings, but we do not, nor are we allowed to force, or open up the fabric.

We also inspect the parts of the electricity, gas/oil, water, heating and drainage services that can be seen, but we do not test them.

Important Points to Note About the Property:

The report covers matters that, in the surveyor's opinion, need to be dealt with or may affect the value of the property.

We carry out only a visual inspection. This means that we do not take up carpets, floor coverings or floorboards, move furniture or remove the contents of cupboards.

We do not remove secured panels or undo electrical fittings.

We inspect roofs, chimneys and other surfaces on the outside of the building from ground level and, if necessary, from neighbouring public property and with the help of binoculars.

We inspect the roof structure from inside the roof space if there is access (although we do not move or lift insulation material, stored goods or other contents).

We examine floor surfaces and under-floor spaces so far as there is safe access to these (although we do not move or lift furniture, floor coverings or other contents).

We are not able to assess the condition of the inside of any chimney, boiler or other flues.

We note in our report if we are not able to check any parts of the property that the inspection would normally cover. If we are concerned about these parts, the report will tell you about any further investigations that are needed.

We do not report on the cost of any work to put right defects or make recommendations on how these repairs should be carried out. Some maintenance and repairs we suggest may be expensive.

Section B

Our Overall Opinion

This section provides our overall opinion of the property, and summarises the condition ratings of the different elements of the property.

If an element is made up of a number of different parts (for example, a pitched roof to the main building and a flat roof to an extension), only the part in the worst condition is shown here.

To make sure you get a balanced impression of the property, we strongly recommend that you read all sections of the report, in particular the 'What to do now' section.

Our Overall Opinion of the Property:

Overall, the property itself appears to have been subject to extensive development in the past. In my opinion, a lot of this development work has been done in a DIY or ill-considered manner and I suspect that a lot of the works that have taken place would not be Building Regulations compliant.

The risk you will have with this type of approach to work is that it can often be that the level of quality and craftsmanship is towards the lower end of the spectrum and therefore I would advise, before you proceed with the purchase, that you are fully aware of the development work that has taken place and to ascertain if it is indeed in accordance with the necessary Building Regulations statutory consents and requirements.

The property itself, aside from that, doesn't appear to be suffering from any major disrepair and being middle of terraced the property is always naturally going to be well supported by the properties to its left and right.

Outside of the multiple and various different upgrades and repairs I have mentioned overall I do not think the property is too bad of a proposition for sale providing that the various different repairs and upgrades, in particular to the electrical sockets and installations, are undertaken.

With a property that requires multiple different maintenance such as this, before you do proceed with the purchase, I would advise getting a contractor's quote for the various different works that are needed so that you are fully abreast of this and if necessary, you can adjust your offer to account for these necessary works accordingly.

Section C

About the Property:

Type of Property:	The property is a middle of terraced turn of the Century house
Approximate year the property was built:	Turn of the century
Approximate year the property was extended:	The property has been extended at both the rear and loft level. It is difficult to say when the extensions were undertaken and I would advise making enquiries with the seller to ascertain that the necessary statutory consents are in place in that regard.
Approximate year the property was converted:	The property has not been converted.

Property Accommodation:

Floor	Living Rooms	Bed Rooms	Bath or Shower	Separate Toilet	Kitchen	Utility Room	Conservatory	Other
Ground	1				1			
First		2	1					
Second		1						

Construction:

The property is a solid brick London stock construction beneath a pitched roof. The roof is covered with concrete interlocking tiles.

These tiles would have been replaced at some point in the past and the property itself would have likely been covered with slate tiles.

Concrete tiles are significantly heavier than slate tiles and therefore it is worth noting that for conventional roofs of this manner to sufficiently weather the added load there needs to be supports and buttresses installed within the loft void.

The loft void itself didn't appear to show any signs of this and therefore I would advise making enquiries in that regard.

Energy:

We have not prepared the Energy Performance Certificate (EPC). If we have seen the EPC, then we will present the ratings here. We have not checked these ratings and so cannot comment on their accuracy.

We are advised that the property's current energy performance, as recorded in the EPC, is:

Energy Efficiency Rating:	D
Environmental Impact Rating:	3.6 tonnes of CO2

Mains Services:

The marked boxes show that the mains services are present.

Gas:	✓
Electric:	✓
Water:	✓
Drainage:	✓

Central Heating:

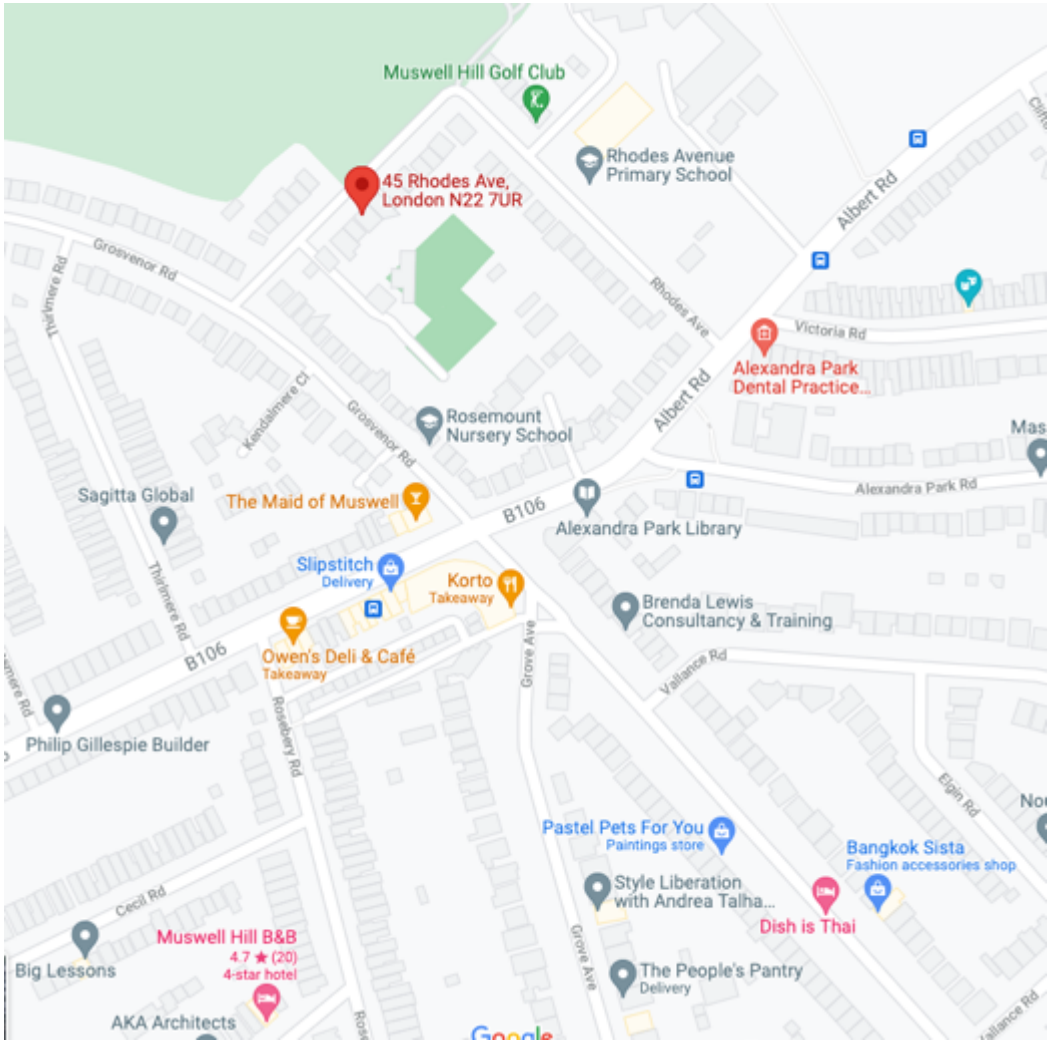
The marked boxes show that the mains services are present.

