

PRIVATE & CONFIDENTIAL

REF:

BUILDING SURVEY

ON

HOUSE

SAMPLE 2

FOR

CLIENT 2

Inspected: Date

Weather: Overcast and Showery

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1.00 THE PROPERTY

1.01 Tenure

We understand that the tenure is Freehold.

1.02 Description

Two storey mid terrace house with two storey back addition and single storey rear extension.

1.03 Accommodation

Ground Floor: Entrance Hall, Double Aspect Living Room, Kitchen, Conservatory Area, Cloakroom with WC and washbasin, Cellar under rear section of living room.

First Floor: 2 Bedrooms, Bathroom with bath, washbasin and WC.

The layout of the accommodation is not particularly good with the cloakroom leading directly off the living room.

1.04 Outbuildings and Parking

There are no outbuildings and there is no off street parking. Parking in Sample 2 Road is very congested.

1.05 Approximate Age

We estimate that the property was constructed around 1870. The extension appears to have been constructed within the past five years or so.

1.06 Orientation

The front of the property faces approximately west.

1.07 Location and Amenities

The property is located in an established residential area in a road containing properties of a similar age and style. The centre of Town is within approximately half a mile of the property. The flight path into Airport is only a short distance away and there is a certain amount of aircraft noise.

1.08 Roads and Footpaths

Sample 2 Road is finished with tarmac and is maintained by the Local Authority.

2.00 SCOPE OF INSPECTION

- 2.01 All directions are given as if facing the property from Sample 2 Road.
- 2.02 Externally the property was inspected from ground level to the front and rear.
- 2.03 Although no long ladders were used, access was available into the roof space through the access hatch above the first floor landing.
- 2.04 The property was unfurnished and unoccupied at the time of our inspection.
- 2.05 The floors are mainly uncovered although there is carpet in the basement, laminate flooring within the kitchen and conservatory and timber boarding over the original boards in the bathroom. Elsewhere the floorboards are visible.
- 2.06 We have not moved fixed units or appliances. We have not excavated trial holes or opened up any portion of the property by removing plaster, boarding, lining, panelling or bath panels. We have not inspected woodwork or other parts of the structure that were covered, unexposed or inaccessible. We are therefore unable to report that any such part of the property is free from rot, beetle, fungal growth or other structural or non-structural defects. For the purpose of this report we have assumed that there is no contamination from or within the ground.
- 2.07 Our report is mainly concerned with matters that significantly affect the condition of the building. We have not prepared a schedule listing defects room by room or specifically mentioned every minor blemish, but have written our report in general terms.
- 2.08 This report is private and confidential and is prepared for your own use. It may be shown to other professional advisers acting on your behalf in connection with the

purchase of the property. Its contents may not be disclosed to, nor made use of by, any other third party without our express consent in writing.

3.00 ROOF COVERINGS AND FLASHINGS

- 3.01 The front facing roof slope is covered with natural slate. Several of the slates have slipped in the past and are now held in place with lead clips. This indicates that the nails holding the slates to the battens have rusted through and this is a problem that affects old roofs. In our opinion the roof covering has a very limited life and you should budget for renewal within the next two years.
- 3.02 At the junction of the front facing roof slope with the wall at the right hand side, and the chimneystack, there is a cement/sand fillet. This is cracked and deteriorating and should be replaced with lead soakers and cover flashings when the roof coverings are renewed.
- 3.03 The clay ridge tiles are in reasonable condition but these too will need to be replaced.
- 3.04 The rear facing roof slope is also of slate and again many of the slates are held in place with lead clips. This roof slope will also need to be re-covered within two years.
- 3.05 The roof above the two storey back addition is covered with natural slate. Again the condition is poor and the roof covering should be renewed. There was also evidence of deflection of the roof structure below and repairs and possibly strengthening of this will be needed in conjunction with works to the roof.
- 3.06 The roof above the single storey extension at the left hand side is covered with artificial slate. The slates are laid at a very shallow angle and consequently there should be an effective weathered roof below these. This does not appear to be the case but there is no evidence of any water penetration at present. There is always a danger of water being blown between the slates and then making its way inside the property.

