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# REPORT & SURVEY

in respect to the
property known as

**Flats 1 & 3, Worsley Court**
**Pilgrims Lane**
**London**
**NW3**

on behalf of

**Mr D Hudaly**

**Flats 1a & 3, Worsley Court, Pilgrims Lane, London NW3**

## RE: FLATS 1A & 3, WORSLEY COURT, PILGRIMS LANE, LONDON NW3

## INSTRUCTIONS

We refer to the telephone instructions received from Mr A Duke and our own confirmation letter and explanatory notes and Conditions of Engagement dated the 25th September 2006, for us to undertake a survey of the property:- **Flats 1a & 3, Worsley Court, Pilgrims Lane, London NW3**, in order for us to provide our opinion as to its general condition.

The properties were inspected on the 27th September 2006. At the time of our inspection the properties were both furnished and the floors covered with fitted floor coverings in all rooms.

The weather at the time of inspection was generally dull and overcast, but dry.

Our inspection was undertaken and this report prepared in accordance with our standard 'Terms and Conditions of Engagement', a copy of which was attached to our earlier letter and a further copy which is enclosed as an Appendix in this report.

For the purposes of identification only, we are assuming that the property faces north.

We now have pleasure in reporting as follows:-

## SCOPE

This report relates to the condition of the property at the time of our inspection and covers an inspection of the exposed and accessible parts, but we are unable to report conclusively or given any warranty concerning the parts which are concealed. These parts include the foundations, drains, brickwork and other wall construction where covered by rendering, plaster, decorations and the interiors of any chimney flues including flue linings.

Where woodwork is covered and/or inaccessible we are unable to confirm freedom from rot, woodworm and fungal decay for this necessitates opening up such areas, which involves considerable disturbance. The services and appliances have only been inspected visually where accessible and with no tests applied.

The purpose of this Report is to acquaint you with the general condition and state of repair but not to list every minor defect which is characteristically associated with a property of this age and construction and which should not be anticipated to materially affect your decision whether to purchase.

## DESCRIPTION

The properties comprise two, self-contained purpose-built flats within a four-storey, purpose-built block. Flat 1a comprises a lower ground floor flat with access from the rear of the building and Flat 3 comprises a first floor flat. The block is constructed at the end of a terrace, mainly comprising period-style properties.

There are five flats formed within a four-storey block, arranged over lower ground, raised ground, first and second floors. Attached to the rear wall is a single-storey extension and this incorporates part of the lower ground floor flat of the subject premises. Attached to the flank wall of the building is a single-storey raised ground floor addition. This appears to be part of the original construction and is suspended over the lower ground floor access walkway.

The property appears to be built to traditional construction comprising solid brick main walls, formed below a flat, crown roof with sloping tiled front and flank elevations and a mix of solid concrete and suspended timber floors.

The block has a small hard standing rear garden areas and is enclosed on the front elevation by a 'well' area.

The block was built circa 1930.

## LOCATION

The property is situated within an established residential location of varying property types and styles. The property is located towards the northern end of Pilgrims Lane, close to the junction with Willow Road. The property is located within the 'Hampstead Conservation Area'.

The property is conveniently located, being within only a short distance of the shopping and transport facilities of Hampstead High Street and Hampstead Station (Northern Line).

## ACCOMMODATION

The accommodation comprises the following:-

| | | |
|---|---|---|
| **Flat 1a Worsley Court** | - | Living Room<br>Kitchen<br>Bedroom with En-Suite Bathroom/WC |
| **Flat 3, Worsley Court** | - | Living Room<br>2 Bedrooms<br>Kitchen<br>Bathroom/WC |

## TENURE

We are advised that you will be acquiring the **Freehold** interest to the properties. At the time of our inspection Flat 3 was vacant and Flat 1a was subject to a tenant. The various tenancy details should be ascertained and it should be confirmed that full vacant possession will be given on Completion.

## COUNCIL TAX

Following a telephone enquiry of the Local Authority London Borough of Camden, we are advised that the properties have the following entry under the Council Tax List:-

| | | |
|---|---|---|
| **Flat 1a, Worsley Court, London NW3** | Council Tax band | C |
| **Flat 3, Worsley Court, London NW3** | Council Tax band | F |

## CONDITION OF THE EXTERIOR

Orientation:- Both right and left hand are given as viewing the property from the front or, if describing an elevation, as if facing that elevation.

