



**London
Building
Surveyors**

BUILDING CONDITION SURVEY AND SUMMARY REPORT

on

**Example Property
London
E17 5FF**



20th April 2017

Ref. no. 2040.01

London Building Surveyors Ltd, 20 Stanmore Road, London. E11 3BU
Tel: 020 8257 5766 Mob: 07854 755 295
Vat Registration Number: 219 2418 17

Property Address

Client: *Client Name*

Site Address: *Property Address*

Date of Survey: 20 April 2016

Surveyor: Ronnie Campbell BSc MRICS

Weather: Dry and Cold.

SCOPE AND LIMITATIONS OF SURVEY

AIMS OF THE SURVEY

We will report on the general condition and state of repair of the external and common parts of the property, based on a thorough visual inspection.

HIDDEN AREAS

Our visual inspection will include all parts of the property, which are reasonably accessible and exposed.

Floorboards will not be taken up unless the carpet has been removed and boards are already loose. No part of the structure will be opened up unless specifically instructed in writing by the Client. This is to prevent damage to the property of the current owner.

EXTENT OF THE SURVEY

Roofs

These will be inspected from ground level, from a surveyor's 3m ladder and where practicable from above. A full inspection will be made inside the roof void where there is a reasonably accessible hatchway.

Roof coverings will be inspected from ground level only unless there is a permanent means of access to the roof covering.

Chimneys and Flues

Stacks will be inspected from ground level only unless there is a permanent and safe means of access to them. Flues and chimney pots will not normally be accessible and will not be tested.

Rainwater Goods

These will be inspected from the ground. We do not test the guttering and downpipes.

Property Address

Walls, Foundations and Partitions

All external parts of the building will be inspected from ground level and from a Surveyors 3 metre ladder. Significant cracks and distortions will be reported on. Foundations will not be exposed nor sub-soil tested.

Windows, Doors, Joinery and Internal Finishes

These will be discussed in general terms. No tests will be carried out.

Services

These will be subject to a visual inspection only. We will advise if further specialist investigation appears necessary. Specialist testing can be provided for additional charge. We will visually inspect and discuss the following:

- Hot & Cold Water & Heating Installations
- Electrical system & Gas Installation
- Sanitary Appliances
- Above ground and underground drainage (note camera surveys of underground drainage can be provided for an additional charge).

Incoming mains will not be inspected.

External Areas

We will inspect attached buildings, garages, car parking areas, boundaries, and paved areas in outline only. Other specialist installations will not be inspected. More detailed inspections can be arranged for an additional charge.

ENVIRONMENTAL TESTING

No testing for the presence of pollutants or products likely to be hazardous to health will be undertaken as part of this survey inspection. In particular we are unable to confirm that the property is free from asbestos containing materials which could only be done using a specialist company carrying out a disruptive survey.

REPAIR COSTINGS

We recommend that competitive quotations be obtained from reputable builders for all proposed works and recommended repairs.

LEGAL & OTHER MATTERS

Your Legal Advisers are responsible for checking relevant documents relating to the Property (these might include servicing records and any guarantees, reports, Local Authority approvals, and specifications for previous repair works) as well as carrying out all the standard searches and inquiries. However, if any specific matters are identified within

Property Address

this report where specific Legal Advice should be sought then we have identified these items specifically.

CONFIDENTIALITY

The report will be for the private and confidential use of the Client for whom it is undertaken. It should not be reproduced in whole or in part or relied upon by third parties for any purpose without the express written agreement of London Building Surveyors Limited. The report may be shown to other professional advisers who are retained by the Client.

1.0 INTRODUCTION

1.1 Scope of Instructions

Written instructions were received from Client Name to prepare a Building Condition Survey & Summary Report on the external and internal common parts at Property Address.

This report is for the private and confidential use of Client Name whom the report is undertaken and it should not be reproduced in whole or in part or relied upon by third parties for any use without the express written authority of London Building Surveyors Limited.

1.2 Property Address

Insert

1.3 Clients Name and Address

Insert

1.4 Date of Survey

The date of the survey is the date the property was inspected – 20 April 2016.

2.0 CIRCUMSTANCES OF INSPECTION

2.1 Weather

The weather at the time of inspection was dry and cold. The preceding twenty four hours were of similar weather conditions.

2.2 Limitations of the Inspection

The inspection relates only to the external common parts including the roof and external elevations of the building and the internal common parts.

We have gained access to the interior of flats only to allow an inspection of the roof spaces accessed therein.

2.3 Information Relied Upon in this Report

No additional information has been provided to us that we have relied upon in this report.

3.0 GENERAL DESCRIPTION OF THE PROPERTY & CONSTRUCTION

3.1 Type & Age

The property comprises a terraced house which has been converted to a number of flats.

The property is presumed to have been built circa 1905.

3.2 Construction Principles

The property is of traditional solid brickwork construction with a timber framed pitched roof over.

The main roof over the property has an artificial slate covering to the front of the property and Clay peg tiles to the rear of the property.