- 3.07 The lead flashings around this roof are in satisfactory condition although the standard of installation is not as good as it could be.
- 3.08 The conservatory roof is covered with double glazed units which are sealed around the perimeter. The framework carrying the glass is of aluminium and is in satisfactory condition. There has been some deflection of the roof structure and glass, but this is not unusual with this form of construction and no particular repairs are needed.
- 3.09 The sealed glazing units are prone to failure and the seals often fail after ten to fifteen years or so. This results in condensation forming between the panes of glass. This does not appear to be a problem at present.
- 3.10 The lead flashings around the perimeter are again not particularly well installed but are performing their function satisfactorily at present.
- 3.11 The lead is not cut far enough into the walls and should ideally be stepped along the brick courses rather than being cut in at an angle. The mortar joint above the flashings is too narrow and the mortar has fallen away in several places. The cut in the brickwork should be enlarged and a suitable mastic sealant used.

4.00 ROOF SPACES

- 4.01 Building paper and other linings have been fixed below the rafters in several places. This restricted our inspection of the slates and battens.
- 4.02 Where visible however it is apparent that the slates are original and there is no underlining felt below the battens.
- 4.03 Many of the battens are affected by water penetration and condensation and there is evidence of significant mould growth and also some rot within the battens. This confirms our opinion that the roof covering needs to be replaced.
- 4.04 There is no party wall at the left hand side of the property. A party wall should be constructed of blockwork or of timber studwork with fireproof linings both sides in

order to reduce the possibility of fire spread from one property to another and also to provide satisfactory security between the properties.

- 4.05 The right hand party wall is constructed of brickwork and is in satisfactory condition where visible. The linings should be removed.
- 4.06 The chimneys are also of brickwork and are in satisfactory order but there is evidence of water penetration around the chimneys and deterioration of the brickwork and mortar at high level. These areas should therefore be repaired when the roof covering is renewed.
- 4.07 The roof structure is of traditional construction with timber rafters, purlins, struts and ceiling joists. The timbers are all undersized by comparison with current standards and the roof structure will need to be strengthened as part of the roof covering renewal work.
- 4.08 Building Regulation Consent will be required for renewal of the roof coverings and recent changes to the legislation require that structural calculations are provided to confirm that the roof structure is of sufficient strength.
- 4.09 There is mould growth on the surface of the rafters again indicating water penetration and condensation within the roof space.
- 4.10 The ventilation of the roof space is inadequate and when it is re-covered, ventilation slates should be incorporated.
- 4.11 There is also deflection of the ceiling joists within the roof space and although this is not particularly severe, storage within the roof space should be limited to small light items such as empty boxes and suitcases.
- 4.12 There is little in the way of insulation within the roof space. Insulation should also be provided and this is a requirement of the Building Regulations.
- 4.13 The television aerial in the roof space is pointing in the wrong direction and will need to be refixed.

- 4.14 Access was not available into the other roof spaces. The roof space above the two storey back addition is likely to be in a similar condition and will therefore need to be strengthened, insulated and ventilated.

5.00 CHIMNEYSTACKS

- 5.01 The front chimney at the right hand side is constructed of brickwork and finished with clay pots. The top two courses have been reconstructed in the past and are in satisfactory condition although the bricks used do not match the original and are vulnerable to weathering and deterioration. One brick at the back appears to have weathered quite significantly and will need to be renewed before too long.
- 5.02 The pointing on the chimney is in mixed condition and we would recommend that the chimney be repointed when the re-roofing work is carried out.
- 5.03 The right hand chimneystack at the rear is also of brickwork finished with clay pots and again the brickwork should be repointed. The rearmost pot is deteriorating and the pots and the bedding around the pots (flaunching) should be checked and repaired as necessary when the roof covering is renewed.
- 5.04 The rear left hand chimney is constructed of brickwork and the brickwork and pointing are in reasonable condition. The clay chimney pots are deteriorating and cracked and should be replaced.

6.00 PARAPET WALLS

- 6.01 Although not strictly a parapet wall, the wall at the right hand side of the property is not in particularly good condition and the pointing has fallen away and this area should be repointed when the roof covering is renewed.
- 6.02 The mortar fillet should be replaced with lead soakers and cover flashings when the roof coverings are replaced.

- 6.03 The parapet walls above the rear extension are constructed of brickwork and finished with pre-cast concrete copings. The coping stones used at the left hand side are too narrow and wider copings should be used to match those at the right hand side of the property.
- 6.04 Other than this, the copings are in satisfactory condition.

