

SITE SAGE

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Building Survey

1 Alphabet Road
Loughton
Essex
IG10 1AB

For

Mr & Mrs Everybody
1 Nowhere Street
Loughton
Essex
IG10 2BC

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 & Mrs Everybody
- 2. Address to which correspondence is to be sent:** 1 Nowhere Street, Loughton, Essex, IG10 2CD
- 3. Address of property inspected:** 1 Alphabet Road, Loughton, Essex, IG10 1AB
- 4. Date of inspection:** 6th December 2018
- 5. Weather conditions during inspection:** Overcast and damp

6. Tenure:

Freehold:	√
Leasehold:	

Approx. Lease term	N/A
Approx. Ground Rent	N/A
Approx. Service Charge	None
Floor	N/A
Number of floors	Two
Number flats in block	N/A
Purpose built or converted	Purpose built house

7. Access

Access to property: Access via path leads from Alphabet Road to the front door and side entrance.

Access to gardens: Access to the rear garden is via a side entrance to the property on the right hand side (when looking from the front). Internally via side door off the kitchen and patio doors in the lounge.

Access restrictions: The brick shed was padlocked shut.

Shared access rights: None.

Restricted areas of access, excluded from survey: The brick shed was padlocked shut and so the inside was inaccessible and therefore interior of shed excluded from this report.

8. State of the property when inspected: Vacant and furnished

9. Orientation: South east facing property, north west facing garden.

10. Purchase price or guide price: £465,000

11. Approximate year of Construction: CIRCA 1947

12. Description of property:

A traditionally built semi detached, three bedroom property comprising, cavity wall construction, traditional timber hipped and pitched roof with red tiles, double glazed aluminium windows. Original features including panelled doors.

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

14. Central Heating: There is a combination, Glow Warm, 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
 Off street parking Yes, parking for 1 vehicle to the right hand side of front garden.
 Carport No
 Are roads and footpaths made up Yes
 Gardens North west facing rear garden. There is a brick built shed and separate greenhouse in the garden. To the right hand side of the property accessed via a covered walk way there is an outside W/C and storage cupboard/shed.

16. Accommodation:

Storey	Reception Rooms	Bed-rooms	Bath and or shower	Separate WC	Kitchen	Utility Room	Store Rooms & Cupboards (built in and original)	Other	Shed/ Green house
Ground Floor	1			1	1		2		
First Floor		3	1	1			5		
Garden									2
Totals	1	3	1	2	1	0	7	0	2

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 evidence of previous repair work. The roof tiles are showing signs of deterioration with number of them being defective and there is excessive moss growth across the roof surface. Internally, under-felt is present.

18. Secondary Roof Coverings:

Condition Rating 2

There is a felt roof covering to the outside W/C and cupboard/shed. This area is linked to the main property via a glass lean to covering. The brick built shed in the rear garden has an Asbestos roof. These roof coverings are in an adequate condition. The roof slopes are generally even. See further recommendation

19. Chimneystacks and flashings:

Condition Rating 1

The chimney is in a satisfactory condition. It is vertical and not excessively high in relation to its width (height less than 4.5 times its width). The pointing, flaunching and pots all look satisfactory and do not require any repair in the short or medium term. The flashings are in an adequate condition there is evidence of leaks in the roof space below.

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. To the main house most of the gutters are properly aligned and well supported. 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. The guttering and downpipe are missing to the rear brick built shed, it is recommended that these are reinstated.

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 2

Structural defects: The main walls are in an adequate condition. There are areas cracking to the external rendering that require repair and repainting when the property is next decorated.

22. Windows

Condition Rating 2

The windows are in an adequate condition, although they are old in designs and have developed a few minor defects. These include small areas of condensation internally due to the frames being metal.

23. External Doors:

Condition Rating 2

The doors are in an adequate condition with only a few minor defects. The timber side door needs some minor adjustment, but all other doors 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 doors are partially glazed and safety glass is not used, the position of the opening poses little danger to the users. The doors have some draft stripping, but this could be improved. The thresholds are not allowing water to enter the building.

24. All other woodwork: *Where accessible*

Condition Rating 2

The external woodwork is in an adequate condition. There is some evidence of wet rot to the timber gate and posts in the front garden.

25. Claddings (e.g. rendering) to the external walls

Condition Rating 2

There is evidence of de-bonded rendering and cracks within the render between and below the first floor windows that requires repairing when the property is next decorated.

26. External decoration:

Condition Rating 3

Most of the external decorations are in a poor condition with the majority showing defects. The timber sub frames to the windows and to the side door require redecorating. There is loose flaking paint as well as cracks in the rendering. These will need to be repaired or renewed to prevent the underlying material from further deteriorating.

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.

Brick Built Shed

Condition Rating 2

Recommend replacing the shed roof plus other general repairs to the shed as there is a missing air brick, the fascia is missing to the rear and there are isolated areas of missing pointing.

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: *are only inspected where roof hatches and voids are accessible and capable of inspection:*

Condition Rating 1

The roof structure is in a satisfactory condition. The roof slopes are even and there is little or no evidence of distorted sections. Most structural members are correctly sized. The ceiling joists are connected to the base of the rafters and any struts and other supports are taken to load bearing walls. Under felt is present and insulation has been placed between the rafters. The roof is well constructed and there is potential to convert the roof space into a habitable room.

