

C.I.O.B. (Chartered Institute of Building)

HOUSE/FLAT CONDITION REPORT

ON

FOR

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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 an entirely superficial basis without disturbing the fixtures, fittings, stored articles and without lifting carpets or other floor coverings and without causing any damage whatsoever.

The report is to be read subject to terms laid down in The Terms of Engagement and should be read in conjunction with them.

The Report is not a structural survey. A structural survey is a detailed and technical investigation that may provide a more accurate guide to the physical condition of the property. 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/her 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 relies upon this Report at their 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.

DESCRIPTION

1. Name of Client: *****

Address to which correspondence is to be sent:

Email address: *****

2. Address of property inspected: *****

Name of Vendor: Not known.

3. Date of inspection: *****

4. Weather conditions during inspection: *****

5. Tenure and Council Tax: *****

6. Situation of property, including any amenities, school, shops, etc.:

The property is situated close to shops, schools, Places of worship and other local amenities. ***is a no- through road.**

Nearest BR Stations: *****

7. Unusual features regarding location, e.g. remote, steep hill, liable to flooding etc.:

8. Access to site:

Pedestrian: Via *****

Vehicular: Via *****

See 42.

9. DESCRIPTION OF PROPERTY (type, including construction)

A townhouse on three floors of 275mm. cavity construction with pitched, tiled roof. Separate garage. Gardens to front and rear.

Approximate age; *****

Number of storeys: Ground, first & second floors.

Basement or cellar: *****

Accommodation on each floor:

Ground: Kitchen/ breakfast room, WC, utility room, shower room, bedroom (or dining room).

First: Reception room, bedroom.

Second: Bathroom, three bedrooms.

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.

10. Roof coverings: Felt, battened and tiled.

Pitched: *****

OBSERVATION:

11. Chimneystacks and flashings:

12. Surface water drainage (gutter, rainwater pipes, etc.) *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:*

Gutters: In good condition.

Rainwater pipes: In good condition.

See 42.

13. Foul drainage, where visible:

Inspection chambers: *****

See 42.

14. 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:*

Structural defects: *****

REPAIRS:

Flashings at abutments, excluding cavity closers:

Damp proof courses:

DPC: Felt DPC at correct levels.

Ventilation to sub-floor, airbricks:

Airbricks: *****

15. Joinery condition, where accessible:

REPAIRS:

16. External decoration:

In fair condition.

REPAIRS:

Front elevation: Soffits require flaking paint scraping off and redecorating.

Side elevation: Barge board/ fascia board requires approx.1.5m. cutting out and splicing in new timber.

Rear elevation: Soffit requires flaking paint scraping off and redecorating.

RECOMMENDATION:

Would recommend redecorating all external timbers.

INTERIOR

GENERAL COMMENTS

A visual inspection of the general condition of the property has been made from floor levels and from readily accessible roof spaces. The inspection is limited to accessible parts of the interior only.

Furniture, wall hanging 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.

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

Loft with lagged main storage tank and 279mm. thick rock wool insulation.

RECOMMENDATION:

Would recommend fitting a loft light and ladder.

18. Cellar or basement, *where accessible and capable of examination:*

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

Ground: In good condition.

OBSERVATION:

Ground floor bedroom: Uneven section of floor at room entrance.

First and above: In good condition.

20. Staircases and steps. *Carpets will not have been removed and where staircases have been built-in, the underside of the stairs will not have been inspected. Where a staircase is used in common with others, such as in a block of flats, then this shall be stated:*

Staircases: *****

REPAIRS:

**Ground and first floor staircases: Hand rails require re-fixing to wall securely.
First floor staircase: Hairline crack to stringer/ wall joint requires making good.**

OBSERVATIONS:

Ground and first floor staircases: Various squeaky treads.

Ground floor staircase: Ranch style banisters. See 38.

21. Lifts. *Where a lift is provided in common with others a description will be provided. Enquiries for the operation, maintenance and use shall not be made, as this information shall form part of the Solicitors enquiries:*

22. Internal partitions, walls, etc., wall hangings will not have been moved:

Second floor landing: Hair line cracks require making good prior to decorating.

23. 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:*

24. Ceilings, inspected from floor level only:

In good condition.

REPAIRS:

**Various hairline cracks to ceiling/ wall joints require making good prior to decorating.
Second floor landing: Hairline cracks require making good prior to decorating.**

OBSERVATIONS:

Various textured ceilings throughout. It is possible that there is asbestos content in the textured finish to the ceilings. See 38.

First floor bedroom: Evidence of previous recessed ceiling light fitting poorly made good.

Second floor small front bedroom: Evidence of previous recessed ceiling light fitting poorly made good.

25. Internal joinery and repair, including windows, glazing, doors, linings and architraves and skirting:

Internal joinery in good condition.

Timber front entrance door.

UPVC double glazed windows and doors with locks throughout.

REPAIRS:

Kitchen: The kitchen cupboard door, housing the heating system unit, has a panel which is suspected of being asbestos and should be replaced with a half hour fire vented cupboard door. See 38.

Hall: The hall cupboard door which houses the meters has a panel which is suspected of being asbestos and should be replaced with a half hour fire cupboard door. See 38.

Utility room: UPVC door requires realigning to stop door binding.

Reception room: Crack to staircase frame/ ceiling joint requires making good.

RECOMMENDATION:

Door stops should be fitted where necessary.

OBSERVATION:

The kitchen should be fitted with a half hour fire door. See 38.

26. Built-in Cupboards, including kitchen cupboards and built-in hanging cupboards:

Kitchen: *****

27. Internal decorations and repair, including windows, woodwork, plastered surfaces and tiling:

28. Security systems, including windows, doors and security systems:

Timber front entrance door with Yale and Chubb locks, door viewer and porch lamp. Supra key safe adjacent to front entrance door.