The following comments are based upon a visual inspection from Ground Floor level unless otherwise stated.

## CHIMNEY STACKS

There is a single shared brick party stack provided to the building. The stack rises above the roof and is formed within the party parapet wall. The stack is a substantial structure and is constructed of red-stock brickwork. The stack holds satisfactory alignment, however, the brickwork to the stack is notably weathered and spalled (eroded) and areas of the pointing are weak, weathered and separating. Whilst this is not untypical, given the exposed position of the stack, some brickwork and repointing repairs are now required in order to reduce the rate of any further deterioration occurring.

Where the stack abuts the crown of the roof, lead and felt flashings have been incorporated to effect a water-tight seal. The flashing section to the base of the left-hand side of the chimney stack has separated and requires renewal/reinstatement as a matter of priority. Failure to do so will inevitably encourage problems of damp/water penetration internally.

## ROOFS

The main roof of the building is a flat crown draining on to mono-pitched slopes formed on the front and right-hand flank elevations. The aforementioned roof slopes are covered with clay tiles and which are mainly the original installations. Dormer windows project from the front and flank slopes in order to provide the natural light to the Living Room, Kitchen and Bedroom of the top floor flat.

The main roof is of flat construction, probably comprising boards laid on wood joists. The roof is covered with mineralised felt. The felt was noted to be generally

in satisfactory condition and would appear to overlay an earlier covering which is likely to have been asphalt. Due to the variations in the falls of the roof it would appear that the right-hand section of the roof does not drain correctly as indicated by the water 'ponding'. This will result in water sitting on the felt for long periods of time and which could lead to some enhanced deterioration. When it does become necessary to completely renew the covering, the falls and drainage levels of the roof should be maintained in order to prevent any further 'ponding' from occurring. It should be appreciated that flat roofs of this type usually have a more limited lifespans than more traditional coverings, usually in the order of 10-15 years from new. Ongoing periodic repairs and maintenance should be expected and anticipated.

Where the flat roof adjoins the enclosing party parapet wall, lead felt upstands have been formed. The lead skirtings formed along the central area have failed and separated. The mortar pointed joint between the cover flashing and the parapet wall has also failed in areas. Correct refitting of the flashings and repointing into the wall is now required. Failure to do so will encourage problems of damp/water penetration internally.

The pitched roof slopes formed to the front and flank elevations are covered with clay tiles and which are mainly the original installations. It was noted that there were a number of individual slipped, damaged and missing tiles and there is evidence of some past 'patching' and this is where the tiles have been replaced and which can be seen in a lighter colour. There are approximately 12-24 cracked or missing tiles located on all elevations and which require replacement. We must advise that the aforementioned roof slopes are those originally provided when the property was constructed and are therefore reaching the end of their serviceable life. One of the reasons why the clay tiles are beginning to laminate is because of their age. Furthermore, the tiles are held in place by nibs which hook over wooden batons. Because of their age these nibs are prone to breaking and when they crumble and break the tiles will slip out of position and require replacement. Accordingly, we must advise that slipped and missing tiles will become an increasing and reoccurring problem and one must allow for minor overhaul at the end of every Winter and after heavy storms.

Timber-framed dormer windows have been formed within the roof pitch of the front and flank slopes. The dormers are enclosed beneath flat roofs and which are covered with a mix of asphalt and felt. The felt covering is in satisfactory condition. The asphalt to the front dormer is split and torn and there are areas of crazing. It will be necessary for the asphalt to be 'cut-out' and repaired in order to avoid potential problems of damp penetration occurring internally.

The cheeks of the dormers are finished with the original lead metalwork. The lead sheet is failing, notably to the front and flank dormers and it is beginning to separate where it has become unclipped. It will be necessary for the leadwork to be repaired and reinstated immediately, as this will inevitably contribute to problems of dampness internally.

The flat roof is perforated by a PVC domed roof light. This remains in serviceable condition although the hinge to the locking mechanism requires some adjustment as it does not operate correctly.

## Flat Roof over Raised Ground Floor Side Addition

The roof to the side addition is of flat construction; comprising boards laid on wood joists. The roof has been overlaid with a polymer-style covering and which has been heavily sealed and coated with bitumen. It is not possible therefore to examine the condition of the covering, due to the presence of the bitumen sealant. The covering remains serviceable and there are no signs of any significant cracking or separation of the surface. You should note however that this type of roof covering does have a more limited lifespan. You should anticipate having to renew the covering within the next 5-10 years.