Gas:	✓

Grounds:

The property is located on a residential street and benefits from both free and permitted parking.

Location:



The property is located within easy access to all local amenities of Edmonton Green including a variety of shops, restaurants, pubs, and cafes.

Local transport links include Edmonton Green Railway station along with a selection of bus links. The open green spaces of Jubilee Park are also a short walk away.

Facilities:

The property is well accessible with a variety of different roads, pathways and transport routes leading to it.

The nearest tube station is Highgate which is on the Northern line and located within 0.2 miles from the property.

The nearest School is St Michaels Schools which is Church of England (C of E) School which is 0.8 miles from the property.

The nearest food shop is Tesco Express with is located 0.2 miles from the property.

The nearest hospital is the Royal Free which is located 0.9 miles from the property.

Local Environment:

3.02 **Property Subsidence Assessment - Clay Shrink-Swell** PASS (WITH CONSIDERATIONS)

Shrink-swell refers to a change in soil volume as its moisture content changes. Clay-rich soils can absorb lots of water causing them to swell, the ground to rise and overlying structures to lift. This is known as heave. Heave can occur in wetter weather, or where excess water is introduced into the ground by damaged sewer or water pipes. In prolonged dryer weather, or where nearby trees and shrubs have high water demands, clay soils can become very dry. As a result, the ground shrinks, leading to subsidence. Shrink/swell-prone soils are found extensively across England and Wales, with soil shrinkage accounting for approximately 75% of all instances of subsidence.

The British Geological Survey (BGS) Property Subsidence Assessment dataset is a national assessment of Shrink-Swell susceptibility. As well as soil-type, it factors key environmental drivers such as the proximity of trees and the resilience of the property itself to cope with any movement (e.g. age, foundation depth). This provides a more property-specific assessment of susceptibility to shrink-swell related subsidence than considering geology alone.

The Property Subsidence Assessment data provided by the BGS indicates that the property is classified as having a **High** hazards score.

A summary of the component factors which were used to derive the hazard score can be found below:

The property is noted to be of low risk in regard to Surface water flooding, sometimes known as flash flooding, this happens when heavy rain cannot drain away and is difficult to predict as it depends on rainfall volume and location and can happen up hills and away from rivers and other bodies of water.

It is more widespread in areas with harder surfaces like concrete, Lead local flood authorities (LLFA) are responsible for managing the flood risk from surface water and may hold more detailed information. Your LLFA is Enfield council.

Outside the Property:

Chimney Stacks:

The chimney stack is of brickwork London stock solid construction. There are a total of eight pots on the stack shared with the adjoining property.

The four pots are clay ceramic type and aside from light weathering appeared to be intact. The chimney stack itself appears to have been re-pointed at some stage and overall was not showing any signs of issue or disrepair.

It is worth noting that there is a television aerial attached to the chimney stack itself. This can be an issue in windier weather and during the time of the inspection the street itself was relatively windy so in very strong days of wind this could be a potential hazard and could peel away or be blown off the chimney stack.

Roof Coverings:

The roof coverings are concrete interlocking tiles. Originally the roof covering would have been a slate type, however, slate is significantly more expensive than concrete tiles and therefore the majority of property owners these days do generally tend to replace with these concrete types as they are more cost effective.

The coverings themselves have lichen and moss growth noted throughout, however, overall, there did not appear to be any signs of lifting or disrepair of tiles.

To the rear of the property the roof is fully covered with a loft dormer. The dormer itself appears to be clad and painted timber, however, it is worth noting this could be a uPVC cladding.

I would advise making enquiries to ascertain if there are the necessary statutory consents in respect of the installation of this dormer.

The upper level of the dormer appears to have a mineral felt covering. The covering itself, where visible from the rear garden, does appear to be showing signs of fading which is usually indicative of failing of the roof covering.

I was unable to inspect the upper level of the roof itself as there is no safe way to gain a vantage point on it and therefore, I would advise that, prior to proceeding with the property, it may be advisable for you to have a roofer look at the dormer roof itself to ascertain the condition and the longevity of the roof covering.

Towards the left flank of the property, as seen from the rear, the dormer has a Flashband which is flashed over the party parapet wall itself.

Generally speaking, this is a poor installation, and the conventional way would have been to remove the ridge tile and have a lead flashing dressed onto the party parapet wall itself with some form of considered final finish.

The ground floor rear extension roof covering is a bitumen mineral felt type. Towards the left and right of the roof at the junctions where it adjoins the rear addition flank wall and parapet wall a Flashband has been installed.

Flashband, generally speaking, has a very short lifespan and ideally this would have been done with a lead flashing which increases the longevity of the abutment itself.

I would advise making enquiries with a competent roofer to ascertain an appropriate cost to upgrade the Flashband to a flashing thereby ensuring the longevity of the roof covering itself.

Towards the rear of the roof covering there is an area of damp staining noted at one of the junctions of the mineral felt.

This is an indication that the Flashband could be failing, and water could be starting to pool. In the colder months of the year, I would expect this to freeze, and you could have a freeze/thaw effect whereby the imperfections in the roof covering are widened and expanded as a result of the water freezing and thereby reducing the longevity of the roof covering.

The roof covering to the rear addition is concrete interlocking tiles. There is significant moss growth noted throughout and I would advise that the moss is stripped away from the property as a whole to ensure that the freeze/thaw effect is addressed properly.

At the junction of the chimney stack there is a flashing which is lead type and appears to be weathered and peeling at the junctions of the rear and flank of the stack itself.

I would advise having a competent roofer fully inspect this area to advise as to any remedial works that need to be done in that regard.

The party parapet ridge tiles are also bedded in with a crudely applied mortar bedding with undulation to the tiles noted throughout.

This is usually a sign of poor workmanship and I suspect the longevity of the roof covering is towards the lower end and therefore you may want to budget into your purchase the requirement to replace or undertake remedial works to the roofs as a whole in the near future.

Rainwater Pipes and Gutters:

Towards the front of the property the gutters are uPVC half moon type. These appear to have been recently installed. All gutter clips were intact and neatly spaced.

The uPVC downpipe towards the junction of the property likewise appears to be recently installed and are modern type.

