

# ISVA Home Survey Report

**12 Somewhere Road  
Sometown  
Kent  
TN33 3CC**



**Client:** Mrs P Black

**Date of Inspection:** 9 [REDACTED] 2018

**Surveyor:** Steven Way BSc MRICS

**Our ref** [REDACTED]



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## 1. INTRODUCTION

THIS REPORT IS A LEVEL 2 SURVEY, CARRIED OUT BY AN RICS QUALIFIED CHARTERED BUILDING SURVEYOR WHO IS A MEMBER OF THE INDEPENDENT SURVEYORS AND VALUERS ASSOCIATION IN ACCORDANCE WITH THE 'TERMS OF ENGAGEMENT', WHICH HAVE BEEN SIGNED IN AGREEMENT BY THE CLIENT. (A COPY OF THE AGREED TERMS IS APPENDED AT THE END OF THE REPORT).

### DESCRIPTION & AGE

This property is a self-contained 4-bedroom apartment set on the second and third storeys of this conversion block. The block itself is formed from two separate semi-detached house which have at some stage been converted with the addition of a central infill staircase, lift and common parts to form a larger block. The age of conversion is not known but from the general arrangement and style we would suggest that this dates from the 1960s or earlier.

The property and block as a whole is not in especially good state of repair and some refurbishment and modernisation is necessary particularly to the subject flat and this appears to be reflected in the purchase price.

### ACCOMMODATION

The accommodation comprises:

**Lower Floor:** Reception room; kitchen; bathroom; bedroom 1; bedroom 2.

**Upper Floor:** Bedroom 3; bedroom 4

### CONSTRUCTION

The building is traditionally constructed of masonry outer walls and these are set beneath pitched timber roofs clad with roofing tiles or slates whilst internally floors are of suspended timber construction. The arrangement is as we would expect for a building of this age and style.

### LOCATION

This property is located in a residential district, but our client is advised to ascertain from searches or other source that the property does lie within an area which is allocated for residential purposes, or that existing use rights or planning permission for same exist. Our client is also recommended to consult the Local Planning Authority personally concerning redevelopment or other proposals which may affect that property indirectly by changing the character of the locality, and which would not necessarily be revealed on an official search.

We noted that the building immediately to the left of 12 Somewhere Road is boarded up and no longer occupied and presumably will be the subject of redevelopment at some point in the future which would give rise to some noise and disturbance.



## 2. CIRCUMSTANCES OF INSPECTION

### DATE OF INSPECTION

The property was inspected on 9 [REDACTED] 2018.

### WEATHER CONDITIONS

The weather at the time of inspection was overcast with occasional showers.

### ORIENTATION

The front elevation has an approximately southerly aspect.

### OCCUPATION

The property was unoccupied and unfurnished

### RELATED PARTY DISCLOSURE

We confirm that this property was inspected by Steven Way BSc MRICS, Chartered Building Surveyor and the report was prepared by him. We also confirm that we have no direct or indirect interest in this property or this transaction.

### SITE LIMITATIONS

Our inspection of the property was from ground level and best vantage points. We used binoculars to view high level areas. We did not, and cannot without formal permission, access neighbouring private land to facilitate our survey. Consequently, parts of the exterior that can only be seen from a neighbouring property may not have been fully inspected. In the case of garden and boundary walls we report only on the faces visible from the subject property.

Structural repair work is not always visible [for instance, underpinning] and if we are not informed about this before our survey we will not have inspected for such works. If it becomes apparent that such repairs have been undertaken, we will be able to provide further advice upon request. There was no available access to inspect the rear elevation other than from best vantage points.

### OTHER MATTERS

Most older property such as this will, over its life have been subject to some alterations and maintenance to a variable standard. It is not always possible to identify older alterations where the passage of time has concealed these.

It is also common for property of this age and style to have developed, over the years some dampness and show signs of localised fracturing as a result of natural thermal and moisture movements in the property. Timbers will often have indications of old woodworm and very often this damage occurred shortly after the property was constructed, similarly splits, shakes and twists in structural timbers also develop as a building dries out and these too often develop shortly after construction but do not worsen. Such defects are very much to be expected in a property of this age and style and in most cases do not adversely affect the structure and performance of the building.