7.00 FASCIAS AND SOFFITS

- 7.01 The fascia and soffit at the front of the property are of plastic and appear to overlaid the original timber. This often results in the timber below rotting in situ and it is better to remove the cladding and repair the timber below and to decorate this from time to time. Alternatively one could replace all the timber and PVC fascias with solid uPVC.
- 7.02 At the rear of the property the fascias are of timber and are in reasonable condition for their age. However some filling and making good will be needed when the property is redecorated.

8.00 RAINWATER GOODS

- 8.01 The gutter at the front of the property is of plastic and appears to be in satisfactory condition. The downpipe is a mixture of cast iron and plastic and is in reasonable condition although some minor repairs will be needed to the joints in the cast iron section.
- 8.02 The rainwater discharges into the ground adjacent to a gulley and the gulley was holding water at the time of inspection. We would however suggest that the gulley be tested and that the drainage from this be traced.
- 8.03 The gutters and downpipes at the rear of the property are of plastic and are in satisfactory condition.

8.04 The downpipe carrying rainwater from the highest gutter discharges through a pipe laid over the roof of the two storey back addition. This is not ideal but is not causing any major problems at present.

8.05 At the rear the rainwater discharges into a concrete gulley (acco drain) with a metal cover. This is holding water and needs to be cleared. It also needs to be established where the water discharges to and the fixed drainage covers will need to be lifted to establish this.

9.00 EXTERNAL SOIL, WASTE AND VENTILATION PIPEWORK

9.01 The soil and ventilation pipe at the rear of the property is of plastic and is in satisfactory condition.

10.00 EXTERNAL WALLS

10.01 The wall at the front of the property is constructed of London stock brickwork approximately 230 mm thick with red brick gauged arches above the window and door openings.

10.02 Although there is some minor distortion of the brickwork and there has been some slight downward movement at the left hand side of the building, the movement is not excessive and is not in our opinion a major structural defect. Given that there has been some minor movement in the past and the proximity of the rainwater gulley to the left hand party wall, we would recommend that the drainage be tested.

10.03 The building has been repointed and the pointing and brickwork are in generally satisfactory condition. However a few of the red bricks have weathered, particularly above the door opening and the damaged bricks should be cut out and replaced. Alternatively the arches could be faced to provide a temporary repair.

10.04 There is a rendered plinth at the base of the wall. This is likely to be higher than the original plinth and could bridge the damp proof course. There are cracks within the render and these will need to be cut out and repaired.

- 10.05 There are three airbricks at the front of the property which provide adequate ventilation to the void below the ground floor.
- 10.06 There is some loose render around the door and window openings and some minor repairs will be needed.
- 10.07 The window cills at first floor level at the front of the property have been repaired by fixing timber to the outer face. This suggests that the original stonework has deteriorated and that ideally the cills should be renewed. There are some cracks and general surface deterioration of the other window cills and the paint should be completely removed from these to establish the full extent of repairs that are needed.
- 10.08 The original walls at the rear of the property are also constructed of London stock brickwork approximately 230 mm thick but with cambered London stock brick arches above the windows. Again there is evidence of historic movement, particularly the rear right hand corner of the two storey back addition, which has moved downwards. In conjunction with this the right hand wall of the two storey back addition has bulged outwards although this now appears to have been mainly stabilised, but we are concerned that there are signs of movement within the property.
- 10.09 There are a number of cracks and sections of loose mortar and the right hand wall of the back addition should ideally be repointed. Similarly the rear wall of the back addition contains numerous sections of cracked and loose mortar and we would recommend that this be repointed as well.
- 10.10 The walls around the rear extension appear to be of cavity construction faced externally with brickwork. No significant defects were observed. There is however a large mortar joint between the top of the doors and the brickwork. This is untidy although not really a defect.

11.00 DAMP PROOF COURSE

- 11.01 At the front of the property the external render hid the damp proof course. At the rear the line of a plastic damp proof course can be seen. This is nearer than the recommended 150 mm to the ground level but no particular problems appear to be being caused because of this.
- 11.02 We tested the accessible internal plastered surfaces with a moisture meter. Raised levels of moisture were found within the front wall and abnormally high levels of moisture found in one or two sections of skirting. This suggests that the damp proof course in the front wall of the property is ineffective and that it should be replaced. The skirtings may also need to be renewed and would in any event need to be taken off in order for the wall to be replastered.
- 11.03 High levels of dampness were also found in the right hand party wall at the front of the property and in the left hand party wall towards the front of the building. Although some replastering has been carried out in this area indicating that a chemical damp proof course has been injected, further work is needed to eradicate the dampness, as the dampness is now rising to above the level of the plaster suggesting that the injected damp proof course is, as in most cases in our experience, ineffective.
- 11.04 Raised levels of dampness were also found in the right hand party wall towards the rear and within the original rear wall of the main property at the junction of the kitchen/conservatory with the living room. Remedial damp proof treatment is again required.
- 11.05 The damp proof course within the extension appears to be effective.

