

RICS **Building Survey**...

Property address

Client's name

Date of inspection

17 April 2019

Contents

- A Introduction to the report*
- B About the inspection
- C Overall assessment and summary of the condition ratings
- D About the property
- E Outside the property
- F Inside the property
- G Services
- H Grounds (including shared areas for flats)
- I Issues for your legal advisers
- J Risks
- K Energy efficiency
- L Surveyor's declaration
- What to do now
- Description of the RICS Building Survey Service
- Typical house diagram

* Please read the entire report in order.

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A

Introduction to the report

This Building Survey is produced by an RICS surveyor who has written this report for you to use. If you decide not to act on the advice in this report, you do this at your own risk.

The Building Survey aims to help you:

- help you make a reasoned and informed decision when purchasing the property, or when planning for repairs, maintenance or upgrading of the property;
- provide detailed advice on condition;
- describe the identifiable risk of potential or hidden defects;
- where practicable and agreed, provide an estimate of costs for identified repairs; and
- make recommendations as to any further actions or advice which need to be obtained before committing to purchase.

Section B gives an outline description of what the inspection covers. A more detailed description is contained in the 'Description of the RICS Building Survey Service' at the end of this report.

Any extra services provided that are not covered by the terms and conditions of this report must be covered by a separate contract.

After reading this report you may have comments or questions. If so, please contact the RICS surveyor who has written this report for you (contact details are given in section L).

If you want to complain about the service provided by the RICS surveyor, the surveyor will have an RICS-compliant complaints handling procedure and will give you a copy if you ask.

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About the inspection

Surveyor's name	Keith Eades-Levy		
Surveyor's RICS number	1285677		
Company name	Cavendish Surveying Ltd		
Date of the inspection	17 April 2019	Report reference number	KL18042019112558
Related party disclosure	I have no links to this transaction.		
Full address and postcode of the property			
Weather conditions when the inspection took place	<p>Dry, bright and sunny.</p> <p>Ambient temperature circa (c.) 13 degrees Celsius at commencement of survey.</p> <p>The temperature increased during the course of my survey inspection heading into early afternoon.</p>		
The status of the property when the inspection took place	<p>The house was unoccupied and unfurnished at the time of my inspection.</p> <p>Unless otherwise stated in this report, floor coverings obscured floor structures beneath.</p> <p>Other surfaces/building elements were obscured.</p> <p>My comments are limited accordingly.</p>		
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About the inspection (continued)

We inspect the inside and outside of the main building and all permanent outbuildings. We also inspect the parts of the electricity, gas/oil, water, heating, drainage and other services that can be seen, but these are not tested other than through their normal operation in everyday use.

To help describe the condition of the home, we give condition ratings to the main parts (the 'elements') of the building, garage, and some parts outside. Some elements can be made up of several different parts.

In the element boxes in parts E, F, G and H, we describe the part that has the worst condition rating first and then outline the condition of the other parts. The condition ratings are described as follows.

3	Defects that are serious and/or need to be repaired, replaced or investigated urgently.
2	Defects that need repairing or replacing but are not considered to be either serious or urgent. The property must be maintained in the normal way.
1	No repair is currently needed. The property must be maintained in the normal way.
NI	Not inspected (see 'Important note' below).

Important note: We carry out a desk-top study and make oral enquiries for information about matters affecting the property.

We carefully and thoroughly inspect the property using our best endeavours to see as much of it as is physically accessible. Where this is not possible an explanation will be provided.

We visually 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. Flat roofs no more than 3m above ground level are inspected using a ladder where it is safe to do so.

We inspect the roof structure from inside the roof space if there is safe access. We examine floor surfaces and under-floor spaces so far as there is safe access and permission from the owner. We are not able to assess the condition of the inside of any chimney, boiler or other flues. We do not lift fitted carpets or coverings without the owner's consent. Intermittent faults of services may not be apparent on the day of inspection.

If we are concerned about parts of the property that the inspection cannot cover, the report will tell you about any further investigations that are needed.

Where practicable and agreed we report on the cost of any work for identified repairs and make recommendations on how these repairs should be carried out. Some maintenance and repairs that we suggest may be expensive. Purely cosmetic and minor maintenance defects that have no effect on performance might not be reported. The report that we provide is not a warranty.

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Overall assessment and summary of condition ratings

This section provides our overall opinion of the property, highlighting areas of concern, and summarises the condition ratings of different elements of the property (with only the worst rating per element being inputted in the tables). It also provides a summary of repairs (and cost guidance where agreed) and recommendations for further investigations.

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, and discuss in detail with us.

Our overall opinion of the property

This late Victorian semi-detached house has been extended to the side and rear.

Generally I view condition of this home to be reasonable however an allowance should be set aside for repairs.

I recorded dampness affecting front rooms and a likely cause is dampness penetration through the building superstructure. My advice is to ensure the rainwater goods are performing properly before allowing the external wall to dry out and carrying out internal plaster repairs.