## Rear Single-Storey Extension Roof

The roof formed over the rear addition/extension is partly of flat construction extending down as a mono-pitched rear section. The pitch section is covered with natural slates. Despite some obvious 'patch' repairs, the slate covering is in disrepair and there is failure. Individual slates are cracked, damaged and missing. The roof requires overhaul although renewal is possibly considered to be the more economical option.

The flat roof area is covered with mineralised felt. This presently remains in a serviceable condition although it is full of weeds and debris and requires cleaning. The section positioned beneath the fire escape staircase could not be inspected.

## RAINWATER GOODS

The rainwater drainage from the front and flank roof slopes is by way of half-round style guttering. The gutter section on the flank elevation is fitted with an opening for a downpipe connection, however there is no downpipe provided and this will result in water leaking. The gutter section should be suitably replaced. Failure to do so will inevitably result in significant problems of dampness to the flank wall of the building. The guttering connects into original cast iron downpipes on the front and flank elevations. Where visible these remain in a serviceable condition.

On the rear elevation the flat roof discharges via outlets formed within the parapet wall and into cast iron hopperheads and matching cast iron downpipes. The left-hand downpipe is carried internally through the lower Flat 1a. There is no means of access to the downpipe. The left-hand downpipe is damaged; there is a broken neck joint which is cracked and will leak. The downpipe should be suitably replaced.

It was not raining at the time of our inspection and we are therefore unable to comment categorically as to whether the gutters and rainwater pipes are free from leaks. You should also appreciate that, as time goes by, more of the original cast iron sections will require replacement.

## SOIL AND WASTEWATER PIPES

The external soil and vent pipes and wastepipes comprise a mix of original cast iron, lead and some more modern PVC replacements.

The cast iron soil and vent pipes positioned on the flank elevation remain in a serviceable condition and accepts a number of PVC branch connections. The head of the soil stack is not correctly fitted with a terminal and we would recommend that a terminal be provided in order to prevent the entry of birds and vermin.

Some defects and leakages were recorded with the waste water system. The cast iron branch connection from the first floor flat appears to be leaking where it connects into the soil pipe. This will require replacement. You should anticipate that, where the original lead wastepipes from the Bathrooms at the second floor level are retained, these will require renewal in the short-term.

On the rear elevation there is a PVC soil and vent pipe which remains in a serviceable condition. We would recommend that this be fitted with a terminal. On-going periodic repair and replacement of some aspects of the wastewater branch system will be required, particularly on any future replacement and updating of the plumbing systems serving the Bathrooms.

## MAIN WALLS

The main walls of the building appear to be of solid brick construction except the walls to the rear extension which appear to be of brickwork laid to a stretcher bond indicating more recent cavity construction. The front wall is constructed of red-stock brickwork with stock brickwork provided on the flank and rear elevations. Stone banded courses are provided around some of the window openings on the front elevation.

An inspection was made of the external elevations of the building for signs of any significant cracking, settlement or distortion although we would advise that our inspection of part of the rear wall was restricted by the construction of the Conservatory and the lack of access internally to this part of the building. Generally, however, where visible, the main walls were found to hold satisfactory alignment; no evidence of any significant current cracking or major distortion was recorded.

An isolated 1mm crack was recorded beneath the first floor window openings on the rear elevation. Similar localised damage is evident beneath the raised ground floor window on the flank elevation. The damage appears old and generally long-standing. At its current level this is not considered significant and may reflect some slight weakening or deflection of the supporting lintels spanning the various window

openings. Recommend that some making good and repointing is undertaken in order to prevent damp-entry.

There is evidence of a hairline crack cracking that has occurred above the brick-on-edge arches spanning the head of the emergency escape access doors on the flank wall of the rear addition structure. The damage is relatively minor however the brick edge has slightly dropped and we would recommend that this be repointed. Should any further deterioration occur then steps may be needed to be taken to sufficiently strap the undersurface of the brick arch from deflecting any further.

The front wall of the building is constructed of red-stock brickwork. The wall holds satisfactory alignment; no evidence of any significant cracking or major distortion was recorded. The brick surfaces are adequately maintained. There are individual spalled and damaged bricks, notably to the featured courses around the bay. Eventually these bricks will need to be cut out and replaced or 'faced-up' in their entirety. The pointing to the brickwork is generally in a serviceable condition.

