

# BUILDING SURVEY & STRUCTURAL REPORT

FOR PROPERTY SITUATED AT

████████████████████ - ██████████

FOR

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DATE OF ISSUE OF REPORT	REVISION	PREPARED BY	CHECKED BY	STATUS OF REPORT	REPORT ISSUED TO
██████████	None	Noel. Rebello	Mayur Vashee	Publication issue	Client Copy x 2 Office Copy

# BULDING SURVEY AND STRUCTURAL REPORT

- This report is provided on the terms set out in Appendix 1 attached relating to Conditions of Engagement. The report is provided solely for the named clients and their professional advisers and should not be relied upon by others.
- The purpose of the inspection described in the Standard Conditions is to provide a report on the general state of repair and condition of the property as described below. The inspection is a full building survey detailing defects, which materially affect the condition of the building. Minor defects, which are decorative or insignificant, may not be noted.
- The clients are advised to show a copy of the report to their legal adviser as it may affect investigations they will need to make.
- As Chartered Architect and Chartered Surveyor, our services include preparation of Schedule of Conditions & Dilapidation's, Structural Reports/Building Survey, Building Failures and Valuations however this report does not include a valuation and we are not specialist Chartered Structural Engineers and/or Chartered Valuers and we advise all clients to take a second opinion from Chartered Valuer and/or Structural Engineer.

## 1. GENERAL INFORMATION

1A Name and Address of Clients

[REDACTED] (M)

1B Property Address

[REDACTED]

1C Council Tax Band or rating assessment as applicable  
(Verbal enquiry only)

London Borough Of Wandsworth [REDACTED]

1D Planning History  
(Verbal enquiry only)

London Borough of Wandsworth – According to the Wandsworth Council Computer records dating back from the mid 1970's - Planning history for the residence is as follows:

1. Not in a conservation area. ( Please check with your lawyers )
2. Not in an “Area of special interest” (Please check with your lawyers).
3. A Certificate of Lawfulness was granted in 1994 for a rear roof extension.

The Council Search via your solicitors will reveal the relevant issues within the Local Authority search.

### Building Control

Building Control – According to Computer records dating back to the mid 1980's the following history is available.

4. Application Ref: FP1994/0949/0 – Approved for Loft conversion to form one bedroom and a bathroom. Building Control records indicate the Inspection status as complete. (We have not verified

the Completion Certificate).

5. Application Ref: BN1997/1132/0 – Approval for single storey rear extension to kitchen. Building Control records indicate the Inspection status as complete. (We have not verified the Completion Certificate).

The Council Search via your solicitors will reveal and confirm/verify the relevant issues for works undertaken, and whether a completion certificate was issued for the project.

<b>1E</b>	<b>Date of Inspection</b>	Friday 15 <sup>th</sup> July 2011
<b>1F</b>	<b>Weather</b>	During the inspection the weather was sunny and dry.
<b>1G</b>	<b>Limits of Inspection</b>	The property was occupied and fully furnished. This prevented a full and thorough inspection.
<b>1H</b>	<b>Tenure</b> (Verbal enquiry only)	1H.1 Freehold  1H.2 The premises are not sub-divided: Currently used as a private family home.  1H.3 Maintenance and Services Charges - Not applicable.  1H.4 Other Comments - None

## 2. GENERAL INFORMATION

<b>2A</b>	<b>Description Of Property</b>	The terraced property is in a pleasant road of Terraced houses. Two-storey residence with a loft and a small basement.
<b>2B</b>	<b>Accommodation</b>	Ground Floor- Main Entrance Hall, Two Reception Rooms, Breakfast/Kitchen.  First Floor - First Floor including mid landing, One bathroom and 3 x Bedrooms.  Loft Floor - 1 x Bedrooms and bathroom.  Basement - Small cellar under the entrance hall with low height. Refer attached agents particulars.
<b>2C</b>	<b>Outbuildings</b>	
<b>2D</b>	<b>Parking</b>	None.
<b>2E</b>	<b>Orientation</b>	On Street parking outside the premises. Controlled Parking Zone.
<b>2F</b>	<b>Approximate age of Property</b>	The front of the property is South/South - East Facing and the garden is North/North-West facing. The accuracy needs to be verified. Refer agent's particulars.
<b>2G</b>	<b>Location and General Amenities</b>	Built around 1900's or after. ( Around 90 to 110 years old)