The uPVC gutters to the bay window likewise appear to be recently installed and were maintained.

As there was moss growth noted to the roof it is likely that some of this moss may have fallen into the gutters themselves and could be causing a build-up of detritus within the gutters and therefore, prior to proceeding, I would recommend having a competent roofer inspect the gutters to confirm if they are blocked or have a build-up of detritus and arranging for them to be cleared respectively.

The hopper head with the downpipe towards the front of the property is secured to the wall with two clips.

The upper clip screws have pulled loose from the wall itself and this will need to be re-secured to ensure that it is firmly screwed against the wall itself so that in the wetter months there is not an overspill of the gutters or that the gutters do not miss the hopper head and discharge water onto the wall itself.

To the rear of the property the gutters are uPVC half-moon type. The downpipe towards the rear flank is detached from the wall. The clip itself has completely fallen away and this will need to be re-secured.

The gutters towards the rear of the ground floor extension are showing signs of moss growth and are unlevel throughout and I suspect in periods of heavy rain this could likely be spilling onto the fascia and rear extension itself.

The rear wall of the rear addition has a large diagonal pipe which runs from the upper level and down towards the centre of the rear drainage gulley.

This is an unconventional installation, and I would advise it is modernised to ensure that there is a more properly considered solution.

The soil and vent pipe towards the rear of the property is uPVC type, at the junction where it meets the first-floor bathroom itself the perimeter of the pipe and opening in the wall has not been filled.

This is both a weather and pest ingress issue and I would therefore advise, prior to proceeding with the property, that this area is suitably filled.

Main Walls:

The property itself is brickwork London stock solid construction, towards the front of the property at some point it would have been re-pointed albeit it doesn't appear to have been at any time in the immediate past.

The brickwork, aside from light weathering, was in a fair and reasonable condition. The underside of the bay window has been rendered and painted, the render itself is crudely applied at the junction of the ground.

Brickwork to the rear is likewise London stock, towards the rear addition rear wall there are a number of movement cracks to the underside of the first-floor window which run downwards in a diagonal stepped cracking direction towards the flank of the property and the upper right corner of the kitchen window.

These types of cracks are relatively normal and generally speaking the gap between windows at ground and first is a soft spot and is susceptible to movement.

That being said, brickwork does appear to have been rebuilt and infilled within this area and I suspect historically there would have been some form of door or outhouse/lean-to extension within this area.

I would advise making enquiries as to when these works were done, what exactly was done and if the necessary statutory consents were in place in that regard.

Cracks are a relatively common defect to properties and find for our surveyors, we've included a little more information on cracks as per the BRE's guidance.

BRE Digest 251 Assessment of Damage in Low-Rise Buildings

0	1	2	3	4	5
Hairline cracks less than 0.1mm	Fine cracks of up to 1mm	Crack widths up to 5mm	Crack widths of 5 to 15mm (or several of e.g. 3mm)	Extensive damage, cracks 15 to 25mm	Structural damage, cracks greater than 25mm
No action required. Hairline cracks are classed as negligible.	Fine cracks can be treated easily using normal decoration.	Cracks easily filled. Recurrent cracks can be masked by suitable linings.	Cracks that require some opening up and can be patched by a mason.	Extensive damage which requires breaking-out and replacing sections of walls, especially over doors and windows. on number of cracks.	Structural damage that requires a major repair job, involving partial or complete rebuilding.

The brickwork to the rear elevation has been re-pointed at some point in the past, however, towards the lower section above the rendered plinth there are areas where the pointing is completely missing and further areas where pointing is popping or chipping away.

Generally speaking, this is usually a sign that the pointing that has been done is insufficient and I suspect in due course defective pointing will need to be raked out and filled to ensure that there is a sound weather break between the external areas of the property and the internal walls themselves.

It is also worth noting that during the inspection I noted areas of vegetation and crumbling brick to the head of the drain at the rear.

This whole area will need to be re-pointed as a matter of urgency.

To the perimeter of the kitchen uPVC window there are gaps at the junction of the uPVC frame and brickwork itself.

These should be filled with a neat bead of cement or neat bead of mastic to ensure weather and pest ingress is not able to penetrate the internal parts of the property.

It is also worth noting that generally speaking to the areas where the brickwork has been partially rebuilt there are a number of what would appear to be large drill holes or fixings and areas where pointing has popped away.

This entire area will need to be re-pointed as a matter or urgency to ensure a safe and weathertight property.

It is also worth noting that on the rear wall of the rear addition there is a drilled pole through the lower right corner whereby a wire is protruding and then running back into the flank wall of the kitchen itself.

This would not be Health and Safety or Building Regulations compliant as the wire can be pulled and moved, and I would advise that this is either boxed in, trunked in or the conventional wires are run through the internal voids of the property.

The rear extension itself is unlikely to have Building Regulations compliance and I would advise making enquiries as to when this was constructed and if the necessary statutory consents were in place in that regard.

It is also worth noting that I would advise making enquiries as to what type of foundations were used and if there is a sufficient damp proof membrane to the floor itself.

Windows:

Windows are uPVC double-glazed type. To the window in the kitchen, the opening and closing lever catches on the underside of the window frame itself and will likely need to be adjusted. To the remaining windows the seals themselves are towards the end of their lifespan and I suspect will start to fail in the coming future.

I was unable to locate any indication within the double-glazing itself of the manufacture date of the windows and I would advise making enquiries with the seller to ascertain if there are any Guarantees from the installer or manufacturer of the windows in that regard. Overall, the windows were operational and free from defect.

Towards the external parts of the uPVC windows at the junctions of the uPVC sills the flank end fascias of the window frames are intermittently missing and these will need to be replaced to ensure that there is not an issue with pest ingress.

Outside Doors:

The front door is a uPVC double-glazed type, when the door opens and closes, the latch does not catch which means that the door needs to be manually locked internally via lifting the handle and turning the deadbolt.

Externally, this will need to be done via the key, this is a slightly unconventional arrangement, and I would advise that, should you proceed with the purchase, to have a locksmith visit to adjust the manner in which this door works so that it is a more conventional installation. It is also worth noting that to the door itself there are no internal chains or secondary Yale locks which is generally speaking convention with this type of property, and I would therefore advise that, should you proceed with the property, you have installed the necessary safety provisions in that regard.

Towards the rear of the property the extension doors are uPVC type, the doors themselves are out of alignment and there is a gap at the upper head of the doorframe itself whereby it has been crudely filled with foam roll insulation.

The doors will need to be adjusted to ensure that there is a weatherproof seal to their perimeter thereby stopping pests and weather from penetrating the internal parts of the property.

Conservatory and Porches:

To the flank rear of the property there is a single level rear extension built, to the extension itself, there are signs of historic parts of the original building remaining, in particular an air brick and a cat flap.

This is a relatively unconventional arrangement, and I would have expected that these would have been blocked and bricked up and therefore, as they no longer serve any purposes, that is something that will need to be done to ensure a neat and conventional finish.

I would also advise making enquiries as to whether the rear extension itself has the necessary Party Wall compliance, Building Regulations compliance, Health and Safety compliance, and statutory consents in place as it would appear to be built as a party wall astride the boundary line.