Chimney breasts have been removed from the Party Wall and stacks above have been supported by gallows brackets. This arrangement will not have Building Regulations approval.

Water ingress through roofs was not noted although the front bay roof covering is now at the end of its life.

I understand the purchaser's desire is complete a loft conversion which will involve increasing the height of the ridge. These works are likely to require Planning Consent. Building Regulations approval will also be required. I would add, the Party Wall etc. Act 1996 is likely to be invoked requiring service of Notice(s) on Adjoining Owner(s).

I have estimated budget repair costs below that do not include VAT or professional fees. Costs shown do not include refurbishment or works to services installations, with exception of replacing the suspected lead water pipe. Small repairs are excluded. Estimated costs can only be firmed up through testing/investigation, specification activity and competitive tendering.

In mind of the purchaser's intention to complete a loft conversion, some works recommended and costed may not be required.



Section of the report	Element Number	Element Name
E: Outside the property	E3	Rainwater pipes and gutters
F: Inside the property	F3	Walls and partitions
	F5	Fireplaces, chimney breasts and flues

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Overall assessment and summary of condition ratings (continued)

2

Section of the report	Element Number	Element Name
E: Outside the property	E2	Roof coverings
	E4	Main walls
	E5	Windows
	E6	Outside doors (including patio doors)
	E8	Other joinery and finishes
F: Inside the property	F1	Roof structure
	F2	Ceilings
	F4	Floors

1

Section of the report	Element Number	Element Name
E: Outside the property	E1	Chimney stacks
F: Inside the property		

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Overall assessment and summary of condition ratings (continued)

Summary of repairs (and cost guidance)

Formal quotations should be obtained prior to legal commitment to purchase the property

Repairs	Cost guidance (where agreed)
Hack off render to rear party parapet due to render cracking and re-render in suitable mix. Supply and install replacement lead detail at roof abutment designed and installed in accordance with best practice.	£850.00
Re-bed ridge tiles on fresh mortar. Allow for 1:1:3 mortar mix.	£157.50
Replace rainwater goods to the front. Overhaul and water test other rainwater goods.	£400.00
Replace slate covered bay roof. Remove existing covering and clear from site. Inspect structure. Allow to supply and install insulation, vapour control layer, means of ventilation to structure, battens, cross battens and natural slates. Allow for all fixings and weathering detail at building abutment which is to be sheet lead with soakers and cover flashing.	£1,750.00
Hack off cracked render to gable flank wall and re-render in suitable render mix.	£875.00
Undertake local re-pointing to external brick walls where failed.	£150.00
Complete local crack stitching to front bay.	£150.00
Provisional sum for supply and installation of lateral restraint ties.	£3,000.00
Repairs to sub cills and redecoration.	£720.00
Prepare and redecorate external joinery. Repair soft areas with 2 part epoxy filler.	£600.00
Replace the kitchen/diner doors connecting to rear garden.	£3,100.00
Provisional sum for remedial structural work to support chimney stacks	£1,500.00
Provisional sum for roof structure strengthening.	£750.00
Allowance for improving ventilation within the roof space, i.e. through installation of ventilated ridge tiles.	£250.00
Re-pointing the Party Wall within roof space.	£750.00
Removal of boarding to underside of structural roof rafters.	£250.00
Sum to address damp affected plaster in front rooms. Suggest solution to comprise: hack off plaster enabling superstructure to dry out. Removal of salts. Apply specified plaster in accordance with manufacturer's guidance. Redecorate.	£1,200.00
Overboard ceiling in rear bedroom. Skim and decorate.	£650.00
Complete local repairs to plaster/render internally.	£500.00
Re-fix loose skirting boards.	£250.00
Replace defective kitchen taps.	£200.00
Allow for specialist repair to Velux roof light.	£300.00

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Overall assessment and summary of condition ratings (continued)

Provisional sum to replace lead water services pipe in blue polyethylene.	£1,200.00
NICEIC to install replacement dimmer switch in rear bedroom.	£200.00
NICEIC to install mechanical extractor in bathroom.	£350.00
Complete works to front bedroom radiator to resolve emanating sound when walking upon floor.	£150.00
Renew defective fencing within the rear garden.	£960.00
Undertake crack stitch and local repairs to concrete wall in the rear garden.	£350.00
Jet wash hard standings and complete local mortar repairs to hardstandings.	£350.00
Access costs to complete external works.	£1,000.00
Painting of external metalwork (railings)	£250.00
Subtotal	£23,162.50
Contractor's preliminaries at 15%	£3,474.38
Estimated total exc. VAT and professional fees	£26,636.88

Further investigations

Further investigations should be obtained prior to legal commitment to purchase the property (see 'What to do now')

Where further investigations have been recommended in this report, it is important for you to pursue these matters before proceeding with the purchase since they may reveal the need for substantial expenditure. If you are aware of these costs prior to your commitment to purchase, then you will have the opportunity to renegotiate the purchase price.