12.00 WINDOWS

- 12.01 The front windows are single glazed double hung timber sashes. The timber cill to the ground floor window is rotten and should be cut out and replaced. A metal plate has been fixed across the face of the lower section of the sash window suggesting that the timber behind is rotten. The putties are cracked and are in poor condition and the glazing beads have distorted. We would recommend that the sashes be removed and renovated.
- 12.02 There is some deterioration of the render surrounding the windows and this requires some general repair.
- 12.03 The front bedroom windows are in similarly poor condition and the cills have rotten previously and have been covered over with zinc sheet. Again the windows have deteriorated and require full refurbishment.
- 12.04 The windows at the rear of the first floor are in similar condition and again require renovation including replacement of the cills and also replacement of all the sash cords.

13.00 EXTERNAL DOORS

- 13.01 The front entrance door appears to have been salvaged from somewhere else, is in poor condition and is not in keeping with the style of the property. It is however serviceable.
- 13.02 The doors at the rear of the property are double glazed softwood framed doors and are in reasonable order. As with the roof glazing, the sealed units are vulnerable to failure but were in satisfactory condition at the time of inspection.

14.00 EXTERNAL DECORATIONS

14.01 The decorative condition is not particularly good and external redecoration should be carried out within the next twelve months. In conjunction with the renovation of the windows, the paint should be completely removed from the window cills, external render and older woodwork to determine the full extent of damage that has occurred over the years and the extent of repair that is required.

14.02 Access to the area above the conservatory could be a little difficult.

15.00 INTERNAL WALLS AND PARTITIONS

15.01 Within the ground floor two of the original partitions have been removed, firstly between the front and rear sections of the living room and secondly between the rear living room and the hall. A hardwood post has been installed to support the stairs, but this is only supported on the floorboards and joists below and there does not appear to be anything holding the bottom of the post in place. The post has shrunk and buckled slightly resulting in some minor cracking occurring within the ceiling above. There is also a suggestion that the post is moving outwards towards the front of the property, being pushed in this direction by the weight of the stairs. We feel that the top of the post also needs some further restraint to stop it from moving further and ultimately allowing the stairs to collapse.

15.02 There are a number of scars on the floors and ceilings where the partitions have been removed.

15.03 We assume that beams have been provided above the various openings or floors strengthened although we are unable to confirm this. There is no evidence of any major structural movement above the areas where the walls and partitions have been removed.

- 15.04 The rear wall of the main property at the right hand side has been partly removed to enlarge the opening from the living room into the conservatory. Similarly the wall between the conservatory and the kitchen has been removed. The beam that has been installed, or at least the cladding around the beam, is not level and slopes downwards towards the rear of the property following the line of the ceiling. The underside of the beam at the rear is approximately two inches closer to the floor than it is at the front.
- 15.05 The original rear wall of the back addition is lined with plasterboard possibly to try to conceal problems of dampness. However the plasterboard is held onto the wall with dabs of plaster and water is migrating from the main brick wall through the dabs of plaster into the plasterboard. We believe that there is a significant problem of dampness in this area probably caused by defects in the lead flashing around the roof and also by defective pointing in the wall above. The flashing should be cut into the mortar joints rather than along the diagonal line.
- 15.06 The first floor partitions are a mixture of solid and timber studwork construction and are in generally satisfactory condition. There is some hairline cracking on the partition at the left hand side of the rear bedroom probably caused by removal of the partition below and no extra support being provided. This has caused the timber floor joist below the partition to deflect allowing movement of the partition above. Extra support should be installed below this section of partition. The partition is also partly supported by the timber post and the whole support system is inadequately thought out and poorly implemented. Some further opening up is required to determine the full extent of the problem and to enable an engineer to design a suitable solution to prevent further movement.

16.00 FIREPLACES, FLUES AND CHIMNEYBREASTS

- 16.01 The fireplaces in the first floor bedrooms are of cast iron and are in fair condition although there is some damage and the fireplaces should not be used without being tested first. The flues should be cleaned.
- 16.02 The fireplace in the bathroom has been removed and the flue is open. The flue should be cleaned and lined to prevent more debris falling into the fireplace.