The brick surfaces to the flank and rear elevations are adequately maintained. There are a number of individual cracked and damaged bricks but generally this is not considered untypical in a building of this type and age. Localised areas of weak and weathered pointing and individual spalled bricks were recorded on the return flank wall. Recommend that areas of repointing are undertaken as part of the ongoing maintenance required to the building.

There is some notable weathering and spalling (erosion) of the stock brickwork enclosing the rear parapet wall projections. The pointing in areas is weak and eroded with evidence of a high porosity. Whilst some 'patch' repairs have been previously undertaken, you should anticipate having to replace or renew damaged brickwork. Failure to do so will encourage future problems of damp penetration internally. The rear right-hand corner of the parapet is slightly damaged and should be repointed in order to prevent any further failure.

## DAMP-PROOF COURSE

The damp-proof course was not visible to inspection as this is hidden behind a rendered plinth. A damp-proof course provides a horizontal layer of impervious material incorporated in the walls so as to prevent moisture from entering into the brickwork. Within the lower ground floor rooms of the subject flat, ie, 1a Worsley Court, tests were carried out with an electrical moisture meter and rising damp was detected to areas of the external walls of the Bedroom and to the internal walls of the Kitchen. We are of the opinion that the damp-proof course is beginning to fail and accordingly we would advise that some remedial damp-proofing works be undertaken. There is the likelihood of dampness being discovered to the other lower ground floor flat but which did not form part of our inspection. (Please see Section Dampness).

## EXTERNAL JOINERY

The windows provided to the building comprise a mix of original metal crittle single-glazed windows, timber casements and some later individual modern uPVC double-glazed frames. The general condition of the windows varies, however some general weathering and deterioration was recorded.

The timber casement windows provided to the front dormers are in disrepair. The sills and base frames are affected by wet rot decay and are ill-fitting. Overhaul/replacement of the windows will be necessary in conjunction with the repairs and reinstatement of the lead and metal work to the tiled cheeks. We suspect that this is resulting in problems of damp penetration internally to the upper flat.

The metal crittle windows are in varying condition. Several of the windows were found to be ill-fitting and have areas of rusting and there are some broken and cracked glazing panels. Some of the windows did not open correctly. Areas of the glazing putties are cracked and separating. A number of the casements to the front bay are paint-stuck and ill-fitting and require some easing and adjustment. You should arrange for a competent Building Contractor to overhaul the window frames and sills, ease and adjust where necessary and cut out any rot-affected areas and make good. Should you decide to retain the present arrangement, regular and extensive overhauling will be required.

The replaced uPVC double-glazed windows, where visible, remain in a serviceable condition.

The communal entrance door was found to operate satisfactorily. It is provided with an entry-phone locking system.

French Doors are provided at lower ground floor level on the front elevation. There is some localised evidence of the early stages of rot decay recorded to the left-hand section of the doors. Some repair and redecoration works are advised in the short-term to prevent any further deterioration. The front entrance door to Flat 1a remains in a serviceable condition and operates satisfactorily.

There are means of escape doors provided from the individual flats on the rear elevation. In several areas the doors have some general weathering commensurate with a past lack of decoration. There are some split and open joints and some localised separation of the timber. Some overhauling repair works will be required prior to any redecoration.

Sliding patio doors are provided to the rear wall of Flat 1a. These appear in a serviceable condition however do lack adequate trickle (air) vents and will be vulnerable to problems of condensation.

## EXTERNAL DECORATIONS

With regard to the external decorations; some of the windows are now in need of some cyclical redecoration. Areas of the paintwork are split and separating and there is the requirement for some routine redecoration of the metal external escape staircase and the steel beams exposed to the suspended raised ground floor structure.

## GARAGES AND OUTBUILIDINGS

There are none.

## GARDENS, PATHS AND BOUNDARIES

Perimeter wrought iron railings separate the property from the Public Footway and which also enclose the front 'well' area. The railings are generally firm and in satisfactory condition. An open-tread staircase provides access to the front 'well' area and to the lower ground floor flat. This remains in a serviceable condition.

Concrete steps covered with terracotta tiles and a landing have been constructed to connect the Public Footway to the main communal entrance door at raised ground floor level. The steps would also appear to serve as the roof over the storage area formed within the lower ground floor flat. The terracotta steps are satisfactorily maintained however you should appreciate that this type of tile is particularly slippery when wet and care should be taken. The enclosing stairwell walls are adequately maintained.