The residential property was originally built with two main levels originally, Ground Floor, and First Floor and loft with a small cellar. The property is situated on a quiet residential road some distance away from the main road – A205 South Circular and A3 Clapham High Street/A24 Balham High Rd, the popular main trunk road – artery into Central London and the other way into Surrey and the home counties. The A3 Clapham High Street/A24 Balham

High Rd leads into Central London one-way and Tooting & Wandsworth Town Centres the other and then into Surrey.

This Terraced property is built of traditional construction, consisting of a slate pitch roof, a mixture of timber casement and majority timber sash windows and timber doors with most of the existing front brickwork left as original. Front garden is approximately 1.5 to 2.0 Mts. long (hard landscaping) with a privet fence and the rear garden is around between 4.5 to 5.5 mts. Long approx. (Refer agents particulars and attached site plan) Access to the residence is a private pathway through the front, hard landscaping with its own door entering into the above property.

Internal partitions are mainly of studwork (part original and part new) construction, and plastered both sides. The property has been partially modernised (Kitchen, Bathroom, loft room which is part double-glazed and services installation, since it was built.) As seen from the photographs.

The part ground floor, first floor & loft, of the property, stairs and roof are all of timber construction.

The property is located near Clapham High Street, Northcote Road – Battersea, Tooting and Wandsworth Town Centres and short distances away Central London Shopping, which provides a comprehensive shopping facility and other amenities. The residential area is of medium to high density. The property is within short driving distance or a few minutes walking distance of Clapham Junction British Rail Station and Clapham South – Northern Line Underground Station.

### **3. INSTRUCTIONS**

In accordance with your instructions [REDACTED], a Building Inspection was made as previously mentioned on [REDACTED], of this property, which is for your personal information only and without liability to any other party, we would advise you on the following terms.

Limitations as to the condition at the time of our inspection.

This report reflects the condition of the various parts of the property at the date of our inspection. It must be expected that defects can arise between the date of our inspection and your taking occupation of the property or similar relevant matters.

At the time of our inspection, the property was occupied, and therefore all floor surfaces were covered with carpets, laminate or vinyl/lino. The client is to also note that an inspection of the ground floor, first floor, loft ceiling timbers (i.e. the ground, first floor, loft) could not be carried out as floorboards and joists which were covered with furniture and loose furnishings, thereby being unexposed and inaccessible, result that this survey report is unable to confirm the timbers are free from any defects. A separate visit can be undertaken to expose these elements with a Builder and appropriate tools, however, additional costs for this would be incurred by you and depending on your instructions the costs could be in the region of £500 to £1000 plus VAT and expenses.

The inspection did not include any parts of the structure, which were covered, unexposed, inaccessible or below ground and we are, therefore, unable to report that such parts are free from defect. In other words, visible and readily available for examination from the ground floor and other floor levels without risk of causing damage to the property or injury to Mr. Mayur Vashee and Mr. Noel Rebello ( Who inspected the property ). We did not go on to the roof, as this would have required scaffolding to be erected and so on. The owner's furniture and wardrobes etc. were in place and we could not inspect for example behind the wardrobes and fitted units, as it was not accessible or lift floorboards etc. Main roof void was converted with a loft dormer extension. Due to access difficulties and health and safety the lower loft could not be fully inspected.

The manhole was located at the front within the new tiled flooring. The

manhole was difficult to lift and therefore not inspected. The toilets and sinks were tested for use. CCTV report is recommended prior to purchase.