### 3. SURVEYOR'S OVERALL OPINION

**See also Section 14: Summary of Condition and Recommendations.**

Internally this property requires general maintenance, attention and refurbishment. This will be necessary to each space and we also noted some penetrating dampness was evident around the property as a result of inadequate maintenance of the exterior. We do not know when the external areas were last decorated and maintained but they are now in need of some general maintenance and attention which presumably will give rise to a service charge demand.

Whilst we have not carried out a valuation the condition of the property and the modernisation requirements do appear to be reflected in its purchase price but this does not come without its risks.

### 4. STRUCTURAL MOVEMENT

The visible and accessible areas of the property were inspected for evidence of significant structural movements. There were no indications of significant structural movements or settlements to the main walls at salient points.

Some local stressing was occurring in the brickwork, manifesting itself at the corner of window openings or between window openings. Cracking was due to normal expansion and contraction due to thermal or moisture movement in the brickwork.

Such cracks tend to open up and move with temperature and moisture changes in the structure.

### 5. DAMPNESS, CONDENSATION & VENTILATION

#### DAMP PROOF COURSE [DPC]

Owing to the elevation of the property it does not have a damp proof course (dpc).

#### DAMPNESS

The walls were checked with an electronic moisture meter and not only were there visual indications of dampness our meter indicated significant levels of dampness our meter indicated significant levels of dampness across the whole of the front elevation. This is almost certainly due to a combination of defective rainwater goods and penetrating dampness through the external masonry.

No maintenance appears to have been carried out for an extended period of time as the small flat roofs above the bays to the front of the windows to the lower floor were significantly blocked and full of detritus and this causes difficulty of water draining away which will contribute to penetrating dampness at the low levels of these walls.



## CONDENSATION & VENTILATION

Dampness was present to the face of the chimney breast, particularly to the upper floor and there were indications of minor dampness occurring around the flat roof to the upper floor dormer.

To the rear elevation dampness was also identified but to a lesser extent. It will probably be necessary for damp affected plasterwork to be hacked off and the walls replastered or rerendered as well as external remedial and repair work to be undertaken when the freeholder next carries out external maintenance.

Ventilation to the bathroom and kitchen was inadequate and there was no mechanical extract ventilation. We do recommend that this is provided to mitigate the risk of condensation.

Evidence of condensation was evident to the bathroom and kitchen at the time of inspection but depending on use we cannot rule out that some condensation developing in other areas. It is highly likely that windows where secondary glazing has been fitted will suffer from condensation during normal use.

## 6. THERMAL INSULATION

It is unlikely that thermal insulation to this property is to a modern standard and that there is any effective insulation in the sloping soffits to the upper floors. There are no indications of any insulation to the outer walls. The small roofs to the projecting dormers on the front elevation are unlikely to be affectively insulated.

The poor insulation is evident on the EPC which indicates the energy efficiency rating for this property at E50 and the CO2 rating at E44.

## 7. TIMBER DEFECTS

During our inspection we inspected visible and accessible timbers for evidence of attack by wood boring insect and fungal decay. You will appreciate that in carrying out this part of our inspection we were unable to inspect every length of every face of timber. The timbers were inspected where visible and accessible for evidence of attack by wood boring insect and fungal decay and were found to be largely free from such defect, although our client should be aware that we were unable to inspect every length and every face of every timber.

We did note some evidence of previous woodworm activity to several of the accessible timbers. There was no indication of any recent activity – typically identifiable by the sawdust or “frass” that is left when a beetle leaves the timber. It is probable that the deterioration occurred shortly after construction as “green” would have been used. As far as we could establish the structural integrity of the timbers had not been adversely affected.



It is probable that similar evidence of historic woodworm activity exists to concealed and inaccessible timbers. It is often the case that where historic woodworm can be seen that the vendor or a predecessor has carried out timber treatment works and you should enquire in this regard and obtain copies of any documentation or warranties.

The penetrating dampness particularly to the front elevation could contribute to some timber deterioration in the joist ends. None was noted at the time of inspection but an invasive investigation was not carried out.

The general arrangement with floors such as this is that the upper floor joists span into the front and rear walls of the property. The joist ends are normally in direct contact with the wall and as a result can be subject to high levels of dampness.

Quite often some timber deterioration can occur to the joist ends and, whilst none was detected during our inspection, without complete exposure of each joist end timber decay in these areas cannot be absolutely ruled out. Typically, this decay takes the form of wet rot although in some circumstances dry rot has been known to develop.

There was also evidence of some previous water penetrating through the roof structures and this too can result in some hidden timber decay being present.

There is also an increased risk of timber decay within the bathroom. We did carry out a 'heel drop' test, particularly in the bathroom area and the floor was firm underfoot. However, without works of exposure we cannot give absolute assurance as to the absence of any decay or deterioration. We could not, of course, inspect under showers or baths which are high risk areas.

## 8. THE EXTERIOR

### ROOFS

The roof coverings were inspected from ground level through binoculars and from best vantage points. As is much to be expected, some deterioration of the mortar beneath the ridge and hip tiles have occurred. Some localised repointing and rebidding may become necessary when high level access is next gained but this is not currently an urgent item.

The roofs to the property are finished in synthetic slates. To the rear they appear to be of older provision, these may have an asbestos content and, therefore, should not be cut, drilled or broken in any manner and any subsequent disposal should be in accordance with the asbestos regulations current at that time.



The front elevation is finished in synthetic slates of more modern provision and these are unlikely to be asbestos based.

The visible roof coverings are in visually fair order but the detailing is a little poor for instance to the front elevation there is some rather crude repair work to the interface of the front left hand gable and to the rear the lead work forming the gutters and flashings at the parapet and brickwork is of some age and is deteriorating.

On the front elevation there are projecting dormers at lower level that to the right with a pitched roof and gable end and that to the left with a pitched roof but with a parapet finished semi-circular gable. The junction between these and the main roof is finished with a valley gutter which could not be seen. The cheeks of the dormers are satisfactorily weathered and the junction between these and the roof pitches is weathered with lead flashings.

The high level flat roof dormer is in visually fair order and viewed from ground level although deteriorating internally. The flat roof covering could not be inspected.

To the right hand side of the roof there is a brick parapet above the party wall line and the junction between the roof pitch and this is weathered with a lead flashing in visually satisfactory condition.

As noted the projecting flat roofs above the bays to the front of the property are in poor order with significant build-up of debris, pigeon droppings and the like and these urgently require clearance.

When this building was originally constructed the roof would have had a hipped end that is a pitch to the left hand side. This is retained but is abutted against the brickwork of the intermediate common part construction. There is a valley gutter along the abutment of this area but this could not be seen as a result of its elevation. This is a weak point for water penetration. These gutters also need to be inspected and cleared on a regular say annual basis and this is something the freeholder should undertake.

#### **CHIMNEYS**

There is a chimney stack to the right hand side of the property. This is upright and to satisfactory alignment and there was indication that relatively recent repair work had been carried out to the chimney stack. The chimney pots themselves have been retained.

#### **GUTTERS & DOWNPIPES**

The rainwater goods were a combination of cast iron work and upvc. They were in visually fair order and gutters and downpipes appeared adequately sized. As the inspection was not carried out during heavy rain, the rainwater goods were not observed in operation.

Debris in gutters required clearing out.



Rainwater downpipes discharged into trapped gullies. Obviously, we are unable to report upon the condition of any sub-soil and rainwater disposal systems owing to their concealment.

Rainwater disposal from the two flat roofs over the bays is compromised by debris within the roofs and outlets.

## **MAIN WALLS**

From appearance and thickness the walls were of brick and block or brick and brick cavity construction found to be approximately 290mm in thickness.

The walls are not in the best of order and are showing some signs of deterioration both to brickwork and the pointing. The pointing in particular will need some localised repair in due course.

There are stone lintels over the door and window openings and no doubt behind these timber lintels are incorporated above the windows. Unfortunately, without works of exposure, we are unable to confirm whether such lintels are present. We have seen instances where timber lintels set into solid brick walls of this age have decayed as a result of penetrating dampness through the obviously thinner depth of brickwork externally. Once again, unfortunately without works of exposure it is not possible to confirm absolutely whether timber lintels have deteriorated but we saw no evidence to suggest that such deterioration has occurred.

The rear elevation could not be fully inspected from ground level but from the rear windows we could see that the walls generally had been painted which would of course give rise to external decorating obligation which will be reflected in the service charge.

## **WINDOWS & EXTERNAL JOINERY**

The windows to the property are not in especially good order. The upper floor front window is of double glazed timber framed construction in deteriorating condition internally and externally and would benefit from replacement. The rear windows are of Upvc framed double glazed construction in rather better and serviceable order.

The kitchen window is a single glazed crittall type design with internal secondary glazing and this is highly susceptible to condensation. Window panes have a tendency to crack in metal windows due to pressure exerted on the panes by corrosion to the frames. Our client should be aware that metal windows tend to give poor thermal insulation and may be subject to condensation in winter months.

The remaining lower windows are of single glazed timber framed double hung sash construction with internal secondary glazing. The windows generally throughout this house were of timber double hung sash pattern and these windows had not been maintained well. Consequently, the usual problems associated with sash windows had occurred such as broken sash cords causing unsafe and ill-fitting sashes, inoperable or no sash fasteners, loose parting beads and slips, and some panes of broken glazing within the windows.



**DECORATION**

The remaining external joinery is in generally fair condition but will need some regular and ongoing maintenance.

It is probable that external decorations to this property are the responsibility of the freeholder. You are advised to check the lease with the assistance of your legal advisor to ascertain whether this is the case and the frequency with which external decoration is required. Usually the costs of such work are recovered from leaseholders by way of service charge.

External decorations are not in the best of order, particularly to the front elevation and will require attention within, say, the next 24 months.

**OTHER**

The common parts staircase is adequately maintained. The communal front door is in serviceable order.

The decorations to common parts are slightly worn but typical, the carpet and stairs are in satisfactory order, although we noted there was no hand rail to the stairs. There is a lift. The lift was not ridden. Lifts can give rise to significant maintenance charges if the lift either needs replacing, or significantly overhauling and maintaining.

**9. THE INTERIOR**

**ROOF SPACE**

There is limited access into the roof space of the subject property, although there is a small tank cupboard accessible from the internal stair between the lower and upper floors.

Within this space we could see that the main roof is constructed conventionally in sawn softwood. The underside of the rafters was lined with lightweight boarding but beneath this we could see that there was some form of underlay. This limited our inspection to the underside of the tiles.

As far as we could establish the roof construction was arranged traditionally with rafters and ceiling joists spanning from front to back of the building.

Purlins supported the rafters at approximately mid span and struts propped the purlins, being themselves conventionally supported by partitions beneath. The struts supporting the purlins formed the vertical studwork to the front and rear partitions. There was no effective access into the main roof space or eaves and our comments are based upon the accessible areas only.



Should the opportunity occur to expose further timbers within the roof space, it would be prudent to inspect these for attack by woodboring insect and fungal decay; and should there be any doubt whatever, a survey by a timber care specialist should be commissioned.

It was apparent that there were some longitudinal splits in the structural timbers. These splits were not thought to be structurally significant at this stage.

There was some discoloration to the roof timbers due to what appeared to be previous water ingress and condensation occurring.

There was no form of cross ventilation to this roof space. Although not required at the time of construction, cross ventilation is now considered a requirement under the building regulations as it assists in preventing build-up of condensation with its associated timber rot problems. Our client should note that this is not a defect and we would not expect to find cross-ventilation on a roof of this age, although cross-ventilation could be usefully provided at some point in the future.

The tank cupboard was significantly full of owners' chattels and debris and should be cleared prior to exchange of contracts. Any redundant water tanks should also be removed.

## CEILINGS

The ceilings were a combination of the original lath and plaster and replacement plasterboard. They were in generally fair condition, although some slight misalignment was detected.

There is some general evidence of deterioration to the ceilings, particularly beneath decorative finishes where some fracturing is evident. This is indicative of age rather than general deterioration to the ceilings.

Repair of lath and plaster ceilings is notoriously difficult and it is often a more practical solution to replace the ceilings completely with plasterboard and a skim coat of plaster.

As is common with plasterboard ceilings some longitudinal cracking can be expected between board joints. This is quite usual and should be filled and made good at the next decoration. Some nail heads may also 'pop' and these require making good at the next decoration.

There are sloping soffits to the upper floors where the underside of the rafters are lined to form the ceilings. These extend partially into the lower floors.



## **INTERNAL WALLS & PARTITIONS**

As far as we could establish there was a conventional loading pattern within this structure in that ceiling and floor joists were distributed on a front to back basis within the building, and this hence loaded a central cross partition, which also would have carried significant loading from the roof.

The partitions to the lower floor were of masonry construction and in visually fair order, whilst to the upper floor they are a combination of lightweight and masonry work, again, in fair condition. There are no indications of any particular movement but there were minor shrinkage cracks occurring at intersections between materials.

The condition of the plaster internally appeared generally satisfactory, although pockets of loose plaster were detected when walls and/or partitions were tapped. Care should be taken to avoid dislodging plaster when the wallpaper is stripped. In properties of this age it is common for plaster to pull away from the wall when wallpaper is stripped and this can loosen further areas of plaster.

In places the pockets were larger and in all older properties some element of re-plastering can be anticipated following removal of decorations. You will appreciate that we were unable to hammer test every area of every wall.

## **CHIMNEY BREASTS, FLUES & FIREPLACES**

The chimney breasts have generally been retained to the property but the fireplace openings have been infilled to the bedrooms. The fireplace opening is open to the principle reception room but is not fitted with a fire. We can give no assurance that the flues are suitable for use with open fires or gas fires and should you intend to use these for this purpose then they should be checked by a qualified chimney sweep. It is quite common that a flue liner may be required in such circumstances. It is essential that the chimney flue is checked by a qualified chimney sweep prior to use.

## **FLOORS**

Floors within this property were of suspended timber joists covered with softwood floor boarding. The first floor joists spanned between walls and/or partitions, whilst the ground floor joists were no doubt upon a system of fender walls which reduced the distance of span, and consequently joist depth.

A number of the floorboards were loose underfoot. This occurs extremely commonly in buildings of this age and style. This is a result of the boards being lifted, re-laid and, in some cases cut and re-laid, when central heating installation are carried out and electrical alteration and re-wiring work is carried out.

There was some vibration in several of the rooms when a test was applied to the floors, but this was not of significant magnitude.



Owing to carpet and other floor covering throughout the property, floorboards and joists could not be inspected. It was possible to pull back corners of carpets in one or two areas and when this was done the surface of the floor boarding locally was seen to be in fair condition but Should the opportunity to expose floorboards, perhaps when carpets are being renewed, floorboards should be lifted and timbers inspected for woodworm or fungal attack. Should there be any doubt whatsoever a survey by a timber care specialist should be carried out.

Carpets are in variable order and no doubt you have inspected these and formed a view as to whether they require replacement or otherwise.

## **JOINERY**

The kitchen comprises a range of high and low level units and associated work surface. There is a built-in electric hob and electric oven with a recirculating hood over. The kitchen is best described as serviceable and, in our opinion is not in especially good order but no doubt you have inspected this and formed a view as to whether it is appropriate to your needs or otherwise.

The front door to the property does not appear to be an appropriate fire door and is secured with a night latch and closer only. We would recommend that the door and its frame is upgraded to appropriate fire resistant standard and fitted with two key operated locks. Most insurers require final exit doors to have two key operated locks.

The internal doors are panelled and in serviceable order, if in need of some maintenance and easing and adjustment. The door to the kitchen appeared to be of fire resisting standard fitted with smoke brushes and a closer.

There is a short flight of stairs leading from the lower to upper floor. These are in serviceable order and the treads are firm underfoot. Head height is compromised to the upper part of the steps and this may difficult in moving large items of furniture to upper floors.

Skirtings, picture rails, architraves and other timber trims [where present] were inspected and seen to be in visually satisfactory order where accessible, although our client should note that sections were concealed behind fixtures and furnishings.

Built-in storage is a little limited but there is a storage cupboard to the ground floor rear room, to bedroom three and, of course, the accessible roof space could provide some additional storage.

## **DECORATIONS**

Internal decorations are not described in detail as these are a matter of personal choice. However, we do consider that internal redecoration will need to be undertaken to suit your own requirements. Some defects may become apparent when the property becomes vacant and the vendor's furniture and effects are removed from the property.



## 10. THE SERVICES

The services were visually inspected and are commented upon here for information purposes. You must appreciate that we are not qualified electrical, gas or plumbing engineers and, consequently, we do not and are unable to carry out any formal testing as pointed out in our terms and conditions. Our observations are based on a visual examination only and should you require absolute confirmation as to the performance and serviceability of the installations then we recommend that you arrange for a suitably qualified engineer to conduct a formal and recognised test on each of the installations.

### ELECTRICITY

The property was connected to mains electricity. The incoming main was a 60 amp single phase service terminating in the hall area, with a meter and distribution panel adjacent. The distribution panel is of modern provision fitted with rcd type circuit breakers and the individual circuits are identified. There is evidence of earth cross bonding to the installation.

A visual assessment was carried out and we noted that there are one or two loose sockets and switches to the property which will require attention and the general service provision was rather limited. All of the light bulbs have been removed and we could not carry out basic checks on the lighting circuits.

The Institute of Engineering and Technology (IET) gives its recommendation that all domestic wiring systems should be inspected and tested at intervals no less frequently than 10 years or on exchange of occupancy, whichever occurs soonest. We, therefore, recommend that an 'Electrical Installation Condition Report' (EICR) be completed and the documents supplied must not only include the Certificate but also the 'Schedule of Tests' which have been carried out and a 'Schedule of Test Results'. This ECIR will provide a concise overview and indicate whether upgrading is required as well as dealing with principle faults, if any, for attention.

This ECIR must be obtained from a certified electrician and obtained prior to exchange of contracts.

Any recommended works contained within the ECIR should be undertaken. We think it probable that the ECIR will identify a number of matters that require attention.

### GAS

The property was connected to a gas service. This service appeared to have been run in steel gas barrel and copper pipework and served the boiler only. As far as we could establish the meter was located in the common parts and was in visually fair order.



Where visible we found no visual or obvious fault with the gas installation and we did not smell gas during our inspection. However, the gas tightness of pipework and other fittings may only be confirmed by a specialist test. Gas pipework which is run within ducts and sub floor voids etc should be ventilated.

As a normal routine safety precaution, we recommend that the gas service, together with any gas appliances included in the sale of the property, be inspected and tested for safety by a qualified gas fitter. Any recommended service or replacement works should be carried out.

If the installation had not been tested within the last 12 months, we do recommend that a Gas Safe heating engineer carries out a full test and reports on the installation prior to exchange of contracts.

The Gas Safe Register which is the official gas registration body for the UK advises that home buyers cannot always be sure when the gas appliances in a home they are buying were last safety checked and serviced. They recommend asking the vendor for an annual gas safety record, if this is not available they recommend that a Gas Safe registered engineer checks all gas appliances before purchase and obtain a gas safety record.

**WATER**  
**(including**  
**Sanitary Fittings)**

As far as we could establish the cold water system appeared to operate directly from the mains. This is quite satisfactory but our client will appreciate, without a water tank, there is no stored reservoir of water for those occasions when the supply is interrupted.

There are three galvanised metal water tanks located in the rear attic and these are redundant and ideally should be removed.

The general arrangement appeared serviceable. No tests on the cold water installation were undertaken.

The bathroom is of extremely basic provision comprising a bath, wc and wash basin. In our opinion the sanitary ware would benefit from some replacement and the bathroom from general overhaul and improvement but no doubt you have inspected this and formed a view as to whether it is appropriate to your requirement or otherwise. We recommend the provision of mechanical extract ventilation.

**HEATING**

**DRAINAGE**

The kitchen and bathroom discharge to waste service pipework on the rear of the property which could be seen from the external window. This is a combination of cast iron work and plastic and was in visually fair condition.



We noted that plumbing for a washing machine, including a waste and service pipework had been added in the space beneath the stairs and this also drains to the rear of the property.

There was no access to inspect the external drainage or inspection chambers within the property's demise.

**OTHER**

The property is fitted with an integrated smoke detection system which extends to the common parts and includes detectors and sounders.

As far as we could establish The property was connected to a telephone service and there appeared to be a television aerial, although the alignment and serviceability of same was not checked. The property was fitted with an entry 'phone which appeared to be in operable order.

**11. SITE & OUTBUILDINGS**

**GARDENS**

As far as we could establish, there is no garden area associated directly with the subject property, although the communal grounds were in generally fair condition.

**GARAGE & PARKING**

As far as we could establish, there was no garage or parking associated exclusively with the subject property.

**13. COMMENTS FOR YOUR LEGAL ADVISER**

**TENURE**

It was understood that only the Leasehold interest in the property was included within the sale, and as the lease document had not been available prior to survey, the covenants, conditions, limitations and extent of the lease were not, therefore, known. Our client must be fully aware as to the parts of the structure the leaseholder of this unit will be responsible for. It is important to verify the amount of any service or other recurring charges.

Leases can be arranged in several ways. It is quite common that the structure, which will comprise foundations, walls, floors, roofs, etc., will be the responsibility of the freeholder, whilst the internal repair, including decorations, will be the leaseholders. Alternatively, the responsibility for the structure may be shared between the leaseholders jointly, and the freeholder. A more recent form of flat disposal is where leaseholders become shareholders in a limited company which owns the building, all expenses being shared in accordance with the ownership of shares (normally equal.)

Our client must be aware that a survey of the whole building has not been carried out and that information provided concerning other parts of the structure, which are outside of the flat premises, is by way of observation notes taken at the time of the site visit and requiring in most cases further investigation and report; this information is provided without prejudice.



We strongly recommend that you obtain a copy of the lease and in association with your legal advisor, review the repairing covenants and the manner and division of any service charges which may arise.

**REGULATIONS**

Although the property would have required building regulation approval and planning consent when originally converted, it is unlikely that any documentary evidence of such exists given the age of the building.

**GUARANTEES**

None of the installations to the property are likely to be under warranty.

**OTHER**

**MATTERS FOR YOUR SOLICITOR**

You should ensure that your solicitor advises you of the following matters:

- a) Which boundaries and fences the residents are responsible for maintaining.
- b) All of your rights and responsibilities under the terms of the lease, which include rights of way over the common parts and responsibilities for insuring part of the building.
- c) What arrangements have been made for your share of the freehold (if any) and what responsibilities the freeholder has for maintenance and insurance of the building.
- d) Establish whether there is a Gas Safe test certificate or Gas Safe service contract for the boiler and central heating.
- e) Establish whether there is a current gas safety certificate.
- f) Establish whether there is a current electrical test certificate.
- g) Establish whether there is any guarantee for previous timber treatment.
- h) The freeholder should maintain an asbestos register for this property, you may wish to enquire whether one is available through your legal advisor.
- i) You should investigate whether any section 20 notifications of future works have been made.
- j) You should obtain copies of service charge accounts and verify the manner in which services charges are collected and accounted.



- k) Your solicitor is to make the usual enquiries before contract with regards to the possibilities of any neighbour disputes.
- l) You should ask your solicitor to arrange for an environmental search report which will advise you about matters such as flooding, contamination and ground deterioration.
- m) Your solicitor should enquire as to whether any insurance claims for structural damage have been made during the vendor's ownership and the extent of any remedial works undertaken. If any such work involved structural repair, then a certificate of structural adequacy should be requested.
- n) Your solicitor should enquire as to the extent any major building and maintenance works undertaken by the vendors during their occupation.
- o) Your solicitor should enquire as to whether the vendors are aware of any structural damage or insurance claims to immediately neighbouring properties that may adversely affect the subject property.
- p) Confirmation of any ground rent payable and the amount in which it may escalate.
- q) Confirmation of any restrictive lease covenants which may affect your use of the property.

## 14. SUMMARY OF CONDITION & RECOMMENDATIONS

### URGENT MATTERS

- The dampness is a cause of concern
- The electrical shortcoming are a cause of concern.

### MATTERS REQUIRING FURTHER INVESTIGATION

There are no matters requiring further investigation.

### MAINTENANCE ISSUES

The property is in need of general maintenance and attention, the extent and cost of which should not be under estimated. In particular, we draw your attention to:

- The penetrating dampness to the external walls.
- The condition of the flat roofs to the bays on the front elevation.
- The limited insulation.
- The poor condition of the kitchen and bathroom.



- The need for internal decoration.
- The absence of a fire door to the front door of the property.
- The obvious shortcomings in the electrical installation.

The subject property is in need of significant maintenance. The maintenance to the block overall has been carried out to a basic standard but some further attention will be necessary, particularly to the rear roof pitches where the slates are ageing, the flashings, fillets and the like where there is a risk of water penetration and to the brickwork where the pointing will need some attention.

## 15. BUILDINGS INSURANCE REINSTATEMENT COST

We would normally provide an estimated cost of rebuilding the property at this point, however, as the property is leasehold we would assume that the whole of the building is covered by a block policy and that each leaseholder pays a proportion of the annual premium. This point should be confirmed by your legal adviser.

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### SIGNATURE

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### SURVEYOR'S NAME AND

Steven Way BSc MRICS

### PROFESSIONAL QUALIFICATIONS

Chartered Building Surveyor

### NAME AND ADDRESS OF

Collier Stevens

### SURVEYOR'S ORGANISATION

1st Floor, The Old Auction Room

Marine Walk Street

Hythe, Kent CT21 5NW

### ISVA MEMBERSHIP NUMBER

██████

### DATE OF REPORT

██████████