A low-level iron gate encloses the access driveway. The driveway is really not suitable for vehicular access due to the narrow width and the construction of the right-hand boundary wall. The driveway surface is generally cracked and weathered. It should be anticipated that some repair and replacement will be required. The right-hand retaining boundary wall supports the side addition structure. The rear section of the wall is weathered and is in need of re-pointing. No signs of any significant weakening or cracking were however recorded.

The rear concreted surround paths and garden areas are generally unkempt and in need of maintenance.

There is a mature tree positioned approximately 5m from the rear wall of the building and positioned within the adjoining garden. Trees extract moisture from the sub-soil and when the sub-soil is of a shrinkable type, such as clay, the extraction of moisture can result in a loss of volume in the sub-soil. If trees extract moisture from the sub-soil supporting foundations, the subsequent loss of volume in the sub-soil can result in differential settlement of the property.

Whilst there is no current evidence of the tree having caused differential settlement to the external walls but we must advise that there is a risk. The tree should be pollarded and maintained and which will be the responsibility of the adjoining

owner. Recommend that the overgrown foliage and bushes which obscure the rear boundary walls be maintained.

## DRAINS

The property is believed to be connected to the main sewer. In accordance with the limitations of this Report, no detailed inspection or test of the drainage system has been undertaken. The manhole covers positioned along the flank driveway and rear elevations were lifted. Some notable fat build-up and encrustation was recorded within the visible channels, particularly to the rear of the property, and we would recommend that the drains be high water-pressure jetted and cleaned and ongoing and regular maintenance undertaken.

## STATUTORY REGULATIONS

The building has been extended single-storey on the rear elevation and it is possible that the upper flat may have also been a later addition to the building. Internally the subject flats, ie, Flats 1 & 3, have been subject to some internal alterations, notably the removal of internal load-bearing walls and a formal check should be made to confirm that all necessary Planning and Building Regulation Consents for this work were obtained from the Local Authority.

## CONDITION OF THE INTERIOR

### Roof Space

None to the subject properties and none inspected.

## CEILINGS

Flat 1a - The ceilings appear to be of boarded construction with plaster and skim finish. The ceilings are generally in serviceable condition although isolated hairline cracking was recorded in the plasterboard joints. This is not considered to be of structural significance and possibly relates to some shrinkage and thermal movement within the boards. Some minor making good will be required, prior to any redecoration.

The ceiling within the rear section of the Kitchen has been affected by past problems of damp penetration and some making good will be required, prior to any redecoration. Damp-staining is also present within the Bedroom ceiling due to an ongoing leak from the raised ground floor flat and which the Vendor has advised has been an ongoing problem. Continued water seepage will inevitably lead to damage and collapse of the ceiling and which should be repaired as a matter of priority.

Flat 3 – The ceilings are a mix of original lath and plaster and plasterboard covered with varying decorative coverings. There are suspended ceilings provided in the

Kitchen and Bathroom and which are formed around a lightweight aluminium frame with plastic in-fill panels. These are of a poor quality and conceal areas of cracking and damage to the ceiling plaster beneath. Consideration should be given to their replacement.

The remaining ceilings in the flat remain in a serviceable condition. Isolated areas of hairline cracking and hollowness were noted beneath heavy decorative coverings but this was not considered generally untypical in a building of this type and age.

## INTERNAL WALLS AND PARTITIONS

**Flat 1a** – The internal walls and partitions consist mainly of plastered masonry and partly of timber studwork. The internal walls and partitions are generally in correct alignment and in reasonable condition. Localised areas of the wall plaster have been disturbed by problems of damp ingress, notably in the Kitchen, as well as due to condensation issues. Isolated hairline width cracks were recorded to visible areas within the partition walls but this is not considered to be of structural significance and the cracking can be raked out and filled when the property is redecorated.

**Flat 3** – The internal walls and partitions are mainly of solid masonry construction with plaster and decorative coverings. The property has been subject to a notable internal structural alteration and which has included the removal of the load-bearing wall to create the Open-Plan Living Room. A formal check should be made to confirm that all necessary Building Consents for these works were obtained from the Local Authority.

