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Building Survey

X Ewelme Road
Forest Hill
London
SE23 3BQ

For

Mrs. Jones
X Otford Crescent
Crofton Park
London
SE4 1RD

Prepared by: Dennis Brett

Dated: 11th December 2006

House/Flat Condition Report

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December 2004 Edition

Surveyors Report

The following report is based upon a visual inspection of 29 Ewelme Road, Forest Hill, London, SE23 3BQ, 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 and condition of the property on the date when it was inspected, which is shown in the report. 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 printed notations included in the report shall form an integral part of the Report. Your attention is directed to the limitations that this may create.

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. You should commission independent advice if you require a valuation. 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.

What Was Inspected

The Surveyor inspected the inside and out 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
3	Defects of a serious nature or defects requiring urgent repair

General Property Information

- 1. Name of Client:** Mrs.Jones
- 2. Address to which correspondence is to be sent:** X Otford Crescent, Crofton Park, London, SE4 1RD
- 3. Address of property inspected:** X Ewelme Road, Forest Hill, London, SE23 3BQ
- 4. Date of inspection:** 11th December 2006
- 5. Weather conditions during inspection:** Showers
- 6. Tenure and Council Tax:** Freehold Property. Council Tax band H
- 7. Access to site:** Access from adopted pavement off Ewelme Road
- 8. Is property listed or in conservation area:** No
- 9. State of the property when inspected:** Vacant and furnished
- 10. Orientation** North to North East facing property.
- 11. Purchase price or guide price** £475,000 - £500,000
- 12. Approximate year of Construction:** 1883
- 13. Approximate year of conversion:** 1980
- 14. Approximate year property was extended:** 1980 Rear single storey extension to lower ground

15. Unusual features regarding location:

The house is North East facing, situated on sloping site at highest end of the road, giving good views of London. When looking at front elevation the ground slopes from right to left. The ground also slopes from the front of the property to the rear. Access is directly off adopted pavement along side Ewelme Road.

16. Situation of property:

The property is situated on the south side of Ewelme Road, close to its junction with Honour Oak Road. The local shops and amenities of Forest Hill are available with further shopping facilities of both Lewisham and Bromley also being accessible. Both Dulwich and Sydenham Hill Golf Course and Horniman Museum and Gardens are within reach. Communications are afforded by Forest Hill Railway Station and the nearby A205 (South Circular Road)

Exterior

A visual inspection of the condition of the exterior of the property has been 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 must 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.

23. Roof coverings: Condition Rating 3

Pitched: The roof slopes are uneven and there are signs of the ridge board and rafters sagging to the front elevation on the right hand side of the property. It is suspected that the roof has been overloaded by use of modern concrete tiles, the original roof covering would have been slate and lighter in weight. The moisture barrier between the roof tile and rafters is present, however there are a number of holes in it. Where there is no moisture barrier water is getting through beginning to affect the construction below. The roof covering needs to be repaired to prevent further damage to other parts of the building.

Flat: A rear flat roof extension to the rear lower ground property has been constructed. The roof covering is in poor condition and is leaking in various places. Water has affected the integrity of the roof joists below. The roof covering needs to be repaired to prevent further damage to other parts of the building.

24. Chimneystacks and flashings: Condition Rating 3

The chimneys are in adequate condition. The pointing and flaunching are adequate although some minor repairs will be required. The flashings are loose and partly absent and there is evidence of leaks in the roof space below.

25. Surface water drainage: Condition Rating 3 (*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:*

The rainwater system is in poor condition. Some of the gutters are poorly aligned and supported. There are a number of leaks and blockages. The down pipes are poorly fixed and leaking, which has resulted in damp penetration into the walls. The decorations are poor and there are a number of deteriorated gutters and down pipes. The system discharges into poorly maintained gullies that may be blocked. Where visible, the valley and parapet gutters are poor, with defects that may have caused leaks to the spaces below. The guttering requires replacing as soon as possible to prevent further damage to the building.

26. Foul drainage, where visible: Condition Rating NI

27. 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 2

Structural defects: The main walls are in adequate condition, however the main walls are not vertically aligned which is not uncommon with a property of this age and size. Minor cracks to the external rendered finish at the rear of the property suggests some possible foundation movement. The direction of the cracks suggest that there is a possible foundation movement to the right hand corner of the building looking from the rear. The cause could be the an inadequate formation the opening leading into the rear extension, or shrinkage in clay due to the recent winter and summer droughts. The rear extension has a large crack between the extension and main building, indicating signs of subsidence to extension foundations.

Damp proof courses: No damp proof course can be seen, it is likely that the original damp proof course

Ventilation to sub-floor, airbricks: Vents are present to the front raised ground floor. None could be seen else where and it is recommended that all raised floor voids are cleared of debris to ensure good air circulation.