1. I have not seen an electrical test certificate for this dwelling house. As this is a new occupation and for health and safety reasons, I recommend an NICEIC certified electrician inspects, tests and reports. Refer to G1.
2. I have not seen a report on the heating or hot water installations. In absence of recent servicing documentation from an engineer, I recommend the gas fired boiler and hot water installation (hot water and heating installation complete) are inspected and reported on by suitably qualified engineer(s). Refer to G4 and G5.
3. I have not seen documentation relating to the gas installation. In absence of a Gas Safe certificate, I recommend a Gas Safe check is completed for health and safety reasons which will include visual assessment of all pipework to ensure it is in good condition as well testing to ensure there are no gas leaks. Refer to G2.
4. I have not seen a CCTV survey of the below ground drains. I recommend a CCTV Survey of the below ground drains is completed. Refer to G6.
5. A lead water services pipe was found within the reception room floor void. I recommend testing to confirm whether the lead pipe is being used and if relevant, confirmation of lead levels within the water supply. These works may be completed by Thames Water. Refer to G3. Alternatively the purchaser could allow to strip out and replace this water services pipe in polyethylene.

Property address

D

About the property

Type of property	<p>A semi detached dwelling house of Victorian construction.</p> <p>This type of house when originally built was aimed at the lower end of the market.</p> <p>The property faces due east.</p>
Approximate year the property was built	1890
Approximate year the property was extended	Certificate of Lawful Use of Development granted 1st December 2005 for single storey and side and rear extension
Approximate year the property was converted	Not applicable.
Information relevant to flats and maisonettes	Not applicable.

Accommodation

Ground Floor: Reception Room, Kitchen/Dining Room, Stairs to First Floor, and Rear Reception Room.

First Floor: Front Bedroom, Hall, Back Bedroom and Family Bathroom.

Roof space storage.

The area of the dwelling house as detailed on the estate agent's sales particulars is 84.9 sq.m which equates to 913.6 sq.ft.

Construction

The original house has solid brick external walls and the extension cavity walls.

The original house floor construction is suspended timber.

The extension is likely to be served by a concrete floor.

Pitched roof structures are timber framed covered with replacement interlocking concrete tiles, most of which are not the original provision.

A flat roof serves the extension waterproofed in bituminous felt.

Most windows are UPVC double glazed units.

Extension roof lights appear to be metal double glazed units.

Doors to the rear garden are factory finished aluminium concertina type with double glazed panels.

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About the property (continued)

The entrance door is finished in natural timber and is a panelled type.

Means of escape

Means of escape is via windows or external doors in the event of a fire.

A battery powered smoke alarm is at ground floor level at the foot of the stairs which when tested showed no signs of life.

My recommendation is to remove battery powered smoke alarms and install a hard wired smoke detection system which includes a heat detector within the kitchen. These works should be undertaken by a competent installer. A budget cost for these works is not shown.

Security

To ensure security it is advisable for the locks to be changed prior to occupation.

I could not see evidence of an intruder alarm and I recommend one is installed.

Energy

We have not prepared the Energy Performance Certificate (EPC). If we have seen the EPC, then we will report the 'Current' rating here. We have not checked this rating and so cannot comment on its accuracy. We are advised that the property's current energy performance, as recorded in the EPC, is:

Energy Efficiency Rating

D on estate agent particulars. Full details not provided

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About the property (continued)

Services

Gas

Mains ☒Other

Electricity

Mains ☒Other

Water

Mains ☒Other

Drainage

Mains ☒Other

Please see section K for more information about the energy efficiency of the property.

Central heating

Gas ☒Electric ☐Solid fuel ☐Oil ☐None ☐

Other services or energy sources (including feed-in tariffs)

No other energy sources noted.

Grounds

Refer to H3

Location

Hampton Wick Main Line train station is positioned east of the subject house, c.1.5km away.

Norbiton Main Line train station is c.617m to the south east.

Bushy Park is c.2.5km to the west.

Facilities

Local facilities/amenities are readily available.

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About the property (continued)

Local environment

Listed Status

The subject house is not listed under the Planning (Listed Buildings and Conservation Areas) Act 1990.

Conservation Area

The subject house is not within a Conservation Area.

Flood Risk

The below information has been obtained from the following:

<https://floodwarninginformation.service.gov.uk/longtermfloodrisk/>

The information obtained, particularly the likelihood of surface water flooding, should be considered as a general indicator of the area's flood risk. The information is not suitable for identifying whether an individual property will flood. We understand computer models are used to assess an area's long term flood risk from rivers, the sea, surface water and some groundwater.

Flood risk from sources such as blocked drains and/or burst pipes is unable to be predicted.