- 16.03 The extractor fan in the bathroom discharges into the flue. This is not acceptable unless the flue is lined.
- 16.04 There are high levels of dampness on the face of the flue indicating problems of water penetration through the chimney and possibly through the pot above. In order to rectify this, it might be necessary to rebuild the chimney, as over the years the bricks become porous allowing water to penetrate downwards. The plaster on the face of the chimney will need to be renewed. The extractor fan should, we feel, be positioned so that it discharges directly through the external wall.
- 16.05 The fireplaces in the front and rear sections of the living room have both been removed but the flues are open. Dust and debris is falling down the flues and the flues should be cleaned. If they are not going to be used, they should be fitted with ventilated cowls at the top and ventilated at the bottom. If fires are going to be installed, the flues will need to be tested and dependent upon the type of fire used it might be necessary to provide background ventilation to prevent the build up of poisonous fumes.
- 16.06 In the kitchen the extractor fan discharges into the flue. Debris has fallen down the chimney and over the cooker. In our experience hob extractors are not sufficiently powerful to properly discharge moist air and a larger fan is likely to be needed. In addition the flue should be lined and should be cleaned.

17.00 FLOORS

- 17.01 The first floor is of suspended timber construction with timber floorboards fitted down over joists, the joists spanning from front to rear in the front section of the building and from side to side within the back addition. The floors are generally firm to the tread and no major defects were found. There was evidence of woodboring beetle attack within the floorboards and there is some general damage caused by wear and tear to the surface of the boards. This is not excessive.
- 17.02 The floor in the rear bedroom is not as well supported as it once was, particularly below the partition and we feel that some improvements are needed.

- 17.03 In the bathroom the original floor is overboarded with timber. The new boarding has shrunk and the standard of installation is poor. The floor slopes noticeably downwards to the rear right hand corner of the property as a result of historic movement of the building.
- 17.04 The ground floor within the main house is also of suspended timber construction. Again there is damage and woodboring beetle attack to the floorboards and there is also general wear to the surface of the boards. Some repairs have been carried out in the past and further repairs will be needed, particularly if you intend to keep the boards uncovered.
- 17.05 Ventilation below the ground floor is by way of airbricks at the front and slots cut in the steps at the junction of the kitchen/conservatory with the main property. At the rear, this is not really suitable and ducts should have been carried through the solid floor in the extension to ventilate the ground floor void. Any damp and smells within the cellar and floor void will be transferred into the house through these slots and through the gaps in the floorboards.
- 17.06 The rear section of the ground floor vibrates excessively. We suspect that some of the floor joists are overstressed and that some extra support will be needed to support the stair and first floor partition above.
- 17.07 At the rear of the ground floor the laminate flooring is in poor condition in the kitchen and conservatory area and we would recommend that this be replaced. When this work is carried out, the floor below should be checked to see if it contains a manhole cover and if so the drainage should be checked before a new floor is put down.

18.00 CELLAR

- 18.01 The cellar is located below the rear section of the living room. The underside of the ground floor can be seen within the cellar.

- 18.02 The floor joists are, on the whole, in satisfactory condition although where they are touching damp sections of wall there are raised levels of moisture within the timber, particularly at the right hand side within the fireplace reveal and the timber should be isolated from the brickwork.
- 18.03 The brick walls contain high levels of moisture below the level of the damp proof course and in some places the damp proof course has been bridged allowing damp to be transferred into the timber wall plate at the top of the wall below the timber joists. Again this timber needs to be isolated from the damp brickwork.
- 18.04 The floor is covered with polythene and carpet above a damp render or screed.
- 18.05 You have asked if the cellar is suitable for use as a habitable room, the short answer to which is no. Similarly it is not really suitable for use as a utility room. The main problem is that if people are using the cellar and there is a fire adjacent to the staircase, there is no way out. Construction of a second means of escape from the cellar would mean tunnelling below the conservatory.
- 18.06 The walls and floor would need to be tanked within the existing cellar and this would raise the level of the floor and the head height would then be less than 1.8 metres. To increase the head height would mean that the adjacent walls (party walls) would need to be underpinned and we suspect that the work is not economic.
- 18.07 Ventilation within the cellar is not particularly good and tends to rely on the gaps between the floorboards. The dampness in this area transfers itself to the main house and this is somewhat less than ideal.
- 18.08 The steps leading from the basement to the first floor are of timber. The timbers are not isolated from the damp floor/walls and this needs to be done to prevent dampness entering the timbers, leading to rot. To tank the basement satisfactorily will be expensive and a small pump and sump will need to be installed to get rid of the water that will form.