28. Joinery condition, where accessible: Condition Rating 3

Windows: Most of the windows are in poor condition with a number (say 55 - 60%) showing signs of defects. These include several rotten areas of timber and open joints. It may be difficult to open and close them. The sealants to frame/wall junctions are in poor condition with evidence of rainwater penetration internally that has affected the building internally.

External Doors: The doors are in adequate condition with only a few minor defects. They open and close adequately and latches and locks and bolts all work. The level of security just meets current minimum standards.

All other woodwork: Much of the external fascia boards are in poor condition with visible wood rot in many different sections. Some parts are loose and falling away.

29. External decoration: Condition Rating 3

Most of the external decorations are in poor condition with the majority showing defects. These include cracked and missing glazing putties and large areas of missing, peeling, flaking or powdering paint and varnish.

Interior

GENERAL COMMENTS

A visual inspection of the general condition of the property has been made from floor levels and from readily and floor coverings have not been moved. Woodwork and other parts of the structure that are covered, unexposed or inaccessible have not been inspected and we are unable to report that any such part of the property is free from defect.

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

Where a Flat is involved a description of the common parts shall be included.

30. Roof voids, only inspected where roof hatches and voids are accessible and capable of inspection:

Condition Rating 3

The roof structure is in poor condition. The roof slopes are uneven, with distortion likely to get worse. Some of the rafters are not connected to the ridge board caused by replacement of slate tiles with concrete interlocking tiles that are overloading the timber roof members. Tears to moisture barrier letting in water and thermal insulation is not present.

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

Lower Ground: Condition rating 3

Uneven solid floor affected by dampness.

Raised Ground: Condition rating 2

Suspended timber floor in an adequate condition. The floors are generally level and do not suffer from excess deflection during the 'drop heel' test. There is sufficient under floor ventilation although this may not exactly match current standards.

First Floor: Condition rating 3

Timber floor in adequate condition, however the floors are sloping and there are signs of damp to floor boards in areas.

Second Floor: Condition rating 3

Timber floor in poor condition. The floors are sloping and deflect excessively during the 'drop heel' test. The floor boards are damp and there is clear evidence of bowing floor joists in the front reception room, probably caused by rotten ends buried into wall.

32. Internal partitions, walls. Wall hangings will not have been moved:

Condition Rating 2

The internal walls, partitions and plasterwork are in an adequate. Most of the internal walls are properly supported and where they are not, there is no evidence of building movement. Most of the partitions are robust enough for shelves and other fittings, however there are signs of damp and small areas of loose plaster.

33. 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. There are stains and areas of damp patches/

34. Ceilings, inspected from floor level only:

Condition Rating 3

There is a mixture of both plaster board and lath and plaster ceilings throughout the building. The ceilings are in poor condition and approximately 20% require replacement. Several are uneven with a number of cracks. There may be a number of leaks that have damaged the plaster, with some still active.

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

There are visible signs of extensive dampness throughout the building. Water ingress is apparent through the windows, roof and walls as the guttering and down pipes are missing in places. The lower ground floor is suffering from rising damp to the walls and solid floor.

36. Defective timbers. Only those revealed by visual inspection. Please refer to General Comments on interior:

Condition Rating 2

The internal woodwork is in adequate condition. Most of the internal doors open and close properly, but a few may need adjusting. The handrails and balusters are mostly secure and safe, but a few balusters may need some repair. The staircases are in adequate condition, with only a few treads and risers needing minor repair. Architraves and skirtings are generally straight and free from distortion.

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

Condition Rating 3

The sanitary fittings are in poor condition. They may be older in design and require a number of repairs. A few may not be working at all. Many fittings may be loose, unstable or cracked and most splashbacks may need to be water-proofed with appropriate sealant.

38. SERVICES

Condition Rating 3

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.

A). Electricity: The electrical system is in poor condition. There are considerable defects and deficiencies indicating that extensive repair or complete replacement will be required. It is an older system with a number of out of date fittings and wiring circuits. There is little supplementary bonding. There have been a number of DIY alterations.

B). Gas: There is no evidence of a Gas Completion Certificate and if there is one, it does not cover any of the current gas appliances. The gas system will not comply with modern regulations and the whole installation needs to be tested and checked. The system needs to be repaired and may require complete replacement.

C). Water: There are a considerable number of defects and deficiencies indicating that the water system will require extensive repair or complete replacement. These could include un-insulated lead rising main (both externally and internally), low water pressure, galvanised steel water tanks without lids, a variety of DIY type plumbing. The system is leaking in places and requires immediate attention. Further inspection and testing is required by an appropriate qualified contractor. Although the full extent of the problems will not be known until a report is received, it is likely that the water system will require significant investment to render it safe and efficient to use.

D). Heating: There are a considerable number of defects and deficiencies indicating that the system will require extensive repair or complete replacement. The defects include an older boilers (say 15 - 20 years) with signs of leaks. Further inspection and testing is required by an appropriately qualified specialist. Although the true extent of the problems will not be known until the report is received, it is likely that the service system will require significant investment to render it safe and efficient to use.