Flood Risk from Rivers or Sea

The flood risk from rivers or the sea is very low which means each year this area has a chance of flooding of less than 0.1%. This takes into account the effect of any flood defences in the area. These defences reduce, but do not completely stop the chance of flooding as they can be overtopped, or fail.

Flood Risk from Surface Water

The flood risk from surface water is medium which means that each year this area has a chance of flooding of between 1% and 3.3%. Flooding from surface water is difficult to predict as rainfall location and volume are difficult to forecast. In addition, local features can greatly affect the chance and severity of flooding.

Surface water flood risk information is not suitable for identifying whether an individual property will flood. It gives an indication of the broad areas likely to be affected but is imprecise due to national assumptions made about rainfall, surface water run-off, topography and the stormwater drainage network.

Because of this, we report the highest risk within 20m of a specific location, such as an individual property. This means reports for neighbouring properties may show different levels of risk.

Radon

Radon is a colourless, odourless radioactive gas. It is formed by the radioactive decay of the small amounts of uranium that occur naturally in all rocks and soils. Radioactive elements decay and emit radiation.

Any exposure to this type of radiation is a risk to health radiation is a form of energy and can cause damage in living tissues increasing the risk of cancer.

Following review of <https://www.ukradon.org/information/ukmaps> all parts of this 1km grid square where the property is located is in the lowest band of radon potential. Within the lowest

Property address

D

About the property (continued)

band of radon potential, less than 1% of homes are above the Action Level. If the purchaser is concerned in respect of Radon and the impact it could have to human health, they should commission a Radon survey.

Electromagnetic Fields

There is evidence that electromagnetic fields can have a detrimental effect on human health and can cause cancer. The perception can have an impact on property values. I did not note close proximity of train or overhead power lines at time of survey. If the purchaser is concerned in respect of electromagnetic fields, they should commission an EMF survey.

Mining

I completed a search on <https://www.groundstability.com/public/web/log-order?execution=e1s2> (Coal Authority).

The site was confirmed as located off the coalfield and not within the Cheshire Brine Compensation District.

Invasive Species

Desktop research was completed to check for invasive species on the below website:

<https://www.planttracker.org.uk/>

The research did not reveal any record of previously reported invasive species on the site. During my site inspection, I did not find invasive species on the site. I have only been able to report on visible areas.

Sub Surface Geology

The following information relating to geology has been obtained from an online British Geological Survey (BGS) map. No site investigation or testing has been completed.

This site was found to be close to a border where there is a change in geology data.

Bedrock

London Clay Formation - Clay And Silt. Sedimentary Bedrock formed approximately 48 to 56 million years ago in the Palaeogene Period. Local environment previously dominated by deep seas.

Setting: deep seas. These sedimentary rocks are marine in origin. They are detrital and comprise coarse- to fine-grained slurries of debris from the continental shelf flowing into a deep-sea environment, forming distinctively graded beds.

Superficial Deposits

Langleigh Silt Member - Clay And Silt. Superficial Deposits formed up to 2 million years ago in the Quaternary Period. Local environment previously dominated by wind blown deposits (U).

Setting: wind blown deposits (U). These sedimentary deposits are aeolian in origin. They are detrital, comprising medium- to fine- grained materials, forming lenses, beds (and locally) dunes.

The sub soils contain clay. Refer to J1.

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About the property (continued)

Other local factors

To my knowledge, there are no significant adverse factors affecting the location of the property.

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Outside the property

Limitations to inspection

I have only inspected visible elevations of the house including the rear, side and front elevations. Full inspection of rear of the main house was precluded by the extension.

I gained a good view of the front roof slope of the main house, front bay roof and rear roof slopes.

I inspected the side sloped roof to extension and extension flat roof, mostly from vantage points.

I have been unable to complete a full inspection of the flat extension roof.

I have not tested rainwater goods.

I could not see the north flank wall (rear).

My comments are limited accordingly.

1 2 3 NI

E1 Chimney stacks

Front Chimney

1

This is a brick built corbelled stack with pots at top. There is a sheet flashing detail at base. A party parapet firewall joins on to the front and back of the stack. Two external television aerials have been fitted to this chimney.

From ground level, I could not see any noticeable lean or cracking to the body of the chimney stack.

There was evidence of previous mortar repairs, evidenced by a lighter coloured mortar. These mortar repairs may have been completed with cement which is not best practice. Ideally, a lime mortar would have been used.

When inspecting carefully from the northern end I could possibly make out some very minor cracking to flaunching.

As I have been unable to complete a full inspection of this chimney from ground level, which includes the back of the stack, I recommend a roof level survey is completed to check the integrity of flaunching and weatherings. Flaunching and weatherings falling into disrepair can cause deterioration to building fabric which can cause dampness.

The purchaser will have seen the front chimney to one of the adjacent properties has been partially capped off. If the purchaser proceeds with these works themselves flues should be ventilated to prevent rise of condensation causing dampness.