Other Joinery & Finishes:

Fences towards the rear garden are a mix of concrete panels and concrete posts and concrete posts and timber panels. Overall, the fences themselves are out of alignment and with a number of panels having failed.

The fences to both the left and right sides appear to also meander both on and off the boundary wall and I would therefore advise making enquiries as to whether there have any boundary line disputes in the past.

The fence to the rear of the property and rear garden furthest perimeter is a timber post and timber panel type.

The fence panels themselves have completely failed and are significantly suffering from weather ingress, these will need to be replaced in the immediate future.

Towards the front of the property the boundaries to the left and right are set out by a single skin brick construction wall.

The wall itself appears to be out of line with the boundaries, there is also an historic timber fence which is completely weathered and suffering from wet rot and will need to be replaced.

The boundary walls themselves, when tested with a firm lean, do move and therefore you may want to budget into the maintenance costs in the near future to replacement and upgrade of these respective walls.

The boundary wall towards the front of the property adjoining the street is of the same single skin brickwork construction with bricks suffering from spalling and weather ingress intermittently throughout.

Other:

The ground towards the front of the property in the front garden is laid concrete paving slabs, these paving's slabs abut the front bay window, it partly bridges the air brick present hindering the use and it is likely that they bridge any damp-proof course that was present.

Generally speaking, the perimeter of all properties should have a sufficient void between the property itself and the ground to ensure that weather ingress and damp penetration does not penetrate the internal parts of the property.

You therefore may want to budget into the maintenance costs in the near future the reinstatement of the void itself to ensure that the property is best protected from any damp ingress in the near future.

Towards the rear of the property there is a concrete paving slabbed area.

The concrete paving appears to be on a sand bedding and generally speaking is undulating and unlevel throughout.

This is a relatively common occurrence for concrete pavings and generally speaking you will need to piecemeal lift and bed down these paving slabs in the future.

It is also worth noting that there is a very large tree towards the rear of the property's garden to the left of the subject property.

A tree of this height and stature will likely be drawing significant levels of moisture from the soil each and every day and therefore, should you proceed with the property, I would advise that you make your insurer aware of the presence of this tree so that they can take that into account.

Inside The Property:

Roof Structure:

The roof structure has been converted into a room. I would advise making enquiries as to whether there are the necessary statutory consents and Building Regulations permissions in respect of that room as, in my opinion, it doesn't appear to be a formal room and therefore may not have the necessary legal permissions in place for it to be classed as a habitable space.

Furthermore, I would advise making enquiries as to the structural upgrade and installation that took place within the roof itself as the convention would be to have three or four steels running party wall to party wall to support the added load of the room itself but also the reconfiguration of the roof. This would conventionally be via a Structural Engineer's design and Structural Engineer's calculations and likewise a reputable contractor would have some form of worker's Guarantee in place to cover those works.

I would advise making enquiries as to whether these exist and are all in place. Towards the front of the roof space there is a hatch which allows view to the front eaves.

Within the eaves itself I was able to note that there is a sarking felt beneath the tiles and there were also signs of light coming through which is not ideal as it likely means that some tiles have become undulated and are sitting proud.

This could result in pest ingress and weather ingress and therefore I would advise that a competent roofer inspect this area to ensure that the tiles are properly laid and level throughout.

Ceilings:

Ceilings are a mixture of lath and plaster and plasterboard, lath and plaster being present on the ground floor areas. Overall, ceilings were in a fair state of repair.

There were some signs of historic popped fixings/screws or nails as well as light separation cracks noted to the junction of one board to another.

These are all relatively normal decorative defects and will need to be addressed through the normal course of painting and upkeep.

Towards the reception room at the front the old paper has been skimmed over. Similar to the perimeter of the ceiling rose/electrical fitting we were able to see the previous embossed paper.

Should you proceed with the property you will need to replace this electrical fitting with a pendant/ceiling light with a larger perimeter fixing so that the historic paper is obscured from view.

The spotlights within the loft room are taped and sellotaped in place meaning that the clips holding the spotlights in place have likely failed and will need to be replaced.

It is also worth noting that the light fitting towards the centre of the room projects from the ceiling itself meaning that for anyone in the region of 1.7m to 2m high they will have to lower their head, or travel around this light fitting.

I suspect that this could be a health and safety requirement as the bulb itself is not covered over and therefore could shatter or smash should it be knocked by an individual.

Walls & Partitions:

Walls and partitions are a mix of solid construction and studwork, plastered and painted. Kitchen walls also have splashback wall hung tiles installed.

The rear chimney breast in the kitchen has been removed and it appears to be supported by a gallows bracket which is likely plaster boarded and skimmed over, I would advise making enquiries as to whether the necessary Building Regulations consents were in place in this regard and also the necessary Party Wall permissions and consents in regard to the property that this chimney breast adjoins.

The original wall of the house at the junction where it meets the rear addition, which is currently being used as the master bathroom, appears to have been partially removed and I suspect there is some form of lintel or rolled steel joist to the head of the doorframe itself.

I would advise making enquiries as to the structural supports that are in place and if they have the necessary Structural Engineer's calculations and design behind them while also ensuring that they have the necessary Building Regulations consents and compliance requirements in place.

The remaining chimney breasts have been covered over. Generally speaking, chimney breasts should have some form of air brick or air vent to the front of them to allow for sufficient air circulation and stop a build up of moisture and therefore you may want to consider reinstating these in the near future should you proceed with the purchase.

Generally speaking, the walls had minor decorative disrepair such as snags, paint marks, scuffs and scratches, and I would expect these to all to be addressed through the normal upkeep and repair of the property.

Within the rear bedroom at first floor level there is a diagonal crack to the lower right corner of the windowsill.

Cracks of this nature are relatively common and to be expected in a property of this age, however, I would advise making enquiries as to when this room was decorated as the crack itself pops and penetrates through the decoration and that would be a very good way to ascertain how recent and modern this crack is.

PROTIMETER

% H2O WME
Wood Moisture Equivalent:

6	8	10	12	14	16	18	20	25	30	40	50	60	70	90

Dry Reading **Damp Reading**

Protimeter tests were taken to the perimeter of the property at low, mid and high levels to the various different rooms. Within the front ground floor reception room to the bay a red damp reading was obtained.

A red reading on the Protimeter confirms that the percentage level of moisture within the wall is at the higher end of the spectrum and in this case, I suspect the damp penetration is a result of the bridging of the damp proof course.

The issue with this type of damp is that the only way to rectify the issue will be through the installation of an injection damp proof course or alternatively, to lower the ground floor garden paving area as previously advised.

A red damp meter reading was also returned to the front area of the flank rear extension wall and it is likely that the damp proof course or damp proof membrane to that wall has failed.

Given that this damp issue is adjoining the neighbouring property you will need to make enquiries with the neighbours and access to remedy and rectify and that will be via the Access to Neighbouring Land Act.

Floors:

Floors are a mix of vinyl sheet and carpet. The carpet to the top floor loft conversion room is crudely applied and is not fitted.