No special tests have been made at this stage on cements and concrete's used in the construction and accordingly we are unable to report that concrete's are of suitable strength and free from the presence of High Alumina Cement, Chlorides, Sulphates and/or other deleterious materials; as regards concrete below ground we cannot confirm they will be suitable for the ground conditions if the sub soil contains sulphates or other damaging constituents.

There may also risks from methane and radon. At a cost of £90.00p approx. one can get a radon report, detailing the underlying geology, previous uses of the land and the risk of subsidence. For these details call 0115 936 3192. Your lawyers should get an 'Environmental Search Report including Flood risk assessment' as part of the Council Searches and Conveyancing.

This survey report is based on visual inspection of the property. No special test or investigation was undertaken to test damp penetration, timber infestation, drain leakage and/ or services installation for example electrical, plumbing, drain tests and CCTV and so on. We recommend these specialists' reports should be obtained for the premises which will give you a full picture. If the client wishes us to carry out these inspections we require written instructions with fees paid in advance, as we will appoint the specialist experts in the relevant fields to inspect the various services and prepare the relevant reports. As this is considered additional services.

No ground investigation was carried out to check the soil type, since this was not part of the brief. These works could be undertaken as an optional extra, which would cost between £1550.00p to £1850.00p. The Chartered Structural Engineer will evaluate this report and inform you of the findings for any future ground investigations.

#### **4. GENERAL OBSERVATIONS**

It was observed that the following defects exist and require remedial works.

1. The stone window sills did not have a proper drip. They were recently decorated which prevented clear visual inspection of the sills. However this inherent poor condition allowed damp and water ingress into the fabric, which has caused damp to the bay areas. Refer sketches and photos.
2. The masonry crack was inspected and also reported in the valuation survey. This crack is very near the drain run and manhole. The bay has slightly moved and some evidence of cracks were noted from inside at residence. This needs further investigation and a CCTV survey to establish any drain damage.
3. Most parts of the property internally and externally are in a fair to good decorative order.
4. The front hard landscaping area has gulleys for the rainwater pipes etc. This needs protection at all times to prevent blockage. Refer photos.
5. The original facing brickwork and feature dental brickwork façade at high level, have masonry cracks and mortar missing. Brick erosion. Refer photos and sketches attached to this report. This needs making good.
6. The front and side walls have been recently painted. The front wall shows signs of damp at the bottom. The front has been prepared for selling.
7. There parapet wall at roof level had cracks. This needs investigation and remedial works undertaken.

8. The original ceiling on the ground floor reception had several cracks some opened and some not opened up but showing undulations.
9. The kitchen floorboards have some boards loose which needed remedial works.
10. Generally all ceilings need some attention.
11. The slate roof was previously overhauled when the loft works were undertaken. However the slate roof both at the rear and the front have cracked and slipped slates. The flat roof was not inspected but it would be prudent to overhaul this every 10 years. There was no water ingress in the loft from the flat roof. The parapet walls at the front and rear need remedial works.
12. Electrical and plumbing services were found to be in general working order. Some updating, renewals were required. Also a test report on the condition of the boiler CORGI approved (Gas-safe) and electric's by an NICEIC approved contractor or the local Electric BOARD would be prudent. The radiators were generally in the wrong positions in each room and the electrical sockets were on the skirting board. This confirms that a review of the services is imminent with both a rewiring programme to current standards and repositioning of the radiators with more modern convector radiators.
13. The radiator covers need a mini-overhaul as the panels are undulating.
14. The neighbour at [REDACTED], has done a basement, refer photos.
15. The Chimney needs some remedial works. Refer photos. This is not urgent but should be done with the scaffold is erected to undertake remedial works to the windows, sills and the roof.
16. The front gate is rusting at the top and requires remedial works and decorations. Refer photos.
17. The bathrooms did not have extract fans and requires updating.
18. The rear reception chimney breasts in the room were blocked and others in the bedroom – all breasts need to be ventilated and kept ventilated.
19. The property in some parts both internally and externally, suffers from hollow plaster.
20. The trees in the rear garden needs to be kept trimmed. Consult an Arboculturist for further advice and recommendations.
21. The rear side return infill wall, built by the neighbour [REDACTED] is poorly constructed. Especially to the inexpert detail to the gutters and flashings incorporated. If you are intending to enclose on this wall then it will require some structured planning and revised detailing especially of the valley gutter.
22. The ground floor rear reception appears to have been made smaller and the spine wall moved. The window is replacement casement window, and the window sill is poorly maintained. The original French doors have been removed and blocked up with brickwork. The photographs show the aperture bricked upto sill level. The sill detail is not Victorian. All this needs review.
23. Interface wall crack at the spine wall was evident on the ground floor. Refer photos.