The internal walls and partitions are generally in correct alignment and in reasonable condition. The tiled surface along the rear flank wall is beginning to separate and the tiles are 'off-key'. This may be due to some damp penetration occurring through the brick-on-edge arch. The tiled covering is likely to fail and requires attention and repair. In several areas the plaster was found to be hollow and has a slight loss of 'key' beneath the decorative coverings. Whilst this is not untypical in a property of this type and age, care should be undertaken when stripping walls in order to minimise plaster detachment that will inevitably occur.

## FIREPLACES

**Flat 1a** – There are no fireplaces provided.

**Flat 3** – A gas-fire is provided within the chimney breast of the Living Room. The gas-fire is unlikely to accord to current Safety Regulations and we would recommend that it be removed. A chimney breast within the rear Bedroom is retained. The original fire surround has been removed and the opening closed. There is a small opening for an air brick but no vent has been installed and which we would recommend be provided.

## FLOORS

**Flat 1a** – The floors appear to be of solid construction. The floors throughout the property were covered with fitted floor coverings and which precluded a detailed examination of the floors. Generally the floors are found to be within usual tolerances. No evidence of any significant failure or damage was recorded to the accessible areas.

**Flat 3** – The floors appear to be of traditional suspended timber joisted construction. The presence of fitted floor coverings provided throughout the property prevented a detailed examination of the floors. The larger spanning floors to the Kitchen and Living Room were found to have some degree of 'springiness' and some slight lack of rigidity but this is not considered to be untypical in a property of this type and age.

The floor around the WC was found to be inherently soft. We have recorded an outbreak of rot decay affecting the visible skirting board and it is likely that the floor timbers have also been affected by rot decay. Recommend further exposure and examination of the floor timbers to establish the extent of the decay and the extent of any necessary timber replacement. A number of floorboards were found to be loose or ill-fitting beneath the fitted floor coverings. This is likely to have been due to access to services and some re-fitting or replacement of individual boards will be required, although again this is fairly common in most properties.

## DAMPNESS

Damp-meter readings were taken around the perimeter of the external walls to Flat 1a to check for problems of rising and penetrating dampness. You should appreciate that, in some areas, such as where there are fitted units in the Kitchen, and where a large volume of furniture and other household effects are retained to the external walls, these areas could not be checked. Evidence of rising dampness was recorded to the accessible rear wall indicating a failure of the damp-proof course. Dampness was also detected to the internal masonry wall of the Kitchen. We are of the opinion that the damp-proof course is beginning to fail to these areas. Some remedial damp-proofing works will be required. We would suspect that other areas would be revealed if the property were to be cleared. In the circumstances we would recommend that a reputable firm of Damp-Proofing and Timber Contractors be requested to carry out an inspection of the property and prepare a Report and estimate for the necessary remedial works required. This should be undertaken prior to a Legal commitment to purchase.

Damp penetration was recorded to the sloping section of the ceiling within the Kitchen. We are of this opinion that the damp ingress is resulting from failure of the slate roof covering. Repairs are required to the roof as a matter of priority.

There is an ongoing water leakage problem occurring from the upper flat. As a consequence this has caused damp-staining to the Bedroom ceiling. The Tenant has advised that this has been a long-term problem. It is important that the necessary plumbing repairs are undertaken as a matter of priority. Failure to do so will encourage problems of rot decay which can only be established by further exposure.

**Flat 3, Worsley Court** – Damp meter readings were taken around the perimeter of the building to check for problems of penetrating dampness using an electrical moisture meter. Some localised damp penetration has occurred through the door reveal of the Kitchen. This has resulted in some separation and lifting of the tiled coverings. Making good is recommended around the door frame and repointing of the brick-on-edge arch to prevent further occurrence of the dampness. Some re-tiling will be necessary.

## CONDENSATION

Flat 1a suffers from an inherent problem of condensation as indicated by the black mould build-up. This is resulting due to a lack of adequate ventilation arrangements from the En-Suite Bathroom (although a mechanical fan is provided) and the existing occupation of the property. Improved ventilation and careful management of the heating will help, to some extent, alleviate this problem. Special measures, such as de-humidifiers and air bricks may be necessary in order to also help resolve this problem.