The floor itself also significantly undulates underfoot within this room and it could be that the floors are insufficiently installed and will require strengthening to stop with the rattling of the room itself.

The stairs towards the ground floor appear to have been reconfigured in the past and are now exceptionally steep and I would advise making enquiries as to whether this, as currently set out, would be in accordance with Building Regulations compliances.

Furthermore, I would suggest making enquiries as to when the modification and adjustment to the stairs was undertaken and if there are any contractor's Guarantees in place for the workmanship that has been done.

The stairs to the top floor room are timber type and I would advise making enquiries as to whether there are the necessary Building Regulations compliance and certificates in place for the installation of these.

Throughout the floor areas itself there are a number of different stepped areas predominantly the main bathroom at first floor level is on a raised platform and there are a further two steps up to the first-floor bedroom area.

This is relatively unconventional and generally speaking, when development works do take place to a property, Architects tend to design around and avoid this type of issue as they can be tripping hazards and generally are quite awkward to work around and I would therefore suspect that the works that have taken place were poorly considered at the time of their conception and that could be an indication that the necessary statutory consents could not be in place.

Within the first-floor front bedroom the front of the bay there are a number of different carpet joins noted and generally speaking, for a room of this size there should have been one continual sheet of carpet which would have then been cut to size.

Fireplaces, Chimney Breasts & Flues:

There are two fireplaces noted within the property. Within the ground floor reception room prominently the rear one has been covered over and is now acting as a shelving area; the front one has been fully covered over.

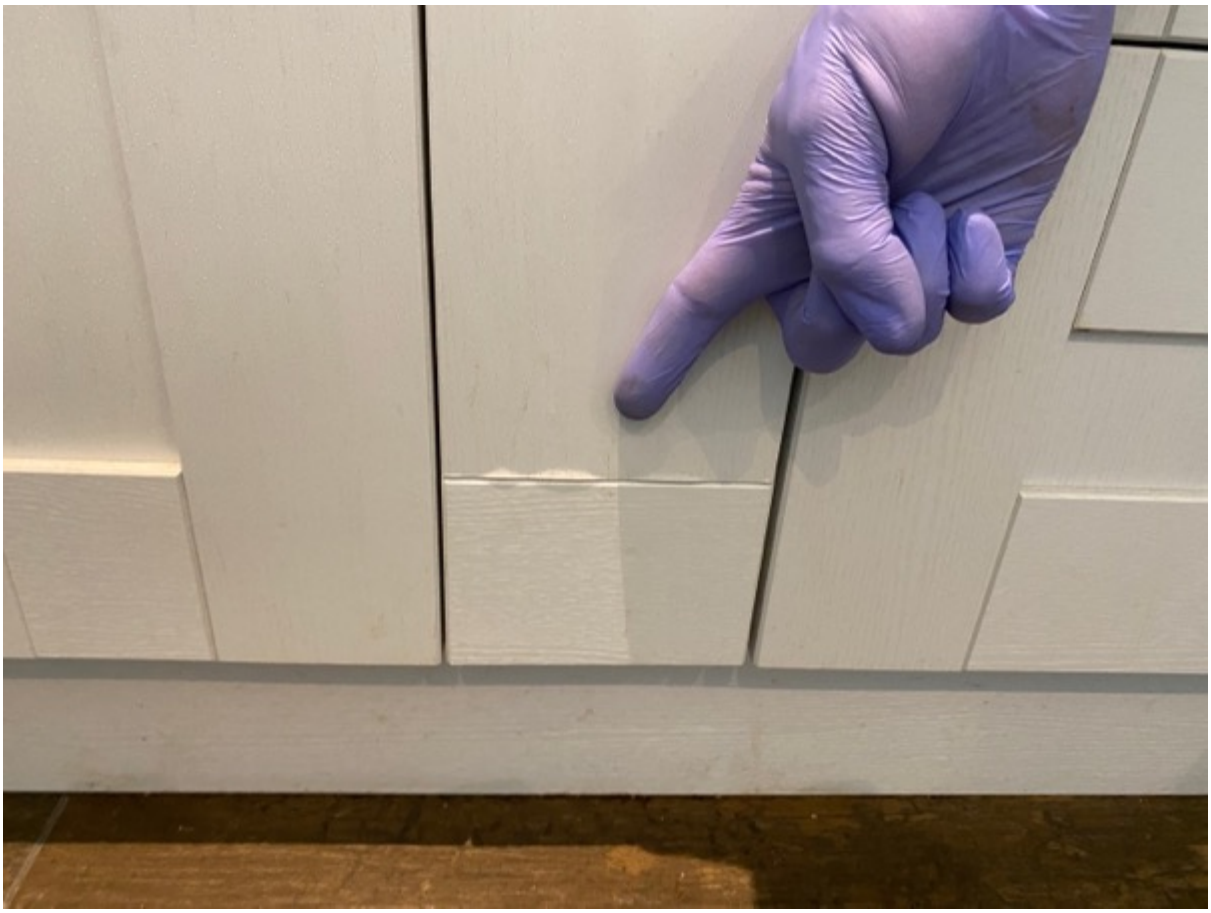
The chimney breasts at ground floor level in the reception room towards the front of the property there is a gas fire installed, however, this was not in operation at the time of my inspection and I would advise making enquiries as to whether there are the necessary gas safety certificates in place for this.

In any event, should you wish to proceed with this property, I would advise that a Gas Safe engineer fully inspects this and the other gas appliances to ensure that they are safe and sound and health and safety compliant.

Built-in Fittings (e.g. Built-in Kitchen and Other Fittings, not including Appliances):

The kitchen is a modern type. All doors were tested and were operational and smooth when used.

The doors to the left flank of the kitchen hob, the lower section of the kitchen door itself is slightly peeling and lifted.



This is likely a manufacturer's error, and you could find that in due course further areas of the kitchen will likewise peel and raise in this manner and therefore you may want to consider that in respect of any Warranties that may exist.

The kitchen worktop is a quartz Carrera imitation marble type.

Overall, it was free from any staining, however, the junctions of one section of the quartz finish to another are raised and sit proud which will result in a dirt build-up at the junctions and you therefore may want to consider having a kitchen specialist and worktop specialist revisit to level out the installation of the worktop to ensure that this does not happen in the future.

Woodwork (e.g. Staircase and Joinery):

Within the bedroom areas there are two fitted wardrobes installed to both the front and rear of the property.

These wardrobes themselves are crudely installed and actually installed over the older fitted wardrobes so that there is an awkward wardrobe within a wardrobe effect.

Should you proceed with the property I would advise that the older wardrobes are removed and that the fitted wardrobes are replaced with a neater and sounder fit to maximise the storage space within the property.

The stairs leading up to the first floor area, as previously confirmed, these are very steep and while there is a balustrade handrail to the flank it is likely that in darker conditions there could easily be a trip or a fall and I would advise, as previously discussed, making enquiries as to whether there are the necessary permissions in place for the modifications that have been undertaken to the property.