Extract fan working.

## **7 STRUCTURAL COMMENTS AND COMMENTS ON INTERNAL AREAS**

(The internal areas are inspected from floor level only. Furniture, wall hangings, floor coverings, insulation material and stored goods have not been moved refer 7E below).

### **7.01 Roof Void**

The main roof has been converted into a loft room. The lower roof void could not be inspected as the access was a health and safety risk and it did not have a loft ladder. The roof light to this area needs maintenance or replacement.

#### **STRUCTURAL COMMENTS:**

### **7.02 Structural Comments**

The following points and views are noted, which require your attention:

1. We have not undertaken any exploratory work and/or a CCTV and drain survey. The site is located on clay from the basic information we hold, based on project works undertaken locally ideally a trial hole would have been useful to verify the actual soil conditions. We have found masonry and plaster cracking and some through cracking to the brick/rendered masonry including the bay. Our view is that the property was stable at the time of our inspection, and nothing of major significance was evident. Some internal and external cracks were inspected. This is identified on the photos. Due to the age of the property and shallow foundations especially to the bay and the soil conditions, some movement is inevitable which will require maintenance. The internal parts of the residence were fairly presented and needs updating with new decoration. We checked some of the doors and they did close properly for the age of the property. We checked the ground and first floor levels and this gave us assurances as the floor levels were within normal tolerances for a 100 year old late Victorian property.

The crack to the bay is of significance and needs further investigations as several intrinsic factors may be the cause. It is close to the basement/cellar which is directly under the hallway. The cellar has a permanent accrow, holding up the front of the entrance step area in the cellar. The photos will demonstrate that some remedial works have been undertaken to the timber supports in the cellar.

The drains are near the bay especially, where the crack is most prominent. The drains need to be checked for fracture and leakage by a CCTV test and recommendations initiated.

The bay foundations are traditionally shallow and may have been compromised by some adjoining movement.

The bay has allowed damp ingress into the front part of the property under the sills.

The basement works next door may not have helped the existing foundations and its balance. One side of the party wall has now become rigid with deep concrete foundations when compared to the other side.

When the sash windows were replaced it may be likely that the temporary supports were not adequately positioned to support the structure and some rotational movement allowed the masonry to move and crack.

2. The ceilings were also identified, as having movement and some fine cracking to ceiling wall was inspected, with some undulations evident. We do consider the ceiling to be moving especially in the

front reception and kitchen.