19.00 DAMPNESS

- 19.01 High levels of dampness were found in a number of the external walls and within the rear chimney at high level. There was also considerable dampness within the cellar, which we believe will lead to condensation within the whole of the property. There is already condensation causing mould growth in the roof space and this could spread within the property.
- 19.02 Ideally the cellar walls and floors should be tanked to isolate them from the atmosphere, the extractor fan in the bathroom moved, the roof covering replaced and the extractor fan in the kitchen moved to make it more efficient.
- 19.03 Condensation is also quite likely to form on the glazing in the conservatory and the whole place just feels generally damp.

20.00 WOODBORING BEETLE AND ROT

- 20.01 Woodboring beetle attack was visible in the floorboards and floor timbers, roof space and underside of the stairs and in the old timber sections of partitioning. The majority of the woodboring beetle attack is believed to be inactive, but only by treating the timbers can one be completely sure that further attack will not occur. In most properties, the levels of dampness reduce as the building is refurbished and heated, but in this case, there is a large source of moisture in the cellar and the moisture content of the timber is generally slightly higher than we would normally expect.
- 20.02 We did not locate any dry rot in the property. In a building of this age there is a high proportion of timber built into the external walls such as wall plates, lintels and joist ends. Wherever water has penetrated the structure there is a possibility of concealed rot. This appears as cubing and cracking on skirtings and internal joinery and can occur quickly if fungal decay is present. It is therefore important to prevent damp penetration into the building and to remedy defects such as the roof and cellar and walls as soon as they are found.

21.00 INTERNAL FINISHES

21.01 Ceilings:

The ceilings are a mixture of lath and plaster and plasterboard. There are a number of scars on the ceilings where repairs have been carried out and also a number of cracks within the ceilings. The original lath and plaster ceilings are not in first class condition and we would suggest that you budget for replacement of the front living room ceiling and at least part of the rear living room ceiling and of the bedroom ceilings within two to five years.

There are a number of cracks in the ceilings tending to indicate some slight movement of the property although we feel that this is mainly caused by differential movement between the timber floors and solid walls and between the timber partitions and solid walls. Nevertheless it is interesting to note that the cracks have reopened since the ceilings and walls have been redecorated and when the structural engineer inspects the stair support it would be sensible to ask him to consider the stability of the rear wall and back addition as well.

21.02 Wall Plastering:

The wall surfaces appear to have been re-skimmed to give a smooth surface. Sections of the wall, particularly at ground floor level have been replastered probably in conjunction with the installation of a chemical damp proof course which has been ineffective. There are a number of loose and hollow sections of plaster which is not unusual in a property of this age. At some stage repairs will be needed.

There is also some historic scarring where movement has occurred, particularly on the left hand party wall at the junction of the back addition with the main property. Although it is likely that the movement in this area has ceased, the drains should be tested to ensure that they are not leaking, as this is the most common cause of movement in this area.

The damp plaster in the bathroom and within the ground floor will need to be replaced.

22.00 INTERNAL JOINERY

22.01 The internal joinery has suffered a certain amount of damage over the years due to general wear and tear.

22.02 Stairs:

The stairs are of timber construction and are in reasonable condition for their age. As previously reported however the stairs are inadequately supported by the single post and we believe that further repair, support and stabilisation work will be needed.

There is a gap between the stair and the newel post of approximately 10 mm – 15 mm on the half landing. This approximates to the amount that the back addition has moved relative to the main house in the past and the staircase has been pulled with the back wall. The top of the stairs has distorted but appears to be stable at present.

There is evidence of woodboring beetle attack within the staircase.

22.03 Internal Doors:

The first floor doors are of timber construction with panels fitted on the surface. Below these are the original timber panels. The doors are not in first class condition but there is potential for refurbishment.

The bathroom door contains a large pane of glass. This should be replaced with laminated glass to reduce the chance of injury if the glass breaks.

There are no doors between the living room and kitchen. This means that the staircase is open to the kitchen and consequently the risk of fire spread is greater than normal.

The door into the basement is an old style door made of timber planks and has hardboard attached to the front. It is adequate for its purpose but not in particularly good condition.