E). Drainage Condition: NI

External Parts, Observation and Enquiries

39. 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:*

None

40. 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 established

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

To be considered if total refurbishment of building proceeds.

42. 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.***

Planning and building regulation approval for rear extension.

43. Health and Safety: *Enquiries 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). Where no enquiries have been made state accordingly: **It is recommended that specialists are employed to report on the following listed items:***

Asbestos removal if full refurbishment is to be carried out. Asbestos flues present in the basement kitchen and flue linings to some of the chimneys, it is therefore recommended that a thorough survey be carried of all other areas.

44. 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 are no tall trees or shrubs close to the property.

45. 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. There is currently no thermal insulation to the roof void, therefore it is recommended that insulation be incorporated between ceiling joists and rafters. The rear of the property is mainly South Facing, and similar building in the area have been given permission to install solar panel onto the roof, therefore it is recommended that further enquires are made.

46. Acoustic Insulation: Not inspected but recommended between floors if not present.

47. SUMMARY OF RATINGS

Section of Report	Item Number	Building Element	Description	Rating
Exterior	23	Roof coverings	Pitched roof uneven and water getting in.	3
			Flat roof covering defective, water getting in, roof joists effected with wet rot.	3
	24	Chimneystacks and flashings	Flashings loose with evidence of leaks	3
	25	Surface water drainage	Number of leaks to guttering and down pipes, sections missing.	3
	26	Foul drainage		NI
	27	Main Walls	Not vertically aligned, some minor cracking	2
	28	Joinery	Most windows in poor condition letting in water. 55 60% require replacement.	3
	29	External decoration	In poor condition showing defects including cracked and missing putty to windows.	3
Interior	30	Roof voids	Rafters not connected to ridge board in places. Torn moisture barriers, letting in water, no insulation.	3
	31	Floors	Lower Ground: Uneven solid floor with rising damp.	3
			Raised Ground: Adequate although ventilation may not match current standards.	2
			First Floor: Floor sloping and signs of damp	3
			Second Floor: Poor condition, sloping floors, defective joists to front reception room.	3
	32	Internal partitons,walls	Adequate but require plaster patch repairs, signs of damp.	2
	33	Fireplaces and chimneybreasts	Properly supporting chimneys with damp patches visible.	2
	34	Ceilings	Poor condition approximately 20% require replacement	3
	35	Dampness	Extensive dampness throughout the property. Water ingress through roof, windows, walls. Rising damp to lower ground floor	N/A
	36	Defective timbers	Minor repairs to doors and staircases	2
	37	Sanitary Fittings	Old fittings and loose. Splash backs require sealing.	3
	38	Services	Antiquated gas, water, heating and electrical systems. Probably require replacement, further checks needed.	3

48. SUMMARY OF CONDITION

Overall condition of property

The property is in poor condition, there are a number of serious or urgent defects to the roof, windows, guttering, down pipes and rear extension foundations.

Widespread problems that affect many parts of the property

There is extensive dampness and water penetration into the property caused by rising damp into the lower ground walls and floor. Water is getting in through the roof, windows, and walls. There are a number of guttering and rainwater sections are missing. Electrical, gas, water and heating are antiquated and probably require replacement, further advice is required from a services specialist.

Summary of structural movement

The main walls to the rear and left hand side of the building, looking from the front elevation are leaning out, there are some minor cracks to the rendering at the rear of the property that suggests some movement. The rear extension is subsiding and detaching from main building.

49. RECOMMENDATIONS

Further Investigation	√
Asbestos Survey	√
Damp survey	√
CCTV drainage survey	
Electrical report	√
Gas safety checks	√
Water	√
Structural report on movement and subsidence to rear extension.	√

Details of recommended investigation of defects seen or suspected:

Asbestos is present in the building, all services are antiquated, there are signs that there has been some movement to the main building at some point. The rear extension is subsiding and there is dampness throughout the property and rising damp in the lower ground walls and floor. It is advisable to check all areas for asbestos and obtain advice as to whether removal is required or whether it can be retained, treated or encapsulated. If removal is advised and specialist company contractor will have to be appointed.

All services are antiquated and it would be the purchasers intention to refurbish the property throughout. it is likely that the existing services cannot be retained and advice will need to be given with regards to upgrading the incoming water main and electrical supply, design input is required from a services engineer. I recommend that a Structural Engineer check the existing foundations to the rear of the property therefore a trial hole will be required. It would be uneconomical to underpin the rear extension, therefore it is advised to knock it down. Underpinning may be required to the right hand corner at the rear of the building, looking from the rear, but this will not be known until a trial hole is dug and a Structural Engineer carries out a survey.

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

Signed:

Date:

Name: Dennis Brett MCIOB LCGI

Title: Chartered Building Consultant

Name and Address of Firm:

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