## TIMBER DEFECTS

It must be appreciated that very little of the internal and structural timbers were fully accessible to inspection. Dry rot was found to be affecting the skirting boards within the WC of Flat 3. This appears to have resulted from a leaking soil waste connection. It will be necessary for the floor to be exposed in order to establish the extent of the decay and whether supporting joists have been affected. The supply pipework and the soil collar should be repaired. We would recommend that a Specialist Timber Treatment Company (BWPDA) Registered be requested to carry out a throughout inspection of the property exposing floor timbers and provide a Report and estimate for the necessary remedial works. If possible, this should be undertaken prior to a Legal commitment to purchase.

Wet rot decay was found to be affecting the skirting boards within the Bathroom/WC of Flat 1a. Again this appears to have resulted due to a leak from the WC which does not operate correctly. On completion of the repair to the plumbing system the rot affected timbers should all be cut out and replaced.

In a building of this type and age it is considered likely that some sporadic evidence of wood-boring infestation would most likely be revealed if the property were to be completely stripped.

## INTERNAL JOINERY

The internal joinery is generally of an acceptable standard associated with properties of this type and age. The Kitchen fittings to both flats are generally dated and have a fair degree of wear and tear. The Kitchen units to Flat 1a are generally soiled and worn.

The internal doors are generally serviceable. Safety glass has probably not been fitted to the glazed doors within Flat 1a and which may have safety implications.

Individual windows require overhaul, particularly the crittle windows to Flat 3, where a number of the stretcher arms and locking mechanisms are damaged and require replacement.

## INTERNAL DECORATIONS

The decorations to Flat 1a Worsley Court are worn and have a fair degree of wear and tear and have been affected by problems of condensation. Complete redecoration will be required.

The decorative condition to Flat 3 Worsley Court is generally clean and tidy but is slightly dated. It is anticipated that you will wish to undertake some redecoration of the property on completion of the general refurbishment and updating works.

## SERVICES

The following notes on services are intended to describe the installations as they exist and no tests have been carried out. They cannot be considered as a statement of suitability or safety and if further information is required, respective Service Engineers should be engaged to undertake tests and prepare their Reports.

## ELECTRICITY

The electrical meters to the various flats are positioned externally on the flank elevation.

Flat 3 – The Consumer Board is positioned within the high-level cupboard within the entrance hallway. The Consumer unit retains the older-style re-wireable fuses. Some aspects of the electrical system were found to be inadequate and potentially dangerous and some re-wiring and upgrading of the property will be necessary. In the circumstances we would recommend that a qualified (NICEIC) Registered Electrician be requested to undertake a test and check of the system and provide a Report and estimate for the necessary re-wiring and updating works. This should be undertaken prior to a Legal commitment to purchase.

The electrical system provided to the lower ground floor flat – 1a Worsley Court, appears to be a more modern installation. A modern Consumer Unit is positioned within the high-level cupboard located within the Living Room. Some aspects of the system would not comply with current Regulations. There was a lack of visible earth-bonding to the supply pipework and some of the fittings were found to be inoperative. In accordance with current Electrical Regulations it is recommended that electrical systems be inspected once every five years and there is no evidence of any past testing or servicing. The aforementioned Electrical Contractor should be requested to undertake a test of the system and quote for any necessary remedial works to bring the system in line with current codes of practice and modern expectations.

## GAS

A gas service is supplied to the property. No tests were applied. The gas meters are located externally.

## SANITARY FITTIINGS - Flat 1a Worsley Court

### Bathroom/WC

1 No. Bath
1 No. WC
1 No. Pedestal wash-hand basin

The fittings are in poor condition and are generally soiled and dated. The WC is damaged and the pipework is leaking. This is resulting in problems of water seepage and rot decay to the surrounding skirting boards. Consideration should be given to renewal of the fittings.

## SANITARY FITTIINGS - Flat 3 Worsley Court

### Bathroom

1 No. Bath
1 No. Wash-hand basin

The fittings are serviceable but do have a fair degree of wear and tear.

### Separate WC

1 No. WC

The WC is of an older style and pattern. There is a leak occurring from behind the soil collar and supply pipework. Your Plumber should be requested to expose the floor and undertake the necessary repairs to prevent on-going water leakage. This is also resulting in rot decay to surrounding timbers.