The windows to the property comprise a timber framed single glazed units.

4.0 SUMMARY REPORT

General Repairs, Defects & Observations

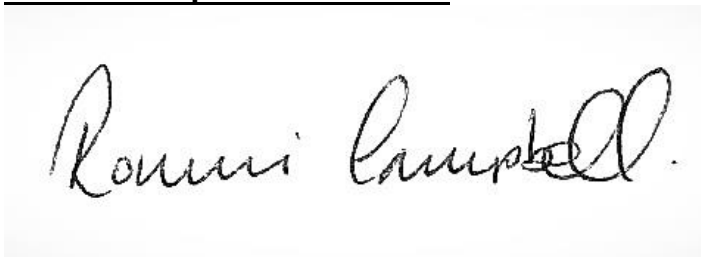
- 1 The main roof over the property requires a substantial overhaul. Internally within the roof spaces evidence of damp ingress was noted. The slate covering appears to be original and a number of missing and slipped slates were noted. The perimeter flashings at junctions are predominantly of mortar which is an inferior method and is now allowing water ingress. We would recommend that the mortar flashings are upgraded to leadwork and the slate covering is removed and replaced. Some elements of timber decay and replacement of timbers will be required.
- 2 The rear roof has been covered with Clay Peg tiles which have not been mechanically fixed and the roof does not benefit from the secondary protection of under felt. As a consequence, damp ingress was noted together with decay to the timber battens and a number of slipped and missing peg tiles were noted. The roof should be subject to a substantial overhaul to include removal of the clay peg tiles, provision of a secondary under felt and re-covering with a new tiled roof covering. Similarly the perimeter flashings are of mortar. These have cracked and are allowing damp ingress in a number of areas and should be upgraded to leadwork.
- 3 Movement was noted to the solid brick walls to the rear at the junction of the rear flank wall and the rear wall of the building. Some stitching and bonding repairs will be required. An open junction between the rear wall and party wall was also noted which requires further investigation and repair.
- 4 Vegetation growth was noted to the rear flank wall which should be removed.
- 5 Areas of open pointing were noted throughout the front, rear and gable elevations of the property. Repointing works are required.
- 6 Decay was noted to the timber fascias. Areas of decay will need to be cut out and replaced. It may be more prudent to consider complete replacement of the timber fascias.
- 7 The uPVC gutters are of some considerable age and evidence of leaking joints were noted together with missing fixings. These will require substantial overhaul to ensure they are aligned correctly. Fixings are in good repair and joints are sealed. It may be prudent to consider complete replacement rather than attempt to repair.
- 8 Timber windows are suffering as a consequence of a lack of decoration. These will require immediate redecoration to avoid more rapid deterioration of the timbers and further more extensive repairs or replacement being required.
- 9 Damage was noted to the rendering to the rear which will require repair prior to redecoration.

Property Address

- 10 Damage was noted to a lintel to the rear elevation above Flat 5 bedroom window which will require repair.
- 11 Damp walls and ceilings were noted throughout the basement. Ideally the basement should be tanked if it is to be used as anything other than storage.
- 12 Prior to carrying out any works, an asbestos survey should be carried out to ascertain whether there is any asbestos containing material present within the building and a plan for removal or containment should be put in place.
- 13 Within the internal common parts, general upgrading works are required. This would include redecoration and making good to damaged walls and ceilings, replacement of the floor finishes throughout, redecoration of all previously painted woodwork, upgrading of electrical light fittings and sockets etc., upgrading of all fire-fighting equipment and signage to comply with modern regulations.

If you have any questions or queries with regards to the report please contact the surveyor who carried out the report.

Ronnie Campbell BSc MRICS

A handwritten signature in black ink, reading 'Ronnie Campbell', is displayed on a light grey rectangular background.

.....
Signed for and on behalf of London Building Surveyors Limited

Property Address

Terms & Conditions

Method Statement

1. An inspection of the common parts of the property will be undertaken.
2. We will inspect all accessible parts of the structure. We will not carry out any exposure works.
3. External Roof coverings will be inspected from ground floor level externally. Single storey extensions will be inspected using max. 3 metre surveyors' ladders.
4. We will not undertake any testing of services such as Electrical or heating installations although a visual inspection will be carried out.
5. A Summary Report will be prepared on the condition of the property indicating the most relevant issues only.

Property Address

Photographs



Damp ingress within the roof space



Old slates have reached the end of their useful life

Property Address



Mortar flashings are allowing water ingress



The valley junction to the rear is allowing water ingress

Property Address



The front slate roof and bay roof covering are in poor condition



The rear tiled roof is in better condition although some slipped tiles were noted and evidence of damp ingress internally.



Broken “Nibs” to tile internally mean it is inevitable this tile will “slip”



Open junction within the rear roof space

Property Address



Damage above Lintel requires repair



Damp ingress within the stairwell

Property Address



Finishes within the basement require upgrading