Bathroom and Kitchen Fittings:

There is one main bathroom within the property itself which is located within the first floor rear addition area. The bathroom itself is slightly dated and is a very large area for the space that is being used.

You could likely comfortably fit a freestanding bathtub and walk-in shower within this area as well as a his and hers sink and therefore, should you proceed with the purchase, I would advise making better use of this space.

The shower pressure was tested and appeared to be a good reading. Both his and hers sinks are missing the sink plughole covers and these will need to be reinstalled to ensure a neat and smooth finish.

To the bathroom installations themselves there didn't appear to be anything wrong with these, however, you likewise may want to consider boxing in the boiler so that it is a neater finish.

The shower curtain was crudely held in place with electrical tape and is defective and at the end of its useful life and will need to be replaced.

The toilet pipe is running at an odd angle protruding from the rear wall and generally speaking should run against the party wall itself so that it is not projecting into the room itself.

It is also connected with a uPVC expanding pipe which generally speaking is prone to leaking and defect and therefore, given that this is the only toilet that services the entirety of the property, I would advise upgrading this to a more sufficient fitting to safeguard against the toilet going out of use and emergency plumber's costs, visits and repairs.

Other:

Throughout the property the doors are timber, on the ground floor there is a timber door with single-glazing.

This glazing would not be shatter proof or safety glass type and therefore should be replaced with a modern alternative to ensure that this glass does not shatter resulting in injury or damage.

Throughout the bedrooms it is worth noting that there are individual locks installed on the respective doors.

This is a relatively unconventional installation for a house, and it is likely that at some point in the past this property was a flat share or joint occupancy property. In any event, should you proceed with the property, I would advise that the locks are removed so that the property can be used in a conventional way.

Section F

Services:

Services are generally hidden within the construction of the property.

This means that we can only inspect the visible parts of the available services, and we do not carry out specialist tests.

The visual inspection cannot assess the services to make sure they work efficiently and safely, or meet modern standards.

Limitations to inspection:

I was unable to locate a manhole cover both in the rear garden or the front garden area and I suspect that the manhole to the rear has been covered over with the concrete paving slabs and therefore I would advise that you make enquiries with the seller as to where this is located and then arrange for it to be removed so that you can inspect to

ascertain if there are any signs of tree root ingress or any signs of blockage. Furthermore, within the front of the property there is likely also a manhole somewhere beneath the paving and I would therefore likewise make enquiries in that regard.

Electricity:

Safety warning: The Electrical Safety Council recommends that you should get a registered electrician to check the property and its electrical fittings and that a periodic inspection and testing is carried out at the following times: for tenanted properties every 5 years or at each change of occupancy, whichever is sooner; at least every 10 years for an owner-occupied home. All electrical installation work undertaken after 1 January 2005 should have appropriate certification. For more advice contact the Electrical Safety Council.

The electrical meter is in the ground floor reception room area as is the residual current device unit.

There was a card pinned to the electrical unit itself confirming that the last date of installation was 2017.

It is also worth noting that the electrical meter is a key type whereby effectively the key is charged or credited with funds plugged in and then when it comes to the end of its available funds these need to be topped up at a local convenience store.

This is a relatively unconventional installation, and should you proceed with the property I would advise this is changed to a conventional meter type whereby you do not need to manually credit the key throughout its use.

I did note a couple of loose wires to the rear of the property as previously mentioned in the ground floor extension area.

As previously advised, I would suggest that these are correctly installed and trunked in or alternatively, run internally to avoid a health and safety issue. It is worth noting that within the property there are a number of electrical sockets which are installed in unconventional places and at unconventional heights such as the flank of the chimney breasts.

This is generally speaking an indication of patch and DIY type electrical management systems and therefore I would advise making enquiries as to whether there are the necessary NICEIC certificates in place for the various electrical installations.

Within the front bedroom itself I was only able to locate one electrical plug which is placed directly behind the fitted wardrobe whereby the wardrobe itself has actually been cut around the electricity socket itself.

This would not be health and safety compliant and in any event, would mean that there are insufficient sockets within the front bedroom area and therefore to accommodate modern day use you will need to have further electrical sockets installed.

Within the rear bedroom I was only able to locate one electrical socket which is mounted on the left flank of the chimney. As previously mentioned, this is a slightly unconventional installation and as previously mentioned, towards the front bedroom would mean that there are insufficient installations within that room itself.

Within the loft room there were three sockets noted which would be a sufficient number of sockets for a room of this size.

I would advise and NICEIC engineer visits and advisers on the installations.

The NICEIC ensures that its members have systems are in place to ensure that any businesses registered with them and their employees are competent to undertake work that they are contracted to complete.

Businesses on their registers have chosen to undertake an assessment looking at their policies, procedures and the technical competency of their work.

Gas/Oil:

Safety warning: All gas and oil appliances and equipment should regularly be inspected, tested, maintained and serviced by an appropriately qualified Gas Safe Engineer or Registered Heating Engineer and in line with the manufacturer's instructions. For tenanted properties by law a 12 monthly gas safety check must be carried out on every gas appliance/flue. A gas safety check will make sure gas fittings and appliances are safe to use. This is important to make sure that the equipment is working correctly, to limit the risk of fire and carbon monoxide poisoning and to prevent carbon dioxide and other greenhouse gases from leaking into the air. For more advice contact the Gas Safe Register for gas installations, and OFTEC for oil installations.

The gas meter was located in the sub-floor void area.

There were no signs of any service records in that regard.

The property benefits from a gas fire and a gas hob within the kitchen. There is also a gas Vaillant boiler noted within the bathroom.

The boiler itself has a MagnaClean system installed, however, I was not able to locate any signs of any maintenance certification for the boiler and therefore I would advise making enquires with a Gas Safe engineer to ensure that it is up to current Building Regulations standards and in a workable and serviceable condition.

I would advise that a Gas Safe engineer visits to ascertain if the installations are in accordance with current health and safety and Gas Safe standards.

Gas Safe Register is the official list of gas businesses who are registered to work safely and legally on boilers, cookers, fires and all other gas appliances.

By law all gas engineers must be on the Gas Safe Register. Trust the Triangle.

Gas Safe Register replaced CORGI as the gas registration body in 2009.

Water:

The property benefits from mains fitted water in both the kitchen and bathroom areas. At the time of the inspection the shower was tested and there was no water running as were the taps which likewise had no water running through them.

During the course of the inspection the water was turned back on by the seller and when tested the pressure at bathroom level was fair although, generally speaking, towards the lower end of the spectrum and I suspect that in order to get a good water pressure within the shower you may to consider the installation of a water pump.

The tap to the bath itself was loose and fully rotates which is likely indicative that the fitting will need to be changed and upgraded and replaced. While the water was turned on there was a noticeable vibration and percussive sound within the pipes themselves. It could be that there is a trapped air within the system resulting from the water being turned off for long periods of time, however, before you proceed with the property purchase I would advise that the water is fully inspected by a plumber to ensure that there are not any defects noted within the system itself.