RECOMMENDATION:

29. Dampness, damp meter readings have been made where appropriate and possible without moving furniture, fixtures or fittings:

Rising damp found adjacent to patio doors, requires

Penetrating damp found in bedroom 1 above window requires

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

Side elevation: A section of barge board/ fascia board requires replacing.

31. Sanitary fittings: including bathroom, lavatory, Kitchen and Utility areas:

Kitchen: In good condition.

WC: In good condition.

Utility room: In good condition.

Shower room: In good condition.

Bathroom: In good condition.

REPAIRS:

Bathroom: *****

Shower room: *****

OBSERVATION:

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32. 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 observations will be made on those systems. The standard and adequacy of installations can only be established by employing the appropriate specialist.

A). Central Heating:
No gas central heating.

B). Plumbing:

C). Water:
Company mains. Stopcock in porch cupboard.

Lagged hot water tank in second floor landing cupboard.

D). Gas:
Company mains. Meter in hall cupboard.

If gas appliances are used, then a carbon monoxide detector should be installed. See 38.

E). Fire Alarm:
Battery smoke detectors in kitchen, hall and on first floor landing. See 38.

F). Electrical:
Underground mains supply. Meter in hall cupboard. Consumer board above hall cupboard.

Johnson & Starley warm air heating system fitted with room ducts. Unit in kitchen cupboard. See 38.

Heating controls in reception room.

Extractor fans in WC, shower room and bathroom.

Heated towel rails in shower room and bathroom.

G). Telephone:
Points in hall and reception room.

H). Digital/Satellite:

J). Electronic Security:

EXTERNAL PARTS OBSERVATIONS AND ENQUIRIES

33. 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: See 42.*

Brick built garage with felt roof and up and over door in good condition, in a block behind the property. Drop down bollard entry to block of garages.

See 42.

34. 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: See 42.*

RECOMMENDATION:

See 42.

35. Paths and hard standings: *general comments upon surfaces. (no comments can be given to condition or depth of foundations provided) Where paths and hard standings are in common state accordingly. It is recommended that the prospective purchasers Solicitor be requested to make enquiries into the following listed items: See 42.*

Generally in poor condition.

REPAIRS:

Front elevation: Uneven paving slabs require removing and re- bedding to achieve a level finish. See 38.

Rear elevation: Slightly uneven concrete to patio requires making good.

See 42.

36. Disabled access, general comments upon external access to main entrance including steps and ramps.

Internally, general comments on door widths and special facilities or provision for the disabled if any:

37. 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:

See Vendor/ Solicitor.

38. 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, air ports and/or flight paths). Where no enquiries have been made state accordingly: It is recommended that specialist are employed to report on the following listed items:

Health & Safety Issues:

(Numbers correspond with the appropriate headings on the form)

20.) The ranch style banisters on the ground floor staircase pose a safety hazard to children as they are easy to climb and the gaps between the banisters are in access of 100mm. (105mm) which also is a child safety hazard.

25.) The kitchen should be fitted with a half hour fire door with closer and timber door stop for fire safety.

The kitchen cupboard door panel (which houses the heating system unit) is suspected of being asbestos. See Asbestos notes.

The hall cupboard door panel (which houses the meters) is suspected of being asbestos. See Asbestos notes.

32. D) If gas appliances are used, then a carbon monoxide detector should be installed.

32. E) Smoke detectors should be fitted on each floor of the property. Battery smoke detectors should be tested regularly.

35.) & 39.) Front elevation: Uneven paving constitutes a trip hazard.

Asbestos notes:

A test can be carried out by a specialist company to ascertain if there is asbestos content in the textured finish on the ceilings, the panel on the kitchen cupboard door to the heating system unit and the panel on the hall meter cupboard door. When damaged or disturbed asbestos poses a serious health hazard. Accordingly it should only be removed by a specialist company.

39. Position of trees, Shrubs and Hedges: *Comments made in relation to the position of nearby trees, shrubs and hedge: (This does not necessarily include the type of tree, 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.*

Front elevation: Two trees approx. 10m. from the property.

OBSERVATION:

Front elevation: Tree roots lifting paving slabs. See 38.

40. 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). A full assessment of the energy efficiency of the property can be obtained, such as the Standard Assessment Procedure (SAP rating) for a residential property, from an approved contractor (for an additional fee) and this will require a full investigation into the type of materials used, the construction, size and volume of the property. Approval will have to be obtained from the Vendor as this will require invasive work to be carried out to the structure unless there is a detailed construction specification.*

See Energy Performance Certificate.

41. SUMMARY OF ADVICE

It is advisable to obtain a Gas Safety Check from a Gas Safe Engineer and an Electrical Test by a NICEIC Electrician.

If the property is to be let out to tenants, certain Fire Regulations and Health & Safety Regulations must be adhered to. Please consult with London Borough of Wandsworth.

Contact Details:

Switchboard Tel. No: *****

42. RECOMMENDATIONS

**Points to check with your Solicitor.
(Numbers correspond to the appropriate headings on the form)**

- 8. Easements/ Rights of Way with shared access.**
- 12. Legal and financial responsibility with a shared drainage system.**
- 13. Shared maintenance responsibility/ easements with a shared foul drainage system.**
- 14. Legal and financial responsibility with a Party Wall Structure.**

- 33. Maintenance and repairs responsibility with shared outbuildings.
- 34. Maintenance and repairs responsibility with shared external fences and walls.
Ascertain ownership of boundary fencing/ walls.
- 35. Maintenance and repairs responsibility with shared external paths, drives and parking area.

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

Signed: *****

Date: *****

Name: *****

Name and Address of Firm: *****