In conclusion, this chimney is considered to be in sound order. Significant expenditure in the long term is unlikely.

This chimney stack could, in the view of some Party Wall Surveyors, be deemed a party structure within the meaning of the Party Wall etc. Act 1996, "The Act". Refer to I3.

Refer to F5.

Condition Rating: 1

Property address

E

Outside the property (continued)

Rear Chimney

1

This is a brick built corbelled stack with sheet lead flashings at base. I was unable to detect pots at the top of the stack. No cracking to this chimney was visible from ground level and neither could I see a noticeable lean. As the pots could not be seen, one would assume that this chimney is now not in use.

As with the front chimney, I recommend a roof level inspection to confirm condition of mortar flashing, existence of pots and weatherings that I could not see.

I recorded evidence of mortar repairs as a lighter colour mortar to brick joints was visible. A lime based mortar ideally would have been used.

Notwithstanding my recommendation above to complete a roof level survey, I conclude this chimney stack is sound.

My above comment in respect of the Act is the same.

Refer to F5.

Condition Rating: 1

E2
Roof coverings

Main Roof

2

This is timber framed pitched construction with replacement 'Redland 49' interlocking concrete tiles with shaped ridge tiles at head. The replacement concrete tiles will be heavier than the original covering.

To front, the sheet lead flashing dressed into rendered parapet is a replacement. I could not see tears or splits although lead can corrode when incorporated into render.

To the rear, sheet lead is also included within render to parapet separating the adjoining property.

With a roof covering such as this, which is interlocking concrete, there is no requirement for lead soakers which are small pieces of lead tucked in between the individual tiles. Owing to the condition of render to party parapet separating the adjoining property, I recommend render replacement including renewal of lead detail designed and installed in accordance with best practice.

I could not see missing, cracked or otherwise defective roof tiles although when inspecting the rear roof slope, I noted a repair in proximity to line of the guttering. Some organic growth, including moss to roof slopes should be removed from time to time.

From my ground level survey I could not confirm bond integrity of the ridge tiles and I recommend these are checked through roof level survey at the same time as chimney inspection.

To the north (front) I recorded evidence of missing mortar beneath ridge tile.

The purchaser should budget for taking up and re-bedding the ridge tiles on fresh mortar. Usually a harder mortar mix is specified for high level areas.

The front parapet is capped with angled clay cappings which from ground level appear sound. Defects with cappings, including to pointing in between, can cause moisture to penetrate down into the structure causing dampness. During roof level survey

Property address

E

Outside the property (continued)

recommended elsewhere, their bond integrity should be checked.

Wires are trailing down the front roof slope leading to the television aerial fixed to chimney. The purchaser may decide to have these neatly clipped.

Roof tile colour has faded and will continue to do so.

Overall the main roof covering is considered to be satisfactory.

Condition Rating: 2

Front Bay Roof

3

This is covered in natural slate with mortar fillet at building abutment. Mortar has been put down in place of hip tiles. This roof was inspected from a standard 3m surveyor's ladder.

The slates appear to have been painted. There is delamination to slates and failure of mortar fillet at abutment of the front external wall. The mortar detail between in place of hip tiles could be lifted by hand. Towards the top, there is an exposed timber which appears de-natured. Some slates near the line of gutter have slipped slightly although can be pushed back in position. Lower slates at eaves level were found to be chipped.

I recommend strip and replacement of this roof covering complete. The purchaser also should budget for repairs or replacement to roof structure. The works should be subject to detailed design and specification activity. In renewing the roof, it is likely to be a requirement to install insulation in order to comply with the Building Regulations (Approved Document Part L). Dependent on the design of the roof, consideration should be given to roof structure ventilation. Detailing at building abutment ideally would be sheet lead designed and installed in accordance with best practice.

Condition Rating: 3

Pitched Roof Slopes to Extension

1

Timber framed with interlocking concrete 'Redland 49' tiles with sheet lead flashing at abutment of external walls. Two roof lights are towards the back and another roof light is within the rear pitched slope. At the junction of roof slopes when standing in the rear garden, I noted shaped hip tiles supported by hip iron.

I did not record cracked, missing, slipped or otherwise defective tiles.

No significant lifting of tiles adjacent roof lights was seen indicating poor installation of flashing kits.

Bond integrity of hip tiles has not been confirmed.

I am able to conclude significant expenditure on extension pitched roof coverings is unlikely.

Colour of concrete roof tiles will however continue to fade.

Roof light drainage channels should be cleared from time to time as failure to do so can cause dampness.

Condition Rating: 1

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Outside the property (continued)

Flat Extension Roof

2

This roof covering consists of bituminous felt with mineralised layer. A parapet to the side elevation (north) is capped in pre-cast concrete coping stones. Sheet lead cover flashings are dressed from the underneath down to the line of the flat roof. A mushroom vent is detailed, connected to overhead kitchen extractor. There is a double glazed roof light within this roof.