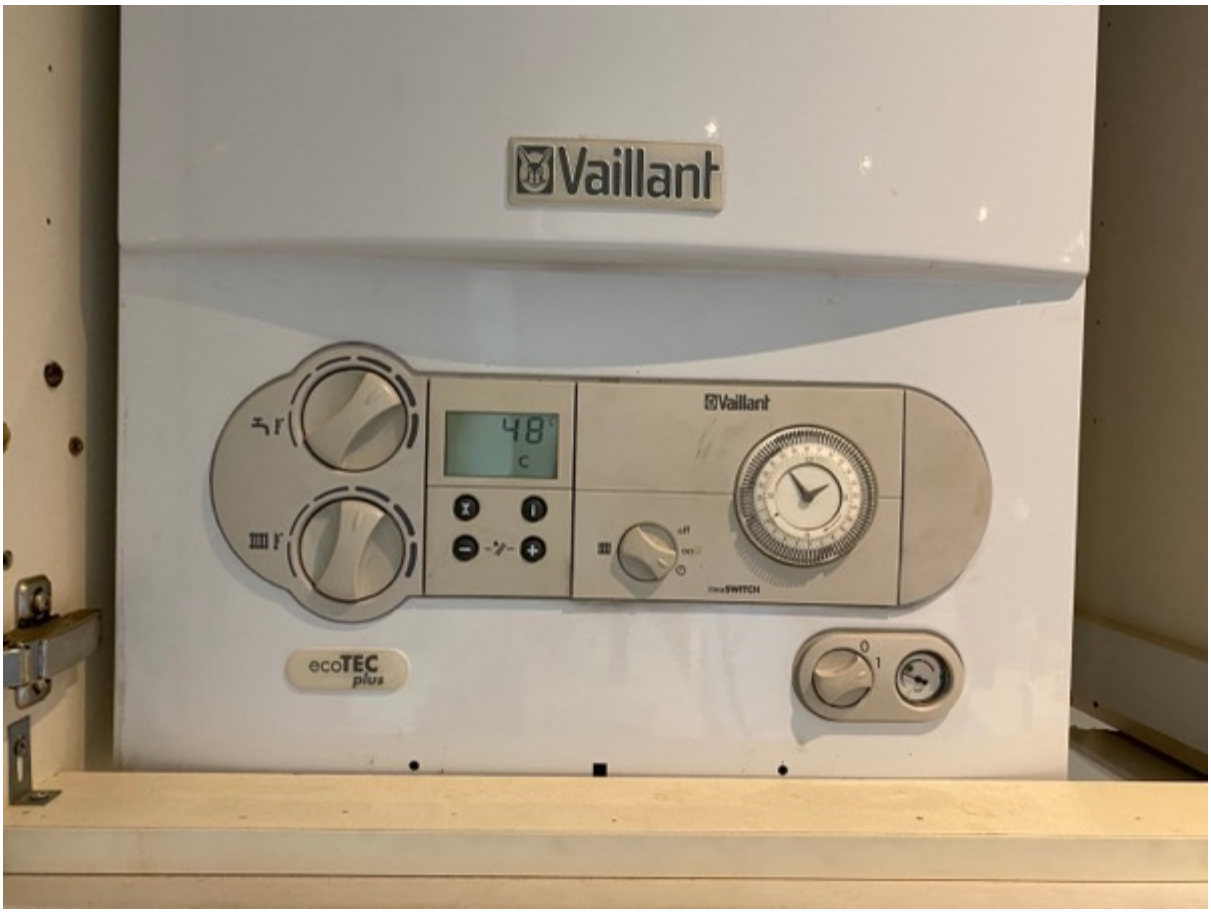
Heating:

Heating is provided by the Vaillant boiler which is installed within the bathroom area.

At the time of the inspection the Vaillant boiler was turned off, however, it was turned on by myself and placed on full, however, the water and heating did not turn on and I would therefore advise, prior to proceeding with the property, that the boiler itself is fully inspected by a Gas Safe engineer with all radiators being tested to ensure that there is a sufficient hot water circulation running to them.

Water Heating:

The property is mains gas connected with the heating being provided by a Vaillant boiler which is installed within the kitchen area.



The boiler itself at the time was effective and the heating was working. Hot water was also present when tested.

I would advise that the gas boiler is inspected by a Gas Safe engineer to ensure that it is fully operative and up to current health and safety and Gas Safe requirements.

Drainage:

The drainage within the bathroom appeared to be sufficient and the taps did not back up and likewise in the kitchen area.

Towards the rear of the property the drainage and downpipes at the junction where they run into the rear drainage gullies was covered over with a concrete paving slab.

This is a slightly unconventional finish and generally speaking, they should be covered with a grate or drain cover.

When these slabs were lifted there were signs of blockage noted to both respective rear drains and therefore I would advise, as previously suggested, that the manhole cover is located and potentially a CCTV drain survey is undertaken to ascertain exactly what the condition is of the drain and if there are any signs of blockage or defect noted.

Section G

Common Services:

None to note.

Section H

Issues for your Legal Advisers:

We do not act as 'the legal adviser' and will not comment on any legal documents. However, if during the inspection we identify issues that your legal advisers may need to investigate further, we may refer to these in the report (for example, check whether there is a warranty covering replacement windows).

Regulation:

I would advise making enquiries, as mentioned in this report, with respect of the modifications that have taken place throughout the property both on the dormer, the rear extension and the internal layout reconfigurations.

Furthermore, I would advise making enquiries as to the electrical installations and gas installations and modifications that have taken place.

Guarantees:

It is likely that the uPVC double-glazing and various different development work that has taken place should have some form of Guarantee in place and I would therefore advise making enquiries in that regard.

Other Materials:

I was unable to locate any materials that would be of significant concern.

Section I

Risks:

This section summarises defects and issues that present a risk to the building or grounds, or a safety risk to people.

These may have been reported and condition rated against more than one part of the property or may be of a more general nature, having existed for some time and which cannot be reasonably changed.

Risks to the Building:

As previously discussed, there is a very large tree within the neighbouring rear garden. A tree of this nature will draw significant moisture from the ground every day and could be one of the factors resulting in the stepped cracking noted to the rear wall of the rear addition.

Should you proceed with the property I would advise making your insurer of the existence of this tree.

Risks to the Grounds:

As previously discussed, the damp proof course has been bridged at both the front and rear parts of the property and this could be a cause of damp ingress in the future.

Risks to People:

As previously advised, I would advise making enquiries to the gas and electrical installations that have taken place as well as the various different developments that have taken place within the property itself.

I would also make enquires into whether or not the staircases within the property are building regulation compliant.

Other:

There are no other matters.

Section J

Surveyor's Declaration:

"I confirm that I have inspected the property and prepared this report"

.....
Surveyor Name

RICS Number: 0000000

For and on behalf of:

Stokemont
22-25 Portman Close,
Marylebone,
London
W1H 6BS

Tel: 020 8016 5700
Email: info@stokemont.com

Disclaimers:

This report has been prepared by a surveyor ('the Individual Surveyor') merely in his or her capacity as an employee or agent of a firm or company or other business entity ('the Company'). The report is the product of the Company, not of the Individual Surveyor.