3. The roof is replacement by using existing other second hand slates. However a major overhaul of the roof finish and lead flashing is imminently required.
4. Some walls to the kitchen have been removed. A single storey rear extension has been created according to the Local Authority records. The bath when filled with water and weight of a person is added this will flex the timbers joists and ceiling in the kitchen.
5. The front and rear reception spine wall has been moved. As the loft has been formed, this spine wall area will require investigation and matters regularised. The door was missing to the front reception. The loading of the 1<sup>st</sup> floor spine wall as originally built is not on top of the newly located separating wall on the ground floor. The new separating wall has cracks.
6. There are some wall cracks to the front and rear reception, kitchen and staircase area to the loft, which needs attention. Some hollow plaster was evident. Full extent will only be known once the wall coverings are removed and walls assessed.
7. The bay was very slightly tilting forward. The bay would normally have shallow foundations. This needs further investigations. This could be also due to poor temporary supports when the timber sash windows were replaced.
8. There appears to be some movement at high level of the front façade. This may be historic as the roof spread issue may have got resolved by the loft conversion. This area needs making good and monitored every few months and if cracks appeared or mortar was displaced then a remedial programme to be instigated.
9. The staircase to the loft was serviceable but unwieldy. There was no need for it being so narrow and unnecessarily complicated.
10. The trees are at a reasonable distance. An arboriculturist's recommendations should be sought and kept trimmed for the trees in the rear garden.
11. The brick pointing is required. Some pointing to the brickwork have been eroded and which will require attention. A programme for masonry maintenance is recommended. The cracks need attention and remedial works carried out with a two pack epoxy resin system.
12. Some ground floor walls in the kitchen have been removed as previously mentioned in item 4. Local Authority decisions should be investigated and matters regularised.
13. Damp was evident in many places which is not a good sign for the fabric of the envelope.
14. The stone and other window sills need to be made suitable for purpose. The current situation and condition is not and needs overhaul with mastic to reveals and drips added to bottom of sills and any interfaces checked and made good.
15. The basement was used as a dumping ground. Poorly maintained and needs updating. Could not be inspected properly.
16. The roof parapet walls and flashings could not be properly inspected. However as seen from the road and windows, it was in a poor state of repair. The masonry will allow damp. The slate roof was in a poor condition which did not help. It was poorly maintained.

17. The loft was not designed properly and did not use the party walls effectively for transferring loads. The ceiling height is low, the windows were inspected and it had condensation. The bathroom was basic. There were some cracks evident.
18. The various floor levels need to be regularised.
19. We would recommend your lawyers requested the Council Completion Certificate for the following items from the vendor.
  - 19.1 Loft Dormer and conversion and whether the staircase complies.
  - 19.2 The wall removed on the ground floor between the two reception rooms.
  - 19.3 The rear extension.
  - 19.4 The door to the front reception is removed. This is illegal.
  - 19.5 Electrically connected smoke alarm system in the hallway.

The local Authority Search by our firm is not detailed to a level which could guide us or give suitable information. We therefore cannot provide any further details unless you allow us to undertake two or three trial holes and carry out investigations to the property with a Qualified and experienced - Chartered Structural Engineers. ( This would be an additional service not part of this report )

The floor boards on all the floors and stairs did creak. Some floorboards need screwing down. Normally it is known that, the plumbers or other service installer's lift such boards cut the joists undermining the structural strength required and this allows movement and creaks.

#### **Conclusion on the Structural Element**

The property has suffered structural damage, however it appears stable. Some masonry walls and the timber structure need structural remedial works. It is important to note that from our initial inspection and poor and limited background information, it does not allow us to conclude our report properly. However based on our one visit, which being a visual inspection and based on information available, we can state the property is in a reasonable structural state. We recommend some intrusive investigations and explorations be undertaken, which will allow the report to note what measures should be undertaken and how as part of the recommendations, to put the property right, and in a good state of repair. In other words the structural defects can be remedied. The issues raised in the report can be made good and matters regularised. Obviously this will have cost and programme implications.

## **CONDITION**

### **7.04 Roof Spaces**

(Refer paragraph 6.2. It should be noted that the inspection of the roof space is confined to details of design a basic construction. Individual timbers have not been specifically examined for defects although where defects have been observed as part of the general examination; such defects are noted in this report.)

The loft conversion is adequate but has a low height. The roof above the dormer is a flat roof. No loft ladder to the lower roof. This lower roof should be insulated to current standards.