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

Condition Rating 2

Suspended timber floors to the first floor: are in an adequate condition but they are uneven in places. There is sufficient under floor ventilation although it may not match current standards and the fixed floor coverings are in an adequate condition.

Solids floors to the ground floor: are uneven in places. Sulphate attack is NOT suspected. The fixed floor coverings are in an adequate condition although showing signs of wear and tear.

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 chimney above. The back panel to the gas fire in the lounge is likely to be Asbestos. There is an original angled chimneybreast in the front bedroom on the first floor with a sealed up fireplace, that has the potential to be reinstated. If not reinstated the flue should be properly ventilated to prevent condensation.

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, these appear stable and can be filled and skimmed when next decorated.

32. Internal walls, partitions and plasterwork:

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. Built-in fittings: (including kitchen and other fittings, but excluding appliances)

Condition Rating 1

The kitchen cupboards, worktops and sink are in a satisfactory condition, although dated, the doors and drawers operate property.

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, although a few require minor adjustments. The staircase is in an adequate condition, although the treads are a little loose and creaking. Minor repairs and strengthening from the underside cupboard is recommended. Skirting's are generally straight and free from distortion.

35. Internal decoration:

Condition Rating 2

Although much of the internal decorations are in an adequate condition, a number of areas are developing defects including cracks to the ceiling board joints. The decorations are dated but repairs and improvements can wait until the property is next decorated.

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 may need minor maintenance or repairs, but are currently in good working order.

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 were possible and no signs of damp were found.

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 1

The electrical system appears satisfactory. There are no obvious defects or deficiencies. The fittings and wiring are modern and there is evidence of supplementary bonding (green and yellow earth wires), MCBs and RCDs in appropriate locations. There is evidence of an electrical test carried out within the last five years and there are no signs of DIY or other alteration work since that test.

39. Gas:

Condition Rating 1

There are no obvious defects or deficiencies indicating problems with the service system.

40. Water:

Condition Rating 1

There are no obvious defects or deficiencies that indicate there might be problems with the water system. The storage tank is insulated and well supported, with overflows. The pipe work is modern, made of compatible materials and there is no evidence of leaks.

41. Heating:

Condition Rating 1

There are no obvious defects or deficiencies that indicate there might be problems with the heating system. The boiler is less than ten years old with evidence that the system has been adequately and regularly maintained.

42. Drainage

Condition Rating 1

There are no obvious defects or deficiencies that indicate there might be problems with the drainage system.

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.*

The property benefits from an outside W/C and brick built shed which are connected to the house via a glass lean to roof. In the garden there is a separate brick built shed and green house.

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.*

There is a timber fence on either side of the property and both are in good condition. Ownership of garden fences to be ascertained for future maintenance purposes.

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

None

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.*

* Evidence of boiler service history

* Copies of certification of the existing electrical and gas system

* Insulation to loft and maybe for foam insulation to walls

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:*

Asbestos is present in the shed roof in the garden and it is suspected within the property in the panel behind the gas fire in the lounge and to the soffits of the main house.

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 are no trees close enough to the property to cause a threat of subsidence. The trees should be maintained to current height to minimise any potential future problems.

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 cavity wall construction, however it could not be determined if insulation has already been added. The purchasers solicitor should enquire about this. The insulation between the ceiling joists of above adequate thickness. The boiler is modern and should be 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, the house was quiet and is in a quiet residential area.

SUMMARY OF CONDITION

Overall condition of property

The property is well constructed and generally in good condition although repairs are required, they are not considered either serious or urgent.

The property is within a quiet residential area and near open park land, which can be prone to flooding due to the river Roding running through it. If the purchase is dependant upon building works being approved it is advisable to make the applications and obtain the necessary approvals before legal commitment.

Problems that affect many other parts of the property

There is no immediate threat of widespread problems that may affect many parts of the building.

Summary of structural movement

Internally there are no signs of movement. There are no apparent major structural defects.

RECOMMENDATIONS

Further Investigation	
Asbestos Survey	√
Damp survey	
Chimney sweep & smoke test	√
CCTV drainage survey	
Electrical report	
Boiler checks	√
Inspection of roof covering	
Structural report	

Details of recommended investigation of defects seen or suspected:

Asbestos : There are three main types of asbestos that were used in construction. Two of these – called crocidolite and amosite – were banned in 1985 (although voluntary bans came into force earlier than this) and the use of the third type (chrysotile) was widely banned in 1999. **There is Asbestos present in the shed roof in the garden and it is suspected internally in the back panel for the gas fire in the lounge and to the soffits of the main house. Companies that specialise in it's removal usually take samples to test in a laboratory before providing there results in a report.**

Chimneysweep & Smoke Test: If the fire place in the bedroom is reinstated I recommend that the chimney flue are swept, smoke tested and certified prior to use by a qualified chimneysweeper.

Boiler checks: The boiler is approximately 7 years old, I therefore recommend a service and consideration of insurance policy to cover repairs or complete replacement.

Roof checks: The roof tiles are in poor condition. Although they do not require immediate replacement. I do recommend a new roof covering with the next 5 years.

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

Signed:

Date: 10th December 2018

Name: Dennis Brett MCIOB FFPWS LCGI

Title: Chartered Building Consultant

Name and Address of Firm:

Name:

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