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## Building Survey

Flat X, Grassmere Court  
Westwood Hill  
Sydenham  
London  
SE26 6NW

For

Mr. Smith  
X Parkhill Road  
Belsize Park  
London  
NW3 2YN

Prepared by: Dennis Brett

Dated: 18th 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 the property, 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:** Mr.David Smith
- 2. Address to which correspondence is to be sent:** Park Hill Road, Belsize Park, NW3 2YN
- 3. Address of property inspected:** Flat X, Grassmere Court, 63 Westwood Hill, SE26 6NN
- 4. Date of inspection:** 14th December 2006
- 5. Weather conditions during inspection:** Windy
- 6. Tenure and Council Tax:** Leasehold Property: Council Tax band G  
Approximate annual service charge 2006/07 £1400  
Ground Rent £50 per annum
- 7. Access to site:** Access is directly off Westwood Hill, which leads into private road and parking area. The property is located on the first floor and accessed via a communal staircase. There is no lift within the building.
- 8. Is property listed or in conservation area:** No
- 9. State of the property when inspected:** Furnished, the vendor is still living at the property, however the property was viewed without vendor or agent present.
- 10. Orientation** North to North West facing property.
- 11. Purchase price or guide price** £165,000 - £168,500
- 12. Approximate year of Construction:** 1981
- 13. Approximate year of conversion:** Not applicable
- 14. Approximate year property was extended:** Not applicable
- 15. Unusual features regarding location:**  
The house is North West facing, situated on sloping site, when looking at front elevation the ground slopes from right to left.
- 16. Situation of property:**  
The property is situated on the south side of Westwood Hill, in upper Sydenham. The local shops and amenities of Sydenham are available with further shopping facilities of both Lewisham and Forest Hill also being accessible. Both Dulwich and Sydenham Hill Golf Course and Horniman Museum and Gardens are within reach. Communications are afforded by Sydenham and Sydenham Hill Railway Stations 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 2

**Pitched:** The front and rear elevations have sloping tiled sides to the third floor only, to give the impression of a Mansard roof, however the main roof is flat. The roof is in reasonable condition, although there are some tiles missing in isolated areas, to the front and rear of the building. It is suspected that there are also some loose tiles as one was found on the lawn of the rear garden, which is a potential health and safety risk to occupiers and visitors.

**Flat:** The main roof to the building is flat. Access to this area was restricted, therefore **Not Inspected**

### 24. Chimneystacks and flashings: Condition Rating 1

There are no chimneys to the property. The flashings are lead and are in good order.

**25. Surface water drainage: Condition Rating 1** (*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 good condition, the guttering and rainwater pipes are correctly aligned. The external gullies to the front and rear, that do not appear to be blocked but are covered in leaves, which are probably cleared as part of the regular garden maintenance routine.

### 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 1

**Structural defects:** The main walls are in good condition and vertically aligned. There are no structural defects.

**Damp proof courses:** Damp proof course are present and at the correct height of 150mm above ground level.

**Ventilation to sub-floor, airbricks:** The floors are of solid construction, therefore no ventilation required.

**28. Joinery condition, where accessible: Condition Rating 2**

**Windows:** The windows to the block are either UPVC or aluminium, therefore low maintenance.

**External Doors:** The doors are in adequate condition with only a few minor defects. The majority open and close adequately and latches and locks and bolts all work. The level of security just meets current minimum standards, however the sill to the rear door has been cut out, but not replaced, which could allow cats or vermin into the building. The ground floor communal door also requires adjusting. All communal doors are in need of decorating.

**All other woodwork:** The external woodwork is in satisfactory condition. There is little evidence of rotten timber or distortion to the individual sections.

**29. External decoration: Condition Rating 1**

The external painted surfaces are in a satisfactory condition.

## 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.

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

**Condition Rating Not Inspected**

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

**Condition rating 1**

The floors are of concrete construction and are even. There are no signs of damp to the ground floor. The floor covering to the bathroom and toilet are ceramic tiles in good order. The hallway is covered in wood laminated flooring and the bedrooms and lounge in carpet, all of which are in good condition.

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

**Condition Rating 1**

The internal walls, partitions and plasterwork are in a satisfactory condition. All the internal walls are properly supported and robust enough for shelves and other fittings. Plaster finishes are sound, damp free and there are no signs of building movement.

**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 Not Applicable**

There are no chimney breasts or fire places.

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

**Condition Rating 1**

The ceilings are made of concrete and have had artex pattern applied to the surfaces. The ceilings are in satisfactory condition, however the artex is uneven where the joints of the concrete panels meet. There is no evidence of leaks and covings are securely fixed in place.

**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 no signs of damp penetration.

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

**Flat: Condition Rating 1**

The internal woodwork, is in a satisfactory condition. The internal doors open and close properly with exception to the first bedroom adjacent to the front entrance door. Skirting boards and architraves are straight and free from distortion.