### **7.05 Ceilings**

Ceilings have almost exclusively been finished with decorations or paper painted or just painted. The ground floor, first floor and loft floor ceilings had

<b><u>9.1 In case of flats, Apparent management problems</u></b>	Not applicable
<b><u>9.2 Obviously evidence of serious disrepair/potential hazard to the property</u></b>	As previously informed in this report.
<b><u>9.3 Matters not included under 8.9 and 8.10 likely materially to affect the value, and any further advice</u></b>	Some remedial works are required and maintenance is outstanding. Competitive estimates should be obtained so that the cost of remedial works and maintenance can be adequately budgeted for.
<b><u>9.4 Paragraphs referring to matters regarding the condition or hazards requiring immediate attention</u></b>	As previously informed in this report.
(You are advised to obtain estimates of the cost of dealing with any matters referred to here before committing yourself to purchase.)	
<b><u>10 BUILDING INSURANCE</u></b>	Refer comments previously mentioned.
	We recommend that the current insurers should be continued if possible.
<b><u>10.1 Estimated current reinstatement cost in its present form (unless otherwise stated)</u></b>	( This reinstatement figure must not be confused with the valuation at 11.1) (Including any garage and/or outbuilding, site clearance and professional fees, excluding VAT) This cost may not include all the Decorative features, as this property is not in a conservation area.
	<b>£345,000 to £365,000.00p (Pounds Three Hundred and Forty Five Thousand Pounds to Three Hundred and Sixty Five Thousand Pounds)</b>
<b><u>10.2 Approximately total external floor area of the dwelling</u></b>	160 to 165 m2 ( Refer Agents particulars )
<b><u>11 RECOMMENDED ACTIONS</u></b>	<b><u>PLEASE REFER TO COMMENTS OF THE ABOVE REPORT.</u></b>
	<b><u>INTERNAL REMEDIAL WORKS</u></b>
	<ol style="list-style-type: none"> <li>1. Monitor and make good cracks. The masonry cracks to be made good with epoxy resin.</li> <li>2. Extract fans in the bathrooms and kitchen should be installed</li> <li>3. Trickle vents to the windows are required or air vents introduced to all habitable rooms.</li> <li>4. Make provision and cut out holes in the eaves soffit for roof void ventilation or enhance the ventilation adequately. Provide 25mm gap at the eaves where new insulation is provided.</li> </ol>

5. All the Central Heating and Plumbing needs to be tested by a GasSafe/Corgi approved installer and the same with electricians. We highly recommend the tests from GasSafe/Corgi; NICEIC Specialists prior to Exchange of Contracts and purchase of property as this may affect the value of the property. Lead pipes were not visible however they should be changed wherever possible. The exposed pipework is an eyesore and we would recommend the central heating pipes to be concealed.

The electricians require rewiring and the locations of the radiators need to be under the windows and radiators replaced with convection steel radiators.

6. The walls have cracks, and these need attention and making good.
7. We recommend a damp and timber report for the property. Both internally and externally. Make good the walls after drying.
8. Fit smoke alarms in the ground, first and second floor, hallway landings and electrically connected.
9. Kitchen needs updating.
10. The hollow plaster needs to be made good.
11. Vent the chimney breasts.
12. Sanded Floors to be made good and safe as it could become a health and safety risk.
13. The ceilings are in poor condition. They need attention, making good and re-skimming.
14. Stairs to the loft is too narrow. The door to the front bedroom to be moved by 6 to 8 inches. The staircase made wider with a kite winder and staircase replaced.
15. Regularise the levels on the ground floor.
16. The stairs to the cellar need attention for safety.
17. The cellar needs a major overhaul and investigate the accrow support.

#### **EXTERNAL REMEDIAL WORKS**

1. Repair and overhaul brick pointing with a suitable soft mortar with a 1:3: 9 mix.
2. Monitor and make good cracks and carry out remedial works on the external masonry on all the elevations with epoxy resin and decorate.
3. Gutters and gullies need clearing and need attention. Some gutters need proper fixing. Ideally the rainwater goods need a major overhaul or replacement with deep flow gutters and adequate hoppers with proper disposal system.
5. The facing brickwork, near the gutter level needs pointing and tying in to resist roof spread with tie bars or similar diaphragm bracing.
6. Provide scaffolding and necessary protection for occupier safety when remedial works are undertaken.
7. Repair and overhaul the roof, roof flashing and missing mortar to the interfaces and hack off and re-render the parapet walls, which can

cause damp or water ingress. Refer photographs.