I noted evidence of blistering (small area) near the mushroom vent. I could not see bitumen bleeds between felt sections.

I have not been able to access this roof.

I recommend roof level inspection to confirm that felt sheets are soundly bonded. This roof covering is estimated to be c.14 years old and the purchaser's attention is drawn to the average lifespan of a felt roof being around 20 years. No water ingress was found inside.

Based on the evidence, this roof covering is performing its function.

Condition Rating: 2



Lifting of mortar to front bay roof. Delamination to slate covering.

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Outside the property (continued)



General view of rear extension roof and north parapet.

E3
Rainwater pipes
and gutters

Accommodating rainwater from the front roof slope is a UPVC half round gutter connecting to downpipe linking to the ground drainage network. Serving the front bay is further UPVC guttering which connects to a swan neck for elbow leading to downpipe. The downpipe could be moved by hand due to not being properly fixed. This is shared with guttering serving the adjoining property. Refer to I3. 3

A replacement end gutter piece has been installed to front bay and appears to have been screw fixed into position.

Behind the downpipe and in proximity, mortar has failed from brick joints and moss was noted growing. There was evidence of organic growth to the wall in the form of dead plant matter. My suspicion is previous plant growth has been removed.

My recommendation is to conduct a water test to confirm that rainwater goods are performing their function. It would be sensible if the purchaser allowed to renew the bay downpipe and guttering which can be replaced as part of the roofing work recommended in E2. The downpipe, which is plastic has been painted, plastic rainwater goods should not be painted.

To the side wall, guttering has been fixed beneath the upper rendered section of flank wall (south). I can only assume this has been installed to collect rainwater dripping from the bottom of upper rendered section and may have been a measure employed to address

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Outside the property (continued)

dampness.

Rainwater goods to extension comprise half round UPVC connecting to a downpipe leading to gully. There are stains to gutter joints indicating leaks.

Gutter leaf guards have been included preventing leaf litter etc. from going into the rainwater goods system. Refer to general maintenance recommendation below.

General Maintenance

There is a need to carry out general maintenance to rainwater goods. It is important for rainwater goods to be functioning properly especially with a building of this type, having solid external walls. Defective rainwater goods are a very common cause of dampness which can lead to deterioration in building fabric and development of rot in timber. Regular inspection and adequate maintenance are therefore essential if serious problems such as rot are to be avoided.

Condition Rating: 3



Rainwater goods arrangement north of ground floor bay. Failing mortar to brick joints visible.

E4
Main walls

Main House

2

The main walls have been visually inspected with the aid of binoculars where appropriate,

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Outside the property (continued)

although the foundations concealed parts were not exposed or inspected.

The external walls comprise solid stock brickwork with low level unpainted render plinth, painted masonry sub cills and unpainted render to upper level of the flank wall. The original house walls were measured as being around 220mm thick. The front bay has painted render piers with decoration. Above the entrance door is a red brick camber arch. The upper level of flank wall is believed to be half brick thick. The purchaser should be aware, when a building has a solid wall without a free draining cavity, this increases the likelihood of dampness penetration.

I did not find the damp proof course (DPC) which is a layer of material incorporated into the structure preventing rising dampness. Above the render plinth holes have been formed to brickwork, approximately at 120mm spacings filled with plastic plugs. I assume this is evidence of DPC injection. DPC injection should be completed into mortar joints and not directly into bricks themselves.

The upper level of unpainted render to flank wall has cracks running through it. I was unable to confirm render bond integrity and this should be checked. Cracked or de-bonded render should be hacked off and renewed.

The low level render plinth was found to be sound. Towards the back near junction of flank extension wall render chips are capable of repair.

To the front bay, cracking extends through brickwork beneath the sub cill. The cause is probably thermal movement. My recommendation is for masonry stitch repair and render making good.

Previously painted sub cills flaking of paint could be locally repaired and redecorated.

Right of the bay is missing mortar pointing to brick joints where organic growth used to be growing. Mortar in this location should be repaired in suitable mortar mix. I recorded evidence of possible DPC injection travelling up the line of party wall in this location. DPC injection in this location is likely to have been an inappropriate course of action.

Low level air bricks within the wall structure provide vital ventilation to the timber floor void. These must remain clear, preventing rise of condensation which could cause onset of timber decay.

Visible bulging to the flank wall of the main house was noted although this is not considered significant. The cause is likely to be lacking lateral restraint. My recommendation is for monitoring and budgeting for lateral restraint ties (cost c.£3,000). The flank wall to south adjacent property is bulging more.

In conclusion, external walls are in satisfactory order. Lines of brick coursing are straight and true and condition of mortar pointing generally sound. Camber arches have also kept their shape.