22.04 Skirtings and Architraves:

These are of timber and are in reasonable order. However the sections of joinery adjacent to the external walls are vulnerable to rot attack where the walls are damp.

22.05 Panelling:

The timber panelling to the older partitions is hidden in a lot of places by the plasterboard linings. The panelling is in fair condition for its age but is probably best covered.

The door into the cloakroom is an older style panelled door again with pieces of hardboard stuck over the original panels.

22.06 Cupboards:

The built-in cupboards are in reasonable condition although they are a little utilitarian.

22.07 Kitchen Units:

These are modern but in need of some repair. The units have been installed parallel with the ceiling, ie. not level at the left hand side and the wall mounted units at the rear have pulled away from the wall and need to be refixed.

The work surface is showing signs of wear and damage.

23.00 INTERNAL DECORATIONS

23.01 These are superficially in satisfactory condition but the plasterwork has been painted fairly recently, probably in conjunction with getting the building ready for sale. The woodwork however has not been painted and is consequently showing signs of wear and surface deterioration. There are a number of repairs needed to the property and as a result much of it will need to be redecorated.

23.02 The tiling in the bathroom is a little dated.

24.00 SANITARYWARE

24.01 The sanitary fittings in the cloakroom are modern and are in satisfactory order. In the bathroom the bath is rather tatty although is serviceable. The vanity unit and sink are rather dated.

25.00 SERVICES

25.01 Specialist tests and reports can be arranged on these if you require them. We have made a visual inspection and would comment as follows:

25.02 Internal Wastes:

Where visible these are of plastic and are in satisfactory condition.

25.03 Plumbing Installation:

The pipework is of copper although we were unable to establish the material used for the incoming water main. This could still be of lead and might therefore need to be changed in the future.

The cold water is all provided under mains pressure and hot water is heated by the boiler in the cloakroom. There were no obvious defects to the plumbing installation.

25.04 Heating Installation and Boiler:

This is a gas-fired hot water circulating system with pressed steel panel radiators and copper pipework. The radiators are fitted with thermostatic radiator valves. We suspect that the conservatory area will feel cold in winter and some supplementary heating may well be needed.

The boiler is an Ariston fan assisted flue wall mounted combination boiler located in the cloakroom. The system was switched on at the time of our inspection and was running constantly although the majority of the radiators are turned off. The system should therefore be tested and serviced and should be serviced thereafter every year.

25.05 Gas Installation:

The gas meter is located in the cupboard at the front of the living room and there is a supply to the cooker and to the boiler.

25.06 Electrical Installation:

The electric meter, head of the incoming main and the consumer unit are located in a cupboard connected to the small pier in the hall. The switch controlling the kitchen and utility room lights was turned off and when this was switched on the fan in the utility room started working. We would suggest that this be checked to ensure that there are no particular problems with the fan or lights on this circuit.

25.07 Drainage Installation:

The drains are believed to be separate for foul and surface water. The manhole, if there is one, will be hidden below the laminate flooring in the kitchen/conservatory area. One hopes that there are no problems with the drainage, as it would be difficult to access.

The surface water drainage needs to be traced and checked at the front and rear of the property.

26.00 FIRE PROTECTION AND MEANS OF ESCAPE

26.01 The fire protection and means of escape within this property are below average. The kitchen is not separated from the rest of the house and there is therefore a greater than normal risk of fire spread within the property. In addition the party wall at the left hand side of the property does not exist and this again could lead to fire spread.

27.00 NOISE SEPARATION

27.01 The noise separation between the adjacent properties should be about average for a building of this age and style; the party walls are believed to be of approximately 230 mm thickness. Nevertheless some noise will be heard from the neighbours from time to time, particularly if they too have timber floors. The noise separation between the ground floor and first floor is poor and could be helped by laying carpet within the first floor.

28.00 GROUNDS AND BOUNDARIES

28.01 The front garden is paved finished with a mixture of concrete and tile and is in satisfactory condition. The front boundary wall is in satisfactory order, as are the side boundary walls. The right hand wall is a little utilitarian.

28.02 At the rear of the property there are two raised beds with concrete paving between and adjacent to the house. The raised bed at the right hand side appears to be a popular toilet for the local cats. The gravel bed at the left hand side contains a number of weeds. The walls around the raised beds are constructed of brickwork which has been rendered. In many places however the render is cracked and loose and in some sections it has fallen off completely.