## COLD WATER AND PLUMBING

There is a cold water storage tank positioned on the flat roof. This appears to serve the various properties. The visible plumbing appears to be a mix-match of original lead and cast iron and some more modern PVC and copper replacements. There are some plumbing defects with both plumbing systems with individual flats. There are leaks occurring from both of the WC's and which require repair and attention as a matter of priority. There is a lack of water pressure provided to the Bath and your Plumber should be requested to investigate to see whether it is possible to increase the water pressure. On-going repairs and replacements of original lead and cast iron wastepipes will be required and which can only be revealed on the removal of the existing sanitary fittings.

## CENTRAL HEATING AND HOT WATER

### Flat 1a

The property is centrally heated; central heating is provided from a Worcester gas-fired combination boiler. This is wall-mounted and located within the concealed cupboard within the Living Room. The boiler supplies a network of steel-panelled radiators. The boiler also supplies the hot water. The system was not in operation at the time of inspection and although the boiler appears to be relatively modern, we would recommend that it be checked and serviced by a CORGI Installer.

### Flat 3a

The property is centrally heated; central heating is provided from an Ideal combination gas-fired boiler. This is located within the Kitchen. For some reason the boiler had been disconnected and was not working at the time of our inspection. The boiler supplies a network of older-style steel-panelled radiators. The system was not in operation at the time of our inspection and therefore no comment can be made as to its satisfactory working order. Recommend that the existing system be serviced and tested prior to use by a Registered CORGI Heating Installer and any necessary repairs and modifications undertaken in accordance with the advice received.

**RE: FLATS 1A AND 3, WORSLEY COURT, PILGRIMS LANE, LONDON NW3**

**SUMMARY**

We would draw your attention to the following matters:-

1. Confirmation that all required Planning and Building consents for the extension and alterations were obtained from the Local Authority.

5. Repointing and repair of spalled and weathered brickwork to the shared party chimney stack.

3. Renewal/reinstatement of failed perimeter upstands and skirtings to the roof/chimney stack detailing.

4. Repair and reinstate failed separating leadwork to the dormer cheeks.

5. Repair cracked asphalt to the front dormer roof covering.

6. Overhaul/replace failed and slipped slates to the rear addition single-storey roof covering.

7. Repair/cracked spalled (eroded) brickwork to the enclosing perimeter parapet walls.

8. Renew eaves gutter section on the flank wall of the building.

9. Replacement of cracked cast iron rainwater downpipe.

10. Overhaul/repair of external soil and waste water plumbing to the flank wall.

11. Localised areas of re-pointing to the flank wall.

12. Minor hairline cracking between window openings on the rear wall.

13. Redecoration of joinery items and the external fire escape staircase.

14. Overhaul and repair of original metal crittle windows.

15. Cleaning and maintenance of the drains.

16. Repair of cracked surround paths and driveway.

17. Pollarding and maintenance of the tree positioned within the adjoining rear garden.

18. Repair water damaged ceiling to Flat 1a.

19. Replacement of failed tiling to the Kitchen walls.

20. Updating and modifications of the electrical system to Flat 3 and test of the electrical system to Flat 1a.

21. Repair leaking waste pipes to Flat 3 WC and to Flat 1a WC.

22. Rot decay detected to the accessible timbers within the WC of Flat 3 and Flat 1a. Further exposure of the floor structure in Flat 3 to establish the extent of the rot decay and the required remedial timber treatment works. Specialist (BWPDA) Timber Treatment Company to inspect the property and with permission of the Vendor expose the concealed timbers and prepare a Report and estimate for the remedial timber treatment works, prior to a Legal commitment to purchase.

23. Remedial damp-proofing works required to Flat 1a.

24. Improve ventilation to Flat 1a to prevent ongoing problems of condensation.

25. Repair leaking pipework to the WC's of Flats 1a and 3. Plumber in investigate water leak from the raised ground floor flat which is causing some disturbance to the ceiling of Flat 1a.

26. Service and test of the gas-fired boilers/heating systems via a CORGI Registered Heating Installer.

## CONCLUSION

As you will have observed from the foregoing Report, the result of the Survey does indicate that some immediate repairs are required to the exterior fabric of the building. These repairs are required as certain elements to the structure are beginning to reach the end of their useful life. This is not however uncommon in properties of this type and age.

With regard to the structure of the building; the accessible external main walls appear to hold satisfactory alignment, no evidence of any current significant cracking or distortion recorded. Isolated minor damage is recorded above some of the door and window openings and some re-pointing and making good is required in conjunction with some brickwork repairs to the enclosing parapet walls.

The main flat roof of the building has been maintained in recent years and appