

# SITE SAGE

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65 Highclere Street  
Sydenham  
London  
SE26 4EX



T: 020 8659 8409  
F: 020 8778 8681  
M: 0779 3056 226  
E: [infor@sitesage.co.uk](mailto:infor@sitesage.co.uk)  
W: [www.sitesage.co.uk](http://www.sitesage.co.uk)

## Building Survey

23 East Dulwich Road  
London  
SE22 0ER

For

Mr. and Mrs. Smith  
132 Green Lanes  
London  
SE3 9NA

# Surveyors Report

The following report is based upon a visual inspection without the use of scaffolding and with limited use of ladders. It should be appreciated that the inspection of the property was undertaken on carpets or other floor coverings and without causing any damage whatsoever. This report should be construed as a comment on the overall condition of the property and is not an inventory of every single defect, some of which would not significantly affect the value of the property. This report is to be read subject to terms laid down in the Terms of Engagement and should be read in conjunction with them.

## What This Report Tells You

This report tells you about the construction, approximate age and condition of the property on the date when it was inspected. In this report, the Surveyor may also point out areas that he considers should undergo further investigation and/or specialist advice, such as a Structural Engineer's Report. Any additional reports or investigations will incur additional fees.

The Report is provided for the sole use of the Client and is confidential to the Client and his professional advisers. The Surveyor accepts responsibility to the Client alone and accepts no responsibility whatever to any other third party, person or body. Any third party, person or body who relies upon this Report does so at his own risk, and the Surveyor gives no authorisation for the Report to be communicated to any such third party, person or body without having previously obtained the permission of the Surveyor.

## What This Report Does Not Tell You

This report does not tell you the value of the property, the reinstatement value for buildings insurance or the cost of any remedial works required. You should commission independent advice if you require a valuation or costs for repair work. It does not tell you about any minor matters that would not ordinarily have an effect on a buyer's decision to purchase. This report does not warn you about any health and safety risks to occupiers or visitors to the property except where the risks are such that repairs or building works are required. The exact age of the property is not given nor are dates for, extensions or conversions.

Environmental research was not carried out in respect of flooding, geological substrate in relation to radon or unusual features regarding location and situation of the property.

## What Was Inspected

The Surveyor inspected the interior and exterior of the main building and an inspection was made of the visible parts of the services. Full details about the inspection and the limitation on it form part of the Terms of Engagement and should be read carefully. Each part of the structure of the main building is given a Condition Rating, to make the report easy to follow. The condition ratings are.

Condition Rating	Definition
NI	Not inspected
1	No repair is presently required. Normal maintenance must be undertaken.
2	Repairs are required but the Surveyor does not consider these to be either serious or urgent and should cost less than a £1000 to rectify.
3	Defects of a serious nature, defects requiring urgent repair or defects which cost in excess of £1000 to rectify. Defects of a serious nature given a condition rating of 3 are highlighted in red.

# General Property Information

- 1. Name of Client:** Mr. and Mrs. Smith
- 2. Address to which correspondence is to be sent:** 132 Green Lanes, London, SE3 9NA
- 3. Address of property inspected:** 23 East Dulwich Road, London, SE22 0ER
- 4. Date of inspection:** 3rd June 2010
- 5. Weather conditions during inspection:** Dry and sunny

**6. Tenure:**

<b>Freehold:</b>	
<b>Leasehold:</b>	√

Lease term	125 years
Ground Rent	£150 per annum
Service Charge	None.
Floor	First floor
Number of floors	Two
Number flats in block	Two
Purpose built or converted	Purpose built maisonette

**7. Access**

- Access to property:** Access from pavement off Lloyd road to entrance porch at foot of stairs which leads to the first floor.
- Access to gardens:** Access to the rear garden is via the rear staircase off the kitchen.
- Access restrictions:** The staircase is particularly steep and narrow, we therefore recommend checking dimensions of stairs and furniture prior to moving in.
- Shared access rights:** The tank within the roof void is shared with the maisonette below, the owner and the freeholder both have access rights into the property to access the tank. The owner of the property below also has access rights to the shared rear garden.
- Restricted areas of access, excluded from survey:** The roof void between the main roof at the front of the property and the rear section of roof was inaccessible due to the height restriction and therefore excluded from this report.

- 8. State of the property when inspected:** Occupied and furnished
- 9. Orientation** Approximately south facing rear garden
- 10. Purchase price or guide price** £200,000
- 11. Approximate year of Construction:** Late Victorian CIRCA 1895 - 1900

**12. Description of property**

A traditionally built late Victorian one bedroom purpose built maisonette comprising; solid brick wall construction, traditional pitched roof with clay tiles to the front and slate tiles to the lower (hipped) rear section of the building, sliding sash timber windows to the front elevation, double glazed windows to the side elevation and a timber casement to the rear kitchen. The floors are timber and due to the age of the property it is unlikely that any insulation was incorporated within the floor voids.

**13. Mains Services**      Drainage ✓      Gas ✓      Electricity ✓      Water ✓

**14. Central Heating**      There is a combination boiler located in the kitchen and a radiator in each room. (Not tested)

**15. Outside Facilities**

Garage provided      No  
 Allocated parking      No  
 On street parking      Yes    Resident permit parking in place, cost not known.  
 Off street parking      No  
 Carport      No  
 Are roads and footpaths made up      Yes  
 Gardens      The front garden belongs to the ground floor property. The rear garden is shared with the ground floor property.

**16. Accommodation**

Storey	Reception Rooms	Bed-rooms	Bath and or shower	Separate WC	Kitchen	Dining room	Conservatory	Store Rooms or Cupboards	Other	Name of other
First Floor	1	1	1		1	1		1		
<b>Totals</b>	<b>1</b>	<b>1</b>	<b>1</b>	<b>0</b>	<b>1</b>	<b>1</b>	<b>0</b>	<b>1</b>		

## Exterior

*A visual inspection of the condition of the exterior of the property was made from ground level or from other accessible points. Where a Flat is involved, then it is assumed that these parts are held in common unless otherwise stated.*

*Flat and pitched roofs above 3 metres from ground level are specifically excluded, unless otherwise stated, other than in general terms and will be noted accordingly.*

*Where a flat is located within a block of flats, then a general description of the roof is given including a general state of repair and will be assumed to be held in common unless otherwise stated.*

*Inspection of drainage runs will be limited to observations made by lifting chambers, where possible. If a proper test of the drainage system is required, this will be stated. Where drainage serves flats in common this must be stated.*

*No inspection of the existing foundations to the building will be made unless a specific request is made and where made for a block of flats they will be assumed to be held in common unless otherwise stated.*

### **17. Main Roof Covering:**

#### **Condition Rating 3**

The roof covering is in a poor condition. There is considerable evidence that repair work is required (say 20% of the tiles are broken or deteriorating). There are a number of slates/tiles missing or defective. There is no (or very little) formal ventilation to the roof space. Internally, under felt is not present. Where there is no under felt, daylight can be seen in a number of places. The covering needs to be repaired as soon as possible to prevent damage to other parts of the building and will cost more than £1000.

### **18. Secondary Roof Coverings:**

#### **Condition Rating 2**

The roof covering is in an adequate condition. The roof slopes are generally even and there is little evidence of previous repair work. There may be one or two small leaks, but this does not have a significant impact internally. Hip and ridge tiles are adequately bedded, but there are a few loose and broken slates. Internally, there is not any under felt to provide secondary protection against water penetration. Where there is no under felt, the slates are adequately laid or pointed to prevent all but a few minor leaks.

### **19. Chimneystacks and flashings:**

#### **Condition Rating 3**

The chimneys is in an adequate condition. They are vertical and not excessively high in relation to their width (height less than 4.5 times its width). The pointing, flashing and pots are adequate. There is no evidence of persistent leaks in the roof space below. The stacks are adequately supported except for one to the rear roof void above the kitchen, the flue below was removed and the remaining stack relies upon the support of a load bearing wall below. Brackets and beam were not used to support the remaining stack within the roof void and the section above roof level. The owner stated that he has lived there for twenty years and never noticed. It has never moved during this time, however the stack should be monitored. If movement occurs the installation of supports below will be required which are likely to cost in excess of £1000.

**20. Surface water drainage:** *(gutter, rainwater pipes - only where visible.) Unless it was raining at the time of the inspection, the Surveyor cannot be taken to represent that the rainwater fittings are watertight, or that they are properly fitted and aligned:*

### **Condition Rating 2**

The rainwater system is in an adequate condition. Most of the gutters are properly aligned and well supported, but there is evidence of minor leaks to the guttering to the front elevation. The down pipes are adequately fixed and there are enough for the roof area to drain. Most are well decorated with little or no sign of deterioration. The down pipes discharge into adequately maintained gullies, although some may need clearing out. Where visible, the valley and parapet gutters are generally free of defects and obstructions.

**21. Main walls.** *Foundations have not been exposed for examination. In the case of timber framed or system built houses it may be impossible to confirm the construction detail:*

### **Condition Rating 3**

**Structural defects:** There are no signs of any major structural movement to the main walls, they are generally vertically aligned, but the soft red bricks are beginning to deteriorate and a small amount of repointing and repair will be required. The lintels and masonry sills are generally defect free, although replacement/re-bedding may occasionally be required. The cost of access scaffolding and brick repairs to both the front and rear elevations will exceed £1000, as cost which should be shared with either the freeholder or leaseholder of the property below.

**Damp proof courses:** The damp proof course cannot be seen. Damp meter readings were taken where possible and rising damp was found to the main walls at the bottom of the front staircase within the porch. A damp survey and estimate for remedial works is required from a specialist contractor. The cost of which is likely to be shared with the freeholder or leaseholder of the property below.

## **22. Windows**

### **Condition Rating 1**

The windows are in a satisfactory condition. There is little evidence of rotten timber, corrosion or distortion in the frames. The glazing putties/beads are satisfactory, the opening casements and sashes operate easily and the frames are satisfactorily bedded with appropriate sealant. There is little evidence of condensation.

## **23. External Doors:**

### **Condition Rating 2**

The doors are in an adequate condition with only a few minor defects. They open and close adequately, and latches, locks and bolts all work. The level of security just meets current minimum standards. The frames are adequately sealed with the appropriate sealant. The front door is partially glazed and safety glass is not used, although a security grill is fitted behind the glass internally. The threshold is not allowing water to enter the building although the rear door frame has evidence of wet rot in places.

## **24. All other woodwork: Where accessible**

### **Condition Rating 1**

The external woodwork is in a satisfactory condition. There is little evidence of rotten timber or distortion of the individual sections. All the joints and junctions look satisfactory.

**25. Claddings (e.g. boarding) to the external walls**

**None**

**26. External decoration:**

**Condition Rating 2**

Although much of the external decorations are in an adequate condition, a number of areas are developing defects. These typically include small areas of blistering and peeling paintwork to the stone cills, and a few cracked glazing putties, but the decorations can wait until the next planned external maintenance programme (within a maximum of say two years).

**27. Other:** This element refers to other external building elements that do not fit in the categories listed previously, such as balconies, roof terraces, fire escapes and large dormer constructions.

**None**

## Interior

### GENERAL COMMENTS

*A non-invasive inspection of all the parts of the property were carried out, without causing damage. However, if the part of the property could not be seen without the risk of damage and a problem is suspected, the report will indicate this and include recommendations on the need for further investigation within the last summary page.*

*The surfaces of floors not covered with fixed coverings have been inspected as far as practicable. Fixed floorboards have not been lifted. Floor voids were only inspected where loose floorboards are encountered.*

**28. Roof voids,** (Attic room) *only inspected where roof hatches and voids are accessible and capable of inspection:*

#### **Condition Rating 2**

The roof structure is in an adequate condition. The roof slopes are generally even. Where they are undulating, this is on a small scale and there is no evidence to suggest the distortion will get worse. Most of the structural members are correctly sized. The ceiling joists are adequately connected to the base of the rafters and where they are not, roof spread is not a problem. Struts and other supports are taken to load bearing walls. There is no under felt to give a secondary layer of protection from rain water ingress and daylight can be seen in places. Water may be getting in however if it is on a small scale as there are no signs of water stains to the ceilings below.

**29. Floors.** *Please refer to General Comments on interior. Fixed carpets will not have been removed:*

#### **Condition Rating 1**

The timber floors are in a satisfactory condition. The floors are level and do not deflect too much during the "drop heel test". The floorboards/panels are not damp and there is no evidence of wood rot or wood boring insects. The edge of the floor is not damp and there are no gaps below the skirtings. Fixed floor coverings are dated and worn in places otherwise in satisfactory condition.

**30. Fireplaces and chimneybreast.** *The condition of flues and the presence of any flue liners are not within the scope of the report and will not be reported upon. No tests have been made on the practicality of using the chimneys.*

#### **Condition Rating 2**

All the fireplaces and chimney breasts are properly supporting the chimneys above. Where the rear chimney was removed to the kitchen, there is no evidence that the structure is properly supported. The fireplace to the front lounge is in working order and where some are blocked, the flues are properly ventilated.

**31. Ceilings,** *inspected from floor level only:*

#### **Condition Rating 2**

The ceilings are in an adequate condition. They are generally even and where there are cracks such as the front lounge, these appear stable. The ceilings are lined with paper except to the front lounge. It is likely that all the ceiling are cracked and will need to be filled or skim coated with plaster next time the property is decorated.

### **32. Internal walls, partitions and plasterwork**

#### **Condition Rating 2**

The internal walls, partitions and plasterwork are in an adequate condition. The internal walls are properly supported and there is evidence of a small amount of building movement internally to the left hand party wall, not uncommon with a property of this age. The partitions are robust enough for shelves and other fittings. Plaster finishes are adequate, but the walls are papered over concealing any likely cracks which will need filling or skim coating with plaster when the rooms are next decorated.

### **33. Built-in fittings (including kitchen and other fittings, but excluding appliances)**

#### **Condition Rating 2**

The kitchen cupboards, worktops and sink are in an adequate condition although they are an older design. On the whole, the doors and drawers operate properly but a few need minor repairs/small scale replacement.

Although there might be a little dampness beneath the sink, it is not considered a serious problem. Although repairs are required, these are not urgent and they do not spoil the use of the kitchen.

**34. Internal Woodwork.** *Only those revealed by visual inspection. Please refer to General Comments on interior:*

#### **Condition Rating 2**

The internal woodwork is in an adequate condition. Most of the internal doors open and close properly, but a few need adjusting. The handrails and balusters are secure and safe. The staircases are in an adequate condition.

### **35. Internal decoration:**

#### **Condition Rating 3**

Most of the internal decorations are very dated with wall paper to most all the walls and most of the ceilings which are likely to be concealing cracks. Although in dated redecoration is no urgent and can wait., although when carried out will cost in excess of £1000.

**36. Sanitary fittings:** *including bathroom, lavatory, kitchen and utility areas:*

#### **Condition Rating 2**

The bathroom fittings and appliances are in an adequate condition. They are an older design and in need of minor repair, but are generally fit for their purpose. Some fittings may be loose and a few splash backs may need to be waterproofed with an appropriate sealant.

**37. Dampness,** *damp meter readings have been made where appropriate and possible without moving furniture. This section does not require a condition rating, however a description has been given.*

Damp meter readings were taken to main walls were accessible. High reading were taken to the party wall at the base of the stairs which suggests that the damp proof membrane in the brickwork has deteriorated. A damp survey and an estimate is required from a specialist contractor. The cost of the remedial works may be a shared cost with the owner below, the freeholder and the neighbouring property, as the wall is shared.

## SERVICES

*No tests have been carried out on the service supplies or on the central heating, plumbing, water, gas or electricity distribution and other specialist systems and only observation will be made on those systems. The standard and adequacy of installations can only be established by employing the appropriate specialist.*

### **38. Electricity**

#### **Condition Rating 2**

The electrical system appears adequate although there are a small number of defects and deficiencies. Although most of the wiring and fittings are of a modern design, it is unlikely that the electrical system will fully comply with current regulations. There is no supplementary bonding, but few (if any) MCBs and RCDs. Although the whole installation needs to be tested and some repair work will be required, it is unlikely to result in complete rewiring.

### **39. Gas**

#### **Condition Rating 1**

There are no obvious defects or deficiencies indicating problems with the service system. The gas meter is located to the front of the property.

### **40. Water**

#### **Condition Rating 2**

The water system is adequate. There are no apparent serious or urgent repairs required, although some upgrading maybe needed. The rising main may be partially insulated and often made of lead. The storage tanks may need updating. The pipe work is mostly modern, but the water pressure appears to be low.

### **41. Heating *(not tested)***

#### **Condition Rating 2**

There are a small number of defects and deficiencies with the heating system. The boiler is an older model (say more than 15 years old), some of the radiator valves may be stuck and there might be loose and poorly fitted pipe work. It is not known whether parts are still available.

It is unlikely that the service system will fully comply with modern regulations and it needs to be tested and checked as soon as possible. Some repair work will be required, but it is unlikely to result in complete replacement, unless a modern energy efficient boiler is preferred, in which case a new installation will be far in excess of £1000.

### **42. Drainage**

#### **NI**

There are no obvious defects or deficiencies that indicate there might be problems with the drainage system. Taps were run and there did not appear to be any blockages.

## External Parts, Observation and Solicitors Enquiries

**43. Garages and Outbuildings**, *general comments only: Where buildings are used in common state accordingly. It is recommended that the prospective purchasers Solicitor be requested to make enquiries into the following listed items:*

There is a small wooden shed in the rear garden.

**44. Boundary fences and walls** *(including retaining walls and gates), general comments only as no comments can be made as to adequacy: Where boundaries are in common state accordingly. It is recommended that the prospective purchasers solicitor be requested to make enquiries into the following listed items.*

Ownership of garden fences to be ascertained for future maintenance purposes. The left hand side is in need of complete replacement.

**45. Disabled Access:** *it should be borne in mind that current regulations and the DDA do not have retrospective power.*

**46. Guarantees** *(woodworm, damp proof systems and roofing), Planning and Building Regulation permissions (permission granted for extensions and alterations), Easements (rights over adjacent properties, such as for services), Rights of way (rights of way over land for access for both pedestrian and vehicular), Land Rents (Rent and lease applicable to Flats) and outstanding debts on construction works provided (works that have been completed and fitted upon the survey property for which a claim could be made): It is recommended that the prospective purchasers solicitor be requested to make enquiries into the following listed items.*

1. Evidence of boiler service history; and

2, Responsibility for shared maintenance costs and areas of maintenance such as the roof covering and external decorations etc.

**47. Security - Health and Safety:** *Enquiries were not made in respect of flooding, geological substrate in relation to radon, distance away from filled tip, asbestos, building on contaminated ground, distance from overhead electric grid power lines or electronic equipment and radio masts. Also the location of survey property in relation to noise, smells and views. (industrial plant, railways, motorways and main roads, airports and/or flight paths). It is recommended that specialists are employed to report on the following listed items:*

\* Inspection certificate for flue to lounge carried out prior to fitting of gas fire

**48. Position of trees:** *Shrubs and Hedges: Comments made in relation to the position, height, and shrub or hedge, but will relate to the position and distance from the property or buildings.) In certain circumstances trees, shrubs and hedges can have an affect upon the foundations and structure of a property and this can also be aggravated by the sub-soil type and conditions. In addition tall trees can produce unwanted shade, distribute debris that can block surface drainage systems and in the event of toppling can cause damage to property, fences, walls or persons. This could affect insurance premium.*

There is a large tree to the front of the property, close enough to the house to cause a threat of subsidence, however there is no evidence of any major structural problems at this present time although there is no guarantee that problems will not occur in the future. The age of the property means that it is of a medium risk of future damage.

**49. Energy efficiency:** *General comments on the construction of the property in relation to the energy efficiency of the design. Comments shall also be given upon solar gain and use of natural energy resources. (Only an outline can be provided from the visual inspection made by the surveyor. In some cases it is impossible to identify the exact construction of walls, roofs and especially ground floors, because the surfaces have been covered).*

The walls are of solid construction, therefore the building will take longer to warm up in comparison to modern cavity wall construction, however once warm the walls will retain heat for a longer period. The insulation between the ceiling joists is approximately 100mm and can be improved by increasing the thickness to 200mm. The boiler is old and is not energy efficient. Energy saving light bulbs are recommended. Please refer to the sellers energy performance certificate for further information.

**50. Acoustic Insulation:** There did not appear to be a noise problem.

## SUMMARY OF CONDITION

### Overall condition of property

The property is generally in poor condition although repairs are required, most are not considered either serious or urgent, however those given a rating of three highlighted in red need either urgent repair or will cost in excess of a £1000 to rectify.

### Widespread problems that affect many parts of the property

There is damp to the lower section of the ground floor walls and the external brickwork is deteriorating in places which may also give rise to dampness in the exterior wall. The roof covering to the main front section of the building is in poor condition and requires replacing soon to prevent water ingress into the void below.

### Summary of structural movement

Internally there are signs of minor to the party wall adjacent the front staircase which is not uncommon in a property of this age. There are no apparent major structural defects.

## RECOMMENDATIONS

Further Investigation	
Damp survey	√
Chimney sweep & smoke test	√
Services report	√

### Details of recommended investigation of defects seen or suspected:

Dampness was found to the base of the party wall within the ground floor hall. We therefore recommend a damp survey and estimate from a specialist contractor. Solicitor enquires should be made with regards responsibility for upkeep of main walls, roof etc. This information should be detailed within the lease.

It is recommend that the flue to the front lounge fireplace is swept and tested prior to use.

The services are adequate but it is unlikely that they meet with modern standards and minor repairs may be required, therefore an inspection of the services by a specialist contractor is recommended.

*I declare that I have personally inspected the above property and have prepared this report.*

**Signed:**

**Date:**

**Name:** Dennis Brett MCIQB LCGI  
**Title:** Chartered Building Consultant

**Name and Address of Firm:**

**Name of Firm,** *SITE SAGE*

**Company or individual**

**Address** 65 Highclere Street, Sydenham, London, SE26 4EX

**Telephone:** 020 8659 8409  
**Fax:** 020 8778 8681  
**Email:** sitesage@tiscali.co.uk  
**Web:** www.sitesage.co.uk

## Photos

## Summary of Works Required & Remedial Costs

The report has not and will not give costs for making good or replacement of repairs or defects in the property, unless specific instructions are given to the contrary and for which a separate fee shall be agreed.

Where the report may give costs for making good or replacement of repairs or defects in the property, they must be considered only as a preliminary guide at the time it is given. No guarantee or warranty is given that the costs are accurate and these must be obtained from contractor's estimates and tenders.

Section of Report	Item No	Building Element	Rating	Description of works	Recommended Remedial Works	Buyers Costs
Exterior	17	Main Roof coverings				
	18	Secondary Roof Coverings				
	19	Chimneystacks & Flashings				
	20	Surface water drainage				

	21	<b>Main Walls</b>				
	22	<b>Windows</b>				
	23	<b>External doors</b>				
	24	<b>All other woodwork</b>				
	25	<b>Claddings</b>				
	26	<b>External decoration</b>				
	27	<b>Other - ...</b>				

<b>Interior</b>	28	<b>Roof Voids</b>				
	29	<b>Floors</b>				
	30	<b>Fireplaces and Chimneybreasts</b>				
	31	<b>Ceilings</b>				
	32	<b>Internal walls, partitions &amp; plasterwork</b>				
	33	<b>Built-in fitments</b>				
	34	<b>Internal Woodwork</b>				

	35	<b>Internal decoration</b>				
	36	<b>Sanitary fitting</b>				
	37	<b>Dampness</b>				
<b>Services</b>	38	<b>Electricity</b>				
	39	<b>Gas</b>				
	40	<b>Water</b>				
	41	<b>Heating</b>				

	42	Drainage				
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**Cost Summary**

Remedial Costs	<u>£0.00</u>
Contractors Overheads & Profit 15%	<u>£0.00</u>
Total	<u>£0.00</u>
Plus VAT @ 17.5%	<u>£0.00</u>
 Total Remedial Costs	<u>£0.00</u>
 Cost of Survey	<u>          </u>
 <b>Total Buyers Costs</b>	<u><b>£0.00</b></u>