All of the statements and opinions contained in this report are expressed entirely on behalf of the Company, which accepts sole responsibility for these.

For his or her part, the Individual Surveyor assumes no personal financial responsibility or liability in respect of the report and no reliance or inference to the contrary should be drawn.

In the case of sole practitioners, the surveyor may sign the report in his or her own name unless the surveyor operates as a sole trader limited liability company.

Nothing in this report excludes or limits liability for death or personal injury (including disease and impairment of mental condition) resulting from negligence

What To Do Now:

Getting Quotations:

The cost of repairs may influence the amount you are prepared to pay for the property. Before you make a legal commitment to buy the property, you should get reports and quotations for all the repairs and further investigations the surveyor may have identified. You should get at least two quotations from experienced contractors who are properly insured. You should also:

- Ask them for references from people they have worked for;
- Describe in writing exactly what you will want them to do; and
- Get the contractors to put the quotations in writing.

Some repairs will need contractors with specialist skills and who are members of regulated organisations (for example, electricians, gas engineers, plumbers and so on). Some work may also need you to get Building Regulations permission or planning permission from your local authority.

Further Investigations:

If the surveyor is concerned about the condition of a hidden part of the building, could only see part of a defect or does not have the specialist knowledge to assess part of the property fully, the surveyor may have recommended that further investigations should be carried out to discover the true extent of the problem.

Who You Should Use For These Further Investigations:

You should ask an appropriately qualified person, though it is not possible to tell you which one. Specialists belonging to different types of organisations will be able to do this. For example, qualified electricians can belong to five different government-approved schemes. If you want further advice, please contact the surveyor.

What The Further Investigations Will Involve:

This will depend on the type of problem, but to do this properly, parts of the home may have to be disturbed and so you should discuss this matter with the current owner. In some cases, the cost of investigation may be high.

The Inspection:

The surveyor inspects the inside and outside of the main building and all permanent outbuildings, but does not force or open up the fabric.

This means that the surveyor does not take up carpets, floor coverings or floorboards, move furniture, remove the contents of cupboards, roof spaces, etc., remove secured panels and/or hatches or undo electrical fittings.

If necessary, the surveyor carries out parts of the inspection when standing at ground level from public property next door where accessible.

The surveyor may use equipment such as a damp-meter, binoculars and torch, and may use a ladder for flat roofs and for hatches no more than 3 metres above level ground (outside) or floor surfaces (inside) if it is safe to do so.

Services to the Property:

Services are generally hidden within the construction of the property.

This means that only the visible parts of the available services can be inspected, and the surveyor does not carry out specialist tests.

The visual inspection cannot assess the efficiency or safety of electrical, gas or other energy sources; plumbing, heating or drainage installations (or whether they meet current regulations); or the inside condition of any chimney, boiler or other flue.

Outside the Property:

The surveyor inspects the condition of boundary walls, fences, permanent outbuildings and areas in common (shared) use.

To inspect these areas, the surveyor walks around the grounds and any neighbouring public property where access can be obtained.

Buildings with swimming pools and sports facilities are also treated as permanent outbuildings, but the surveyor does not report on the leisure facilities, such as the pool itself and its equipment, landscaping and other facilities (for example, tennis courts and temporary outbuildings).

Dangerous Materials, Contamination and Environmental Issues:

The surveyor does not make any enquiries about contamination or other environmental dangers.

However, if the surveyor suspects a problem, he or she should recommend a further investigation.

The surveyor may assume that no harmful or dangerous materials have been used in the construction, and does not have a duty to justify making this assumption.

However, if the inspection shows that these materials have been used, the surveyor must report this and ask for further instructions.

The surveyor does not carry out an asbestos inspection and does not act as an asbestos inspector when inspecting properties that may fall within the Control of Asbestos Regulations 2012.

With flats, the surveyor assumes that there is a 'dutyholder' (as defined in the regulations), and that in place are an asbestos register and an effective management plan which does not present a significant risk to health or need any immediate payment.

The surveyor does not consult the dutyholder.

The Report:

The surveyor produces a report of the inspection for you to use, but cannot accept any liability if it is used by anyone else. If you decide not to act on the advice in the report, you do this at your own risk.

The report focuses on matters that, in the surveyor's opinion, may affect the value of the property if they are not addressed.

Energy:

The surveyor has not prepared the Energy Performance Certificate (EPC) as part of the Building Survey Service for the property.

If the surveyor has seen the current EPC, he or she will present the energy-efficiency and environmental impact ratings in this report.

The surveyor does not check the ratings and cannot comment on their accuracy.
Issues for legal advisers.

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Risks:

This section summarises defects and issues that present a risk to the building or grounds, or a safety risk to people.

These may have been reported and condition rated against more than one part of the property or may be of a more general nature, having existed for some time and which cannot reasonably be changed.

If the property is leasehold, the surveyor gives you general advice and details of questions you should ask your legal advisers.

Standard terms of engagement

1) **The Service**
   The surveyor provides the standard Building Survey Service ('the service') unless you and the surveyor agree in writing before the inspection that the surveyor will provide extra services.

   Any extra service will require separate terms of engagement to be entered into with the surveyor. Examples of extra services include:

   • Costing of repairs
   • Schedules of works
   • Supervision of works
   • Re-inspection; and
   • Detailed specific issue reports.

2) **The Surveyor**
   The service is to be provided by an AssocRICS, MRICS or FRICS member of the Royal Institution of Chartered Surveyors, who has the skills, knowledge and experience to survey and report on the property.

3) **Before The Inspection**
   You tell the surveyors if you have any concerns (such as plans for extension) about the property.

4) **Terms Of Payment**
   You agree to pay the surveyor's fee and any other charges agreed in writing.

5) Cancelling This Contract

Nothing in this clause 5 shall operate to exclude, limit or otherwise affect your rights to cancel under the Consumer Contracts (Information, Cancellation and Additional Charges) Regulations 2013 or the Consumer Rights Act 2015, or under any such other legislation as may from time to time be applicable.

Entirely without prejudice to any other rights that you may have under any applicable legislation, you are entitled to cancel this contract in writing by giving notice to the surveyor's office at any time before the day of the inspection, and in any event within fourteen days of entering into this contract.

Please note that where you have specifically requested that the surveyor provides services to you within fourteen days of entering into the contract, you will be responsible for fees and charges incurred by the surveyor up until the date of cancellation.

6) Liability

The report is provided for your use, and the surveyor cannot accept responsibility if it is used, or relied upon, by anyone else.

7) Complaints Handling Procedure

The surveyor will have a complaints handling procedure and will give you a copy if you ask.

The surveyor is required to provide you with contact details, in writing, for their complaints department or the person responsible for dealing with client complaints.

Where the surveyor is party to a redress scheme, those details should also be provided.

If any of this information is not provided, please notify the surveyor and ask that it be supplied.

Note:
These terms form part of the contract between you and the surveyor.

This report is for use in England, Wales, Northern Ireland, Channel Islands and Isle of Man.

Typical House Diagram:

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