Condition Rating: 2

Extension Walls

2

Extension walls are painted render measured c. 380mm thick, although this may include some dry lining. At low level is a painted plinth height c. 150mm measured right of rear doors. Glass blocks are to the side wall.

Blistered paint coatings were found to the flank wall in proximity to an external tap

Property address

E

Outside the property (continued)

which extends down towards the legged and braced gate. Most paint blistering is in proximity to the external tap.

I completed some spirit level work to the brick path and found the slope of the path is generally away from the extension.

Some cracks were noted to the render to flank wall which are capable of repair as part of painting. The likely cause is thermal movement - no expansion joints have been incorporated within the render for the run of around 6m. Ideally, an expansion joint would be included every 3m.

I recorded a small defect to render to the corner, height c. 660mm from ground level. I recommend repair as part of painting. The low level plinth is failing of its paint coating and should be redecorated. Cracks found should be dealt with at time of completing this work.

A crack north of the kitchen doors requires repair.

Plant growth extends up from the adjoining property. The relevant owner has a duty of care to maintain plants on their land. Refer to I3.

Extension walls are in reasonable order although in need of repair and painting as recommended above.

Condition Rating: 2



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Outside the property (continued)

Suspected DPC injection holes noted above render plinth.



Upper level of flank wall in unpainted render. I envisage this to be half brick thick masonry construction.

E5 Windows

Windows serving the main house are UPVC sliding sash units with double glazing. These are estimated to be ten years old. 2

The right window (facing the road) within front reception room could not be operated as it was locked.

Windows of this type have balancing springs which are notorious for failing. These sash windows are not the same type as traditional sliding box section timber sash units with balancing weights. Purchaser to budget accordingly.

A UPVC top hung double glazed unit serves the bathroom. Gaskets have become crazed. This window may have been installed year 2004.

I could not see any failed or cracked double glazed units.

I recommend maintenance in accordance with manufacturer's guidance.

Keys from the vendor should be requested and provided.

Condition Rating: 2

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Outside the property (continued)

E6
Outside doors
(including patio doors)

Velux Roof Lights

2

Generally these were sound although the large Velux did not stay open. A specialist repair could be required.

Condition Rating: 2

Entrance Door

2

This is natural timber panel type set within a painted timber frame, with Banham night latch, letterbox flap, lower lock, knocker and spy hole.

No decay was found.

The purchaser should budget for periodic treatment to preserve the life of the timber including sub cill.

There is a fan light above the door which was found to be sound at the time of inspection. Draught stripping is included within the frame.

Condition Rating: 2

Kitchen/Diner Doors

3

Factory finished aluminium units with double glazing. Within the doors there are integrated blinds which worked correctly. Only the far left leaf (when facing the garden) was operated from standing inside.

I detected noticeable binding.

A timber section has been installed keeping the middle leaf into position.

There is scratching to aluminium finishing in various locations.

The left hand door blind is in need of repairs including the top plastic piece and connection of the pulley cord.

There is means of ventilation at the top of doors which should be left open, allowing free exchanges of air inside.

I am able to conclude these doors require specialist repair or even replacement.

Condition Rating: 3

E7
Conservatory
and porches

Not applicable.

NI

E8
Other joinery
and finishes

External Joinery

2

There are painted timber fascia boards fitted to the rear and to the front bay. Traditional projecting eaves are to the front.

Drip marks are to fascia boards.

The purchaser should allow for repair and redecoration of all timber previously decorated

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Outside the property (continued)

including for two part epoxy filler repairs to address soft areas.
Condition Rating: 2

E9
Other

Not applicable. NI

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F

Inside the property

Limitations to inspection

The survey involved inspection of those parts of the house which were accessible without causing damage.

I did not carry out any investigations that would involve lifting floor coverings, removing kitchen units or unfixing inspection panels.

The house was unoccupied and unfurnished at the time of inspection.

No intrusive tests carrying risk of damage within the subject house were conducted.

I inspected ceilings from finished floor levels.

Kitchen appliances were not tested.

I have opened and closed roof lights within the ground floor kitchen/diner space.

I have not reported on blinds.

My comments are limited accordingly.

1 2 3 NI

F1 Roof structure

I inspected the roof structure from the roof space accessed from ladder.

2

The roof structure includes structural timber rafters, purlins, struts and the first floor ceiling joists.

Boards have been laid on top of the joists making for a place of storage. Insulation is within joists which will improve thermal performance.

The underside of the rafters have been boarded preventing inspection behind. I recommend removal of boards enabling further inspection.

Whilst natural ventilation is provided through air bricks to the flank wall, I recommend ventilation into the roof space is improved.

There is deflection to front purlin and a likely contributing cause is the heavier concrete tiles. The rear purlin at Party Wall abutment is supported by two pieces of timber. The front purlin is not supported at the Party Wall.