**Communal Areas: Condition Rating 2**

The doors are in adequate condition with only a few minor defects. The majority open and close adequately and latches and locks and bolts all work. The level of security just meets current minimum standards, however the sill to the rear door has been cut out, but not replaced, which could allow cats or vermin into the building. The ground floor communal door also requires adjusting. All communal doors are in need of decorating.

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

**Condition Rating 1**

The sanitary fittings are in a satisfactory condition, however the pop up to the wash hand basin is stiff and requires adjusting.

**38. 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.

**A). Electricity: Condition Rating 2** The electrical system 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 does not appear to be earth bonding to the plumbing system and there are no RCDs. Although the whole installation needs to be tested and some repair work will be required, it is unlikely to result in complete rewiring.

**B). Gas: Condition Rating 1** There is no obvious defects to the pipe work or meter, however there was no certification made available or earth bonding to the system. *Boiler not inspected or tested.*

**C). Water: Condition Rating 1** There are no obvious defects or deficiencies that indicated that there might be problems with the water system. The rising main stop cock is located to the left hand side of the kitchen sink, in low level void with access panel together with the gas meter. There is no water meter installed at the property.

**D). Heating: Condition Rating 1** There are no obvious defects to indicate a problem with the heating system. All radiators to the main rooms are fitted with thermostatic radiator valves to control the heat output to rooms individually. A request should be made for evidence that the boiler has been regularly serviced and maintained.

**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.*

The retaining wall to the front elevation adjacent the pavement appears to be in good condition, no pointing or brickwork repairs are required.

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

There is no lift to the property. Although the staircase and door openings are wide, disabled access would not be possible if dependant upon a wheelchair, however it would be possible to access the first floor by a disabled person if able bodied but relied upon a walking stick.

**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.**

\* Service history of boiler

\* Warranty or guarantee for double glazed windows.

**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:*

Some of the clay tiles to the sloping sides of the roof at third floor level have fallen to ground and should be reported to the managing agent. There are no other obvious issues, however it is common for mortgage lenders to request a environmental report, therefore check with your lender to see if this is necessary and inform your solicitor accordingly.

**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 trees to the front and rear of the property, however they are at a safe distance from the building and do not pose a threat to the stability of the foundations.

**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 property is North Facing, therefore there will be little if any direct sunlight into the property, it is likely that the hallway light will have to remain on during the day. The double glazed windows give thermal insulation to the property, however the concrete floors give poor insulation, however once warm they will retain the heat.

**46. Acoustic Insulation:** The windows give acoustic insulation from the main road, however the windows do not have vents, therefore to vent the property the windows will have to be opened. When opened traffic noise can be heard.

#### 47. SUMMARY OF RATINGS

Section of Report	Item Number	Building Element	Description	Rating
Exterior	23	Roof coverings	Some loose or missing tiles to sloping sides of roof to third floor, front and rear elevations.	2
			Flat roof covering defective, water getting in, roof joists effected with wet rot.	NI
	24	Chimneystacks and flashings	No chimney stacks, flashings in good order.	1
	25	Surface water drainage	In good order, leaves to external gullies to be cleared as part of normal maintenance routine.	1
	26	Foul drainage		NI
	27	Main Walls	Vertically aligned and in good order	1
	28	Joinery	Rear external door required sill repair and internal doors require adjusting and redecorating.	2
	29	External decoration	In satisfactory condition	1
	Interior	30	Roof voids	
31		Floors	Of concrete construction, level and no signs of damp to ground floor.	1
32		Internal partition, walls	In satisfactory condition, well supported and robust enough for shelves	1
33		Fireplaces and chimneybreasts	None	NA
34		Ceilings	Concrete with artex finish in good order.	1
35		Dampness	None	N/A
36		Internal woodwork	Satisfactory, one door requires adjusting.	1
37		Sanitary Fittings	Generally good, pop up to bathroom basin stiff	1
38		Services	Electrical survey required.	2

#### 48. SUMMARY OF CONDITION

**Overall condition of property**

The property is in good condition for its type and age. The internal painted surfaces are in satisfactory condition. The decorations look like they have been recently carried out. The floor coverings to all areas are in good condition. There are some minor repairs needed but are not urgently required and can be carried out as part of a normal maintenance regime.

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

None

**Summary of structural movement**

None

**49. RECOMMENDATIONS**

<b>Further Investigation</b>	√
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:**

An electrical survey is recommended as there does not appear to be any earth bonding to the gas and water pipe work system, the fuse board is outdated and does not comply with current standards. It is advisable to enquire as to whether there are any gas safety records and service history for the boiler. Advise should be sort from your solicitor with regards to the lease period remaining and actual age of the building. The lease was produced in 1981, however the estate agents have described the property as being 1970s built and the managing agent have described the property as being 1960s built. The managing agents details also make reference to a lift within the property, and have stated that there is no allocated parking, however there is no lift and there is allocated parking, it is therefore assumed that the information provided is incorrect and all items should be cross checked with the lease by your solicitor.

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

**Signed:**

**Date: 18th December 2006**

**Name of Surveyor:** Dennis Brett MCIOB

**Name and Address of Firm:**

Name of Firm: *SITE SAGE*

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