28.03 The timber fences at the rear are in below average condition and need repair and some sections will need to be replaced. We would also recommend replacement of the rear gate leading to the rear alleyway.

28.04 The wall at the left hand side is of brickwork and is in satisfactory condition.

29.00 LEGAL MATTERS

29.01 Planning Permission, Conservation Area Consent and Building Regulation Consent will have been required for the construction of the extension at the rear and Building Regulation Consent will also have been required for alterations to the internal partitions. It must be ensured that there are suitable Consents and certificates relating to all this work.

29.02 We are not aware of any Town & Country Planning or Highway proposals likely to adversely affect the property although the construction of Terminal 5 at Heathrow airport will lead to even greater aircraft noise in the vicinity and therefore within the property.

29.03 This property is in a Conservation Area which limits what you can actually do to the building.

30.00 CONCLUSION

30.01 On first viewing, the property is superficially in satisfactory condition. However, as our inspection progressed, it became more apparent that there are significant problems with the building and that considerable work and expenditure will be needed to bring it to a satisfactory standard commensurate with the market value.

30.02 We do not normally recommend further investigation, reports and quotations unless we feel that there are potentially serious problems that need to be addressed.

30.03 Before you exchange contracts to purchase the property, quotations for the necessary repairs should be obtained and the further investigation recommended should be carried out. We consider that the cost of repairs will have a material effect on the value of the property.

Further Investigation

30.04 Test and trace the foul and rainwater drainage and obtain quotations for repairs as necessary. (See section 8, 10.02, 17.07, 21.02, 25.07)

30.05 Arrange for a structural engineer to comment on the support to the stairs and first floor partition and to design suitable remedial work as necessary. As a secondary matter, the structural engineer should be asked to comment and advise on movement of the rear wall of the main property and of the two-storey back addition. (10.08, 15.01, 15.06, 17.02, 17.06, 21.01, 22.02)

30.06 Test central heating system and check adequacy of radiators and boiler. (25.04)

30.07 Test electrical installation. (25.06)

Necessary Repairs

30.08 Many of the repairs would, on their own, normally be classified as desirable rather than necessary, but given the extent of work required, quotations should be sought.

30.09 Replace slate roof coverings, strengthen roof structure and improve insulation and ventilation. Building Regulation consent will be needed for this work. (Sections 3 and 4)

30.10 Replace lead flashings around glass roof. (3.10, 15.05)

30.11 Construct party wall in roof space. You will need to discuss this work with your neighbour. (4.04, 26.01)

30.12 Repair chimneys and parapets including possibly rebuilding rear chimney. You will also need to discuss this work with your neighbour where the wall is shared. (4.06, sections 5 and 6, 16.04, 16.05, 21.02)

30.13 Remove uPVC cladding to fascia and soffit at front, repair and redecorate woodwork. (7.01)

30.14 The windows and sills need major repair and refurbishment work including replacement of sections of the sills, replacement of sash cords, defective putty and glazing. (10.07, section 12, 14.01)

30.15 The damp proof course is defective. Quotations for remedial treatment including installation of a physical damp proof course in the external walls should be sought. Replastering and repairs to the internal joinery will also be needed. (Section 11, 15.05, 19.01, 20.01, 20.02, 21.02, 22.04, 23.01)

30.16 Clean chimney flues and line as necessary and ventilate disused flues. (16.01)

30.17 There is significant damp transfer from the cellar to the house resulting in a generally damp atmosphere within the whole building. The walls and floor within the cellar should be sealed (tanked) and ducts will need to be provided through the rear floor, which will mean cutting out sections of the floor to ventilate the cellar and front floor void. (17.05, sections 18 and 19, 20.01, 20.02)

30.18 Replace the ceilings. (21.01, 23.01)

Desirable Repairs and Improvements

30.19 Replace the front door. (13.01, 14.01)

30.20 Replace bathroom and kitchen/conservatory floor coverings. (17.03, 17.07)

30.21 Relocate extractor fans and outlets in bathroom and kitchen. (19.02)

30.22 Re-glaze bathroom door. (22.03)

Sundry Maintenance and Repair

30.23 Repair external joinery and redecorate. (7.01, 7.02, 14.01)

30.24 Repair weathered bricks and defective render. (10.03, 10.04)

30.25 Internal redecoration will be required. (Section 23)

Peter Bingham FRICS FBEng
For Carter Fielding Associates Ltd

Typical Construction Terms