8. Inspect the chimneys, agree remedial works when the scaffold is erected with a Chartered Surveyor and execute the recommendations.
9. Fencing in general need remedial works.
10. Carry out a CCTV test and jetting with regard to the drains.
11. Soft landscaping and hard landscaping programme for upgrade needs to be put in place, especially for the rear garden.
12. Gutter boards and soffit need attention, maintenance, and redecoration.
13. Replace the existing single glazed timber windows with double glazed windows when possible.
14. The window in the loft which has condensation needs to be checked to see if the seal have been broken and the window replaced.
15. Allow for works stated in the general observations if not mentioned above.

All remedial works should include for proper preparation of surfaces and if necessary hack off or make good the substrate and thereafter, carry out the works in a proper workmanlike manner. Include all items mentioned in item 4 and 7.2 above 'General Observations' and 'Structure' respectively in the report which is not repeated.

## **12 OPEN MARKET VALUE**

Not applicable

### **12.01 REPAIR COST**

#### **REPAIR COSTS ( maintenance, test reports and repair and remedial works and so on)**

The property has defects, which require to be rectified by repair works, remedial works, and replacement. This will obviously cause some problems during the works when actually being carried out. We estimate the basic repair costs for the works as mentioned in our recommendation works to be in the region of £22,000.00p to £29,500.00p. Plus VAT. Plus Architects fees. These costs do not include for decorations, levelling of the ground floor with good quality floor finishes and replacement of sash windows.

### **12.02 Conclusion**

#### **CONCLUSION**

In order to survey and give a professional opinion on the property there are several factors to be taken into consideration, these may include location, access for services, ease of maintenance and structural condition etc. there are also intrinsic factors which are difficult to define.

The property is in a reasonable location for the use as a dwelling, because it is situated within a residential estate near local shops and also short driving distance and a brisk walking distance to the Train Station. Adequate transport facilities because of the nearby Town Centre and main road leading into Central London, Clapham, Tooting and Wandsworth Town Centres.

The Clapham, Battersea and Wandsworth Common are nearby which is a wonderful amenity, with local parks near the residence.

Access for service is good and all statutory building services such as gas, water, electricity, telephones and drainage are all connected or available for connection.

Once all remedial and repair works are carried out General Maintenance will be no more than we would expect for a building of this age and construction. However, if many of the recommendations if not carried out as stated above, then this would in due course become a constant problem if they were not adequately repaired.

There are several maintenance issues, which need attention. However from just one visit it is difficult to assess all relevant issues as referred in the structural element as referred in item 7 in the report and recommendations in item 11.

As previously mentioned there are some trees, which are within the 30-metre radius of the residence. We would draw the attention of the client with regard to the NHBC Publication Practice note 3 "Buildings Near Trees," the roots of these trees could affect the building if it is founded on shrinkable soil conditions, and no proper precautions are taken. With the help of a tree expert or Arboriculturist undertake their recommendations. We attach a recommended tree-planting sheet, how far new trees should be planted as to prevent root damage to your property. The client should obtain and maintain an insurance cover against subsidence and heave.

Our research with the Local Estate Agents and general communications with other Surveyors, Architects, and Solicitors indicate the market is stable and interest rate indicators are showing a move upwards. Obviously at present the Stock Market in Europe and US are fluctuating and therefore some uncertainty, which needs to be taken into consideration in what to expect in the future. Short supply is pushing prices up in London and the South East, especially South West London.

#### **DOCUMENTS ATTACHED TO THIS REPORT**

1. Survey Photographs P/01 to P/181 including Cover photo.
2. Location Plan – ref. no. G415/ 501
3. Site Plan – ref. no. G415/ 502
4. Sketches – ref. no. G415/ 503, 504
5. Planning and Building Control history.
6. Tree planting schedule – ref. no. G415/ 505

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**MAYUR VASHEE R.I.B.A., M.R.I.C.S., F.A.S.I.,F.C.I.O.B.**

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