

SAMPLE SURVEY

REPORT ON BUILDING SURVEY CARRIED OUT AT

**22 Princely Road
Fulham
London
SW6**

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**22 Princely Road
Fulham
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SITUATION:

The property is situated within walking distance of Parsons Green and Fulham Tube station. There is easy access to the South over Putney Bridge.

According to the Ordnance Geological Survey the property is situated in an area of London Clay Formation - Clay and Silt.

DESCRIPTION:

The property is a two storey terraced house with three storeys and a back addition, built of brick under slate. It is thought that the House dates from the 1880's.

The property faces in a southerly direction and onto Princely Road and has a small area of ground to the front and a small enclosed garden to the rear.

ACCOMMODATION:

We note below the form of accommodation, approximate room sizes and those fittings and fixtures we observed when we inspected.

Top Floor:

Bedroom 1	3.2m x 3.5m	Double 13 amp points 2 no, cast iron fireplace, single panel radiator, fitted cupboard with shelves, aerial point
Landing	3.2m x 2.7m	Stairs to Ground Floor and access to roof, double 13 amp point, fitted cupboard off with Landing together with airing cupboard, hot water cylinder in airing cupboard, slatted shelves (<i>loose</i>), immersion heater, fuse point, light switch and pendant, double light switch and pendant, access to roof space, smoke detector
Bedroom 2	4m x 3.2m	Double panel radiator, double 13 amp point, double 13 amp point, aerial point, telephone point, cast iron place with wooden shelf, fitted wardrobes with doors (<i>warped</i>)
Ensuite Bathroom	3m x 2.2m	Panelled bath acrylic with shower attachment chrome, plug and chain, tiled splashback (<i>defective grouting-in</i>), vitreous china bowl and cistern, wooden seat and lid, vitreous china pedestal wash hand basin, with hot and cold taps, plug and chain, medicine cupboard, pull switch, ceiling light, double panel radiator, mechanical vent tied into light, fitted shelves

First Floor

Bedroom 3	3.2m x 3.5m	Double panelled radiator, wash hand basin, vitreous china pedestal with hot and cold taps, plug and chain, fitted cupboard with hanging rail
Bathroom	5m x 3m	Vitreous china wash hand basin, chrome hot and cold taps, plug and chain, vitreous china cistern and bowl, wooden seat and lid (<i>defective chrome handles, ball valve requires attention</i>), panelled bath (<i>defective washers to hot and cold chrome taps</i>), plug and chain, fitted shelves, medicine cupboard, shower attachment (<i>corroded</i>), mechanical vent, light switch, pull switch, fitted shelves

*The Accommodation Cont'd:***Ground Floor:**

Drawing Room (through room)	9m x 4m	Wood fireplace, light pendants 2 no , light switches 2 no, cast iron radiator with box seat, fitted cupboards and shelves, bookcases, double 13 amp points 3 no, aerial points, telephone point
Hall	7m x 3m	Staircase to First Floor, hardwood spindles and rail and brag, cupboard under stairs with electric meters, consumer unit, double 13 amp points 2 no, telephone point, light pendant, double light switch, single light switch, access to Cellar
Breakfast Room	5m x 4m	Marble fireplace surround with half cast iron fire basket, double 13 amp point 4 no, aerial point, telephone point, high level fitted cupboard, cast iron radiator 2 no, fitted bookcases 2 no
Kitchen	4.7m x 5.6m	Oil fired boiler AGA, fitted kitchen with double drainers, stainless steel sink unit with waste disposal unit, chrome hot and cold taps, granite working top, high level oven 4 no ring calor gas hob and extractor, high level cupboards, double 13 amp points 6 no, 4 no fuse points for apparatus under working top, 3 no spotlights on track 2 no, light switch 2 no, telephone point, aerial point
Separate WC	2m x 1m	Vitreous china bowl and cistern, wooden seat and lid, ceiling light, pull switch, medicine cupboard, fitted shelves

External

Decking to the Rear with garden enclosed with low brick walls.

Storage building (former external WC)

CONSTRUCTION AND REPAIR:

Roofs

The main roof to the building is clad in natural slate with sarking felt obscuring the fittings. There is no felting. The general roof construction is softwood cut roof with 100 x 50 rafters at about 300 centres. The rafters are supported by 150 x 50 purlins and by 100 x 50 struts. There are binders also 100 x 50 over the ceiling joists which are in turn 100 x 50 at about 400mm. We noted about 100mm matt insulation set between the ceiling joists.

The back addition roof space is constructed with 100 x 50 rafters at about 300 centres. The ceiling finishes are the same and 100mm insulation was noted.

Within the roof space we noted the signs of past worm infestation. We also noted flight holes which would indicate worm which will require early treatment. We would advise opening up the area above the ceilings, (that is by removing insulation) to enable the general treatment of timber.

We would caution you against loading the roof space with household effects and as the joists are overspanned. We noted ventilation to both roofs but believe this could be improved. In the short term we would advise placing more binders to strengthen the structure generally.

The Chimneys

We noted the two brick chimney stacks with clay pots. Unfortunately due to lack of access we cannot report on either specification or condition of the flues. Externally we noted defective pointing to the stacks and defective flaunching. We would advise you allow for raking out the same and making good the flaunching. We would also advise you allow for providing vents to those fireplaces that have been blocked up to prevent condensation to the chimney breasts.

THE FOUNDATIONS:

Due to lack of access we cannot report on either the specification or construction of the foundations.

THE WALLS:

Within the property we noted the approximate depth of the walls and probable construction and defects to the same.

Top Floor

Bedroom 1	280mm external cavity brick, <i>Dead plaster by window</i> 100mm internal brick and stud
Landing	100mm stud internal
Bedroom 2	280mm external cavity brick, 100mm internal brick and stud
Ensuite Bathroom	280mm external cavity brick, <i>Damp under window</i> 100mm internal brick and stud

First Floor

Bedroom 3	220mm external solid brick, 100mm internal brick and stud
Bathroom	220mm solid brick, 75mm internal stud <i>Damp under window</i>

Ground Floor

Hall	220mm external solid brick, 100mm internal stud presumed
Drawing Room	220mm external solid brick
(Through Room)	100mm stud wall
<i>The walls cont'd:</i>	
Dining Room	220mm external solid brick, 100mm internal brick and stud <i>Damp to external wall</i>
Kitchen/Breakfast Room	220mm external solid brick, 100mm internal brick and stud
Back Hall	220mm external solid brick, 100mm internal block and brick
WC	220mm external solid brick, 100mm internal brick and stud <i>Damp to external wall</i>

General Observations:

Externally we noted defective pointing to each elevation and signs of movement in Bedroom over the window which would indicate past and present movement, although these may be associated with movement to Ground Floor level over and between the Dining Room and Bedroom window above. We suspect the cause of the movement is associated with the leaking gully which is close by. We would advise opening up the drains to check for leakages. We would advise an early drains test and also of those adjacent drains. As you will note we found damp penetration at First Floor level which we believe is due to defective sub-cills at Ground Floor level, although we found evidence of slate damp proof course, we suspect it has broken down and has been bridged. We would advise a damp specialist report and recommendations are followed. We also advise you ensure the quote includes for removing and renewing plaster at the same time as the damp course is replaced. We also noted defective making good between windows and opening and we would advise early making good. Generally we advise removing all soil below the dpc level to reduce the chances of damp bridging the cavity.

Within the property we did note some past signs of movement to the stud walls and we suspect that this is associated with past movement. We found little evidence of recent movement and would not expect further movement unless there are significant droughts.

THE CEILINGS:

We note below the form of ceilings to the property with defects noted in italics to the same.

Top Floor

Bedroom 1	Lathe and plaster	<i>Movement adjacent to window</i>
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Landing	Lathe and plaster	<i>Hair cracks</i>
Bedroom 2	Lathe and plaster	<i>Damp over window, hair cracks</i>
Ensuite Bathroom	Lathe and plaster	
First Floor		
Bedroom 3	Lathe and plaster	
Bathroom	Lathe and plaster	

The Ceilings (Continued)**Ground Floor**

Hall	Plaster board and skim, lathe and plaster
Drawing Room	Fitted carpet to hollow floor
Dining Room	Plaster board and skim
Kitchen	Plaster board and skim
WC	Plaster board and skim

General Observations:

We would advise you allow for renewing the ceiling in Bedroom 1 where the key for plaster is loose and broken at First Floor level. We suspect the weak ceilings have been exaggerated by the loss of key in the roof space to the sub-size ceiling joists.

THE FLOORS:

We note below the form of floors we noted within the property and defects to the same in italics.

Top Floor

Bedroom 1	Fitted carpet at right angles to frontage was noted in cupboard	
Landing	Fitted carpet	
Bedroom 2	Fitted carpet, joists probably at right angles to front	<i>Squeaks</i>
Ensuite Bathroom	Ceramic tile finish	<i>No access</i>

First Floor

Bedroom 3	Fitted carpet
Bathroom	Ceramic tile finish

Ground Floor

Hall	Ceramic tile on solid suspended floor
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Drawing Room	Fitted Carpet to hollow floor	
Dining Room	Hollow floor, joists at right angles to frontage	<i>Past evidence of worm infestation</i>
Kitchen/	Fitted carpet to hollow floor	<i>No access</i>
WC	Solid floor, slopes to rear	<i>Rot adjacent to skirting, probably dry rot, damp</i>

General Observations:

We suspect the solid floor in the WC lacks an effective damp proof membrane. The Fungal attack noted needs to be checked by specialist. We would advise that it will be necessary to hack off all finishes within a meter of the attack at First Floor level. We would advise opening up all the hollow floors and treating for worm infestation. We would also advise providing 4 no new sub vents to the Ground Floor floors.

THE WINDOWS:

We note below the form of windows to the property, defects to the same in italics.

Top Floor

Bedroom 1	Four pane sash, timber, cast iron furniture	<i>Wet rot to external cill</i>
Landing	Four pane sash, timber, cast iron furniture	<i>Defective sash</i>
Bedroom 2	Four pane sash, timber, cast iron furniture	<i>Defective sash</i>
Ensuite Bathroom	Two pane casement, light metal furniture	<i>Wet rot to external cill</i>

First Floor

Bedroom 3	Four pane sash, timber, cast iron furniture
Bathroom	Two pane casement, light metal furniture, mechanical vent

Ground Floor

Hall	Single pane, top hinge window	
Drawing Room	Four pane, light metal furniture	
Dining Room	Four pane casement, light metal furniture	<i>Wet rot to external cill, bottom rail rotten</i>
Kitchen	Four pane casement, light metal furniture	
Back Hall	Single pane casement	
WC	Single pane casement, trickle vent	

General Observations:

Generally the windows require overhauling with replacement to defective joinery.

THE DOORS:

We note below the form of doors to the property and defects in italics to the same.

Top Floor

Bedroom 1	Four panelled door, brass furniture	<i>Door opening settled to north</i>
Landing	Four panelled door, brass furniture to airing cupboard	
Bedroom 2	Four panelled door, brass furniture	<i>Defective architrave</i>
Ensuite Bathroom	Two panelled door, brass furniture with lock	
Bedroom 3	Four panelled door, brass furniture	

First Floor

Bathroom	Two panelled door, brass furniture with lock	
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Ground Floor

Hall	Two pane, two panelled, latched lock bottom bolted, chain and mortice lock	
Drawing Room	Two panelled door, brass furniture	
Dining Room	Four panelled door, brass furniture	
Kitchen	a) Four panelled door, brass furniture b) Two panelled, two glass panes, brass furniture	
WC	Two panelled, composite door, brushed aluminium furniture	

General Observations:

The doors within the property are generally sound, subject to the above comment.

GUTTERS AND DOWNPIPES:

Gutters and downpipes are a mix of iron and pvc material and we noted the damp patches to the front elevations to the south have been leaking and this is probably saturating the inner face of the adjacent cavity wall. We also noted the downpipes by the fungal attack is probably encouraging the same. We would advise an early overhaul.

DECORATIONS:

We noted the external decorations are in need of early renewal before joinery begins to rot any more. We would also advise repainting in a colour other than dark red, green or black as they tend to soak up the sun unlike other lighter colours.

BOUNDARIES:

We noted the boundaries to the property are made up of low back walls which are in fair order. We would advise you check with your Solicitor which boundaries are to be your responsibility.

SERVICES:

Hot, Cold Water and Central Heating

The property has non-metallic main and expansion water tank in the roof space. Both lack effective insulation and covers. The hot water cylinder has less than adequate insulation.

The boiler is oil fired and at least twenty years old and we would advise you allow for replacement together with the steel panel convactor radiators.

Electric Supply

The electrics and wiring within the property are more than thirty years old. There is an old set of electric meters and fuses. We suggest that you allow for renewing the electrics generally.

Drainage

We did not test the drainage and accordingly cannot report on either the specification or condition of the same. However we did note defective pointing to the two man holes, defective benching and the cast iron cover also requires to be replaced as they are cracked. As already mentioned before we would advise an early drains test as specified in the past movement of the property.

We would also advise overhaul of the three gullys serving the downpipes and we are unaware of the outfall to the surface water.

GENERAL ITEMS

Asbestos

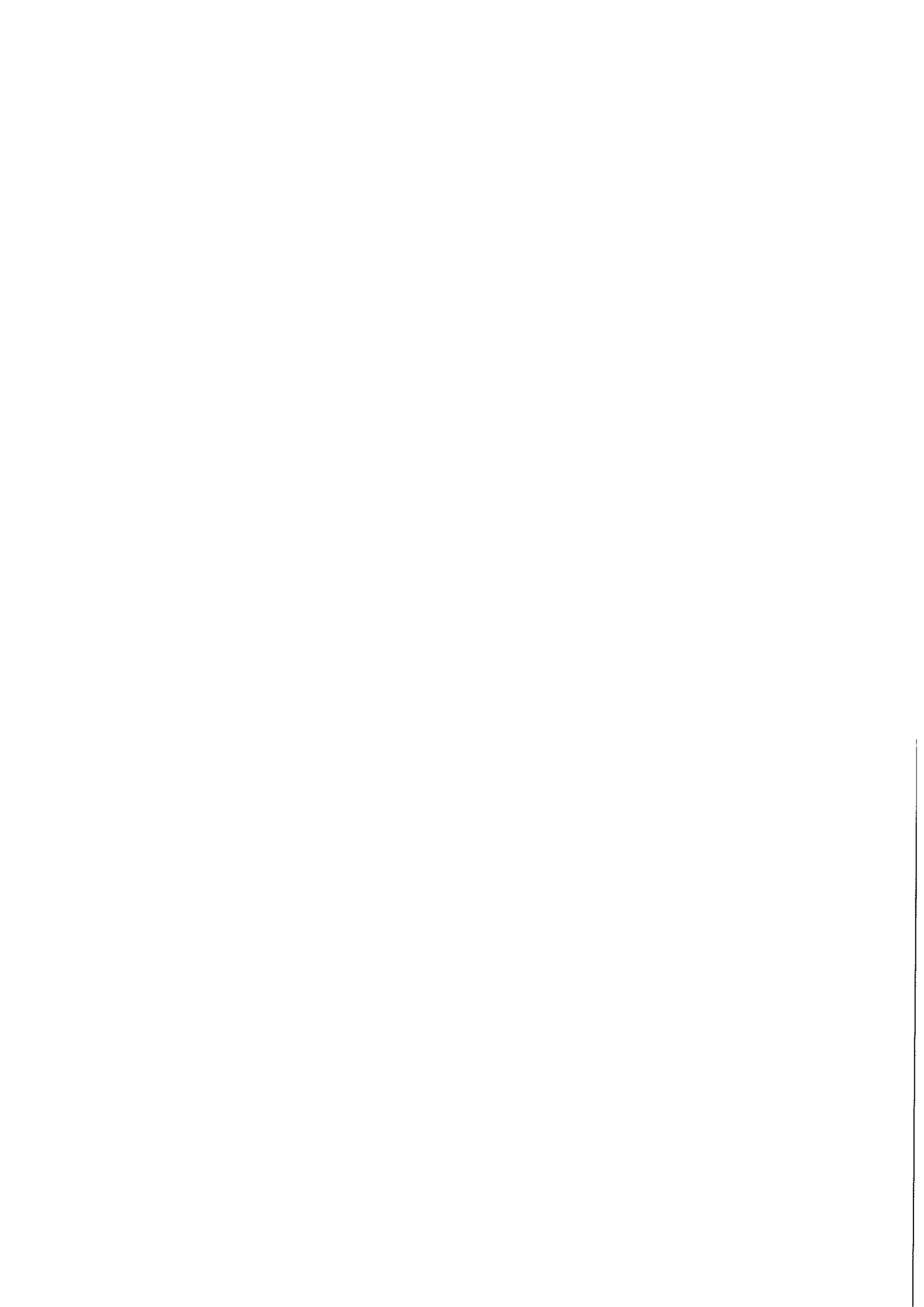
We have not done more than to undertake an equivalent of a Type 1 Location & Assessment Survey (Presumptive Survey). We did note some asbestos based cladding to the galvanised pipework. We would advise specialists inspect and quote for its removal.

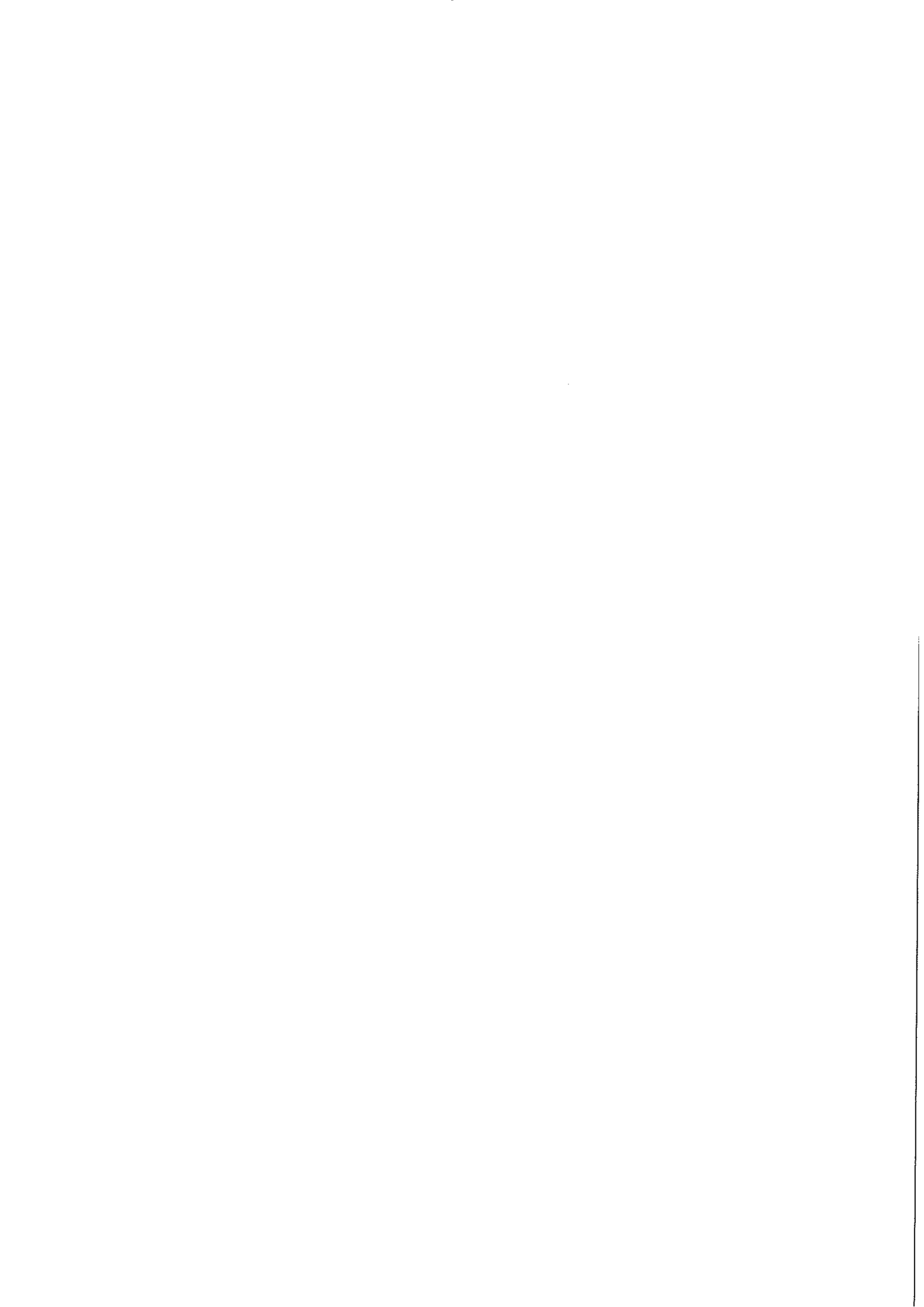
Insulation

We would advise increasing the roof insulation to 300mm ensuring ventilation is maintained to the roof space.

Kitchen Fittings

Generally the fittings require updating.





LATENT DEFECTS

We have not inspected any covered unexposed or inaccessible woodwork or other parts of the structure and cannot therefore accordingly be held liable (whether in negligence or otherwise) for any defects not now apparent on such an inspection even though they may become apparent at a future date. An asbestos audit has not been undertaken and we cannot offer any comment as to whether asbestos may be present in the building.

CONCLUSIONS:

Having read the above you will note we are of the opinion that should you purchase that you will be faced with repairs in the short to medium term. We note below round sum figures you should consider.

Roof claddings	£10,000
Gutters and downpipes	£ 1,500
Internal decorations	£ 8,000
External decorations	£ 4,500
Scaffold	£ 3,500
Repainting	£ 4,000
Hot and cold water, central heating	£ 7,000
Ceilings	£ 600
Electrics	£ 3,200
Roof structural work	£ 1,500
Wood treatment	£ 1,200
Vents	£ 600
Damp treatment	£ 3,000
Fungal dry rot attack	£ 1,500
Damp proof membrane to floor	£ 3,000
Upgrading Kitchen & Bathroom, say	£ 20,000
Drain test	£ 400
Drainage contingency	£ 600
Chimneys	£ 600
	Sub total
	£74,700
Plus VAT @ 15%	£1,494
Total	£ 76,194

We are afraid we cannot report on those areas of the property we were unable to see due to obstacles beyond our control and this report is for your eyes and use only and not for the use of a third party.

A.J. Coke, BA, FRICS
for and on behalf of
A. Jestyn Coke, Chartered Surveyors

Clients: Joe Bloggs Esq

APPENDIX A - PHOTOGRAPHS

Each survey has attached to it a series of photographs where it is thought helpful in understanding the problems within the particular property.

APPENDIX B – INSTRUCTIONS

Ref Code:	AJC/9291/1
Instructions:	Mr Joe Bloggs
Date of Instructions:	January 2014
Date of Inspection:	January 2014
Weather:	Dry
Furniture & Fittings:	The property was fully furnished with fitted carpets
Occupancy:	Previous owner had just passed away
Orientation:	The property faces in a southerly direction
Date of Report:	January 2014

APPENDIX C - CONFIRMATION LETTER

APPENDIX D - COPY OF SIGNED ACCEPTANCE

APPENDIX E - STANDARD TERMS