The purchaser may decide to commission a competent carpenter to strengthen the roof structure, including installation of struts to provide further support to purlins however, I would not view these works as necessary. The roof structure is evidently serving its purpose, and has done so for many years. If additional struts are installed, appropriate care must be taken to ensure the wall plate is not rotated.

Timber roof structures can be affected by wood boring insect attack, decay or ingress of animals such as birds or bats although I did not see any evidence of these when I inspected.

Condition Rating: 2

F2 Ceilings

The ceilings consist of lath and plaster and plasterboard. The most prominent ceiling cracking was found in the rear first floor bedroom. I detected some de-bonding when

2

Property address

F

Inside the property (continued)

pressure was applied and therefore recommend over boarding.

Some blistered plaster was noted within the bathroom to the party wall indicative of flashing failure. Refer to section E2 within this report. The purchaser should budget for local repair.

There is cracking within the ground floor kitchen/diner between cornice work and ceiling. The cracking is wider near the lobby door and narrows moving towards the ceiling. I recorded movement to the cornice when some pressure was applied by hand. I expect repair and redecoration will suffice.

Within the understairs cupboard I noted a failed section of lath and plaster making way for services.

Refer to J3.

Any other cracking to ceiling should be addressed as part of painting.

Condition Rating: 2

F3 Walls and partitions

Walls are a mixture of painted masonry to the inside face of external walls, painted plastered masonry to internal masonry spine walls which transfer loads from the roof down to foundation level. 3

Extension walls have been dry lined.

The most prominent issue is dampness which was visually noticeable to front wall of ground floor reception room. Dampness was also recorded in the room above.

I have indicated my suspicion of the cause being leaking rainwater goods previously in this report. The suggested course of action is plaster hack off, removal of emanating salts, allowing the superstructure to dry out and application of breathable plaster to follow. These works should be subject to design and specification activity.

Beneath the first floor window to left hand side I recorded a stepped crack. There is a crack to the top right hand corner of the bathroom window facing the road. To all of these and any others, I recommend repair as part of painting. Visual monitoring is recommended. Buildings of this age and type will be subject to seasonal and other movement which is not necessarily progressive or sinister.

The mortar pointing to Party Wall (roof space) was friable and whilst this is a common defect in properties of this age and type, should be raked out and repointed. Drip marks were recorded to the Party Wall indicative of historic leaks although I expect the flashing replacement to front roof slope has resolving this problem.

There is cracking to render extending from the front air brick travelling beyond boards fitted to rafters. Repair is matter of purchaser choice.

Cracking and blown wall plaster was noted within the understairs cupboard. Some uneven plaster finishing was recorded, including to the left staircase wall approaching entrance door. Renewal of plaster finishing is purchaser choice.

Condition Rating: 3

Property address

F

Inside the property (continued)



Inside face of south flank wall likely to be half brick thick.

F4
Floors

The ground floor structure serving the main house is suspended timber. The floor joists in the front reception room travel from front to back and measure 105mm deep by 50mm wide. I recorded a sleeper wall supporting the joists.

2

From the small section of timber that I inspected, I did not record decay or evidence of wood boring insect attack. Another floorboard in front reception was removed near the flank wall, and I noted the same.

Timber joist ends can become rotten where they are embedded into a solid external wall that becomes wet. I recommend strategically lifting timber floor boards inside in order to inspect condition of joist ends. Cutting out and scarfing in new timber is usually a straight forward exercise. At this time inspection within the floor void is recommended in order to check for timber decay.

The first floor structure is suspended timber covered with close fitted carpet. I detected vibration underfoot.

The first floors are not straight. The precise cause is unclear although this is a common defect. I did not detect dislocation of floor joists. If the purchaser wishes to level out the floors, this can be completed by installing firrings or similar on top of the joists.

Condition Rating: 2

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Inside the property (continued)

Extension Floor

1

This is likely to be a ground bearing concrete slab. A damp proof membrane should be included in a ground bearing concrete slab preventing rise of moisture through the structure. The floor was sound underfoot and there was no reason for me to suspect defects.

Kitchen tiles are sound. I could not detect de-bonding underfoot.

The carpet floor covering is stained and would benefit from cleaning or replacement.

Condition Rating: 1

F5 Fireplaces, chimney breasts and flues

3

Within the roof space the chimney stacks to the Party Wall have been supported by gallows brackets and the arrangement is questionable. Enquiries should be made via your legal advisers in respect of Building Regulation Compliance. I very much doubt these works have Building Regulations approval. Removal of chimney breasts from the Party Wall is also notifiable work exercising rights under 2(2)(g) of the Party Wall etc. Act 1996. Refer to I3.

A chimney breast is in the ground floor front reception room with metal fireplace and hearth. The flue is not connected with the chimney stack and therefore in its current configuration cannot be used. Purchaser to note.

The section of wall where the chimney breast used to be in the first floor bedroom above has been dry lined. There will be differential movement between the plasterboard and adjacent masonry creating cracking.

Condition Rating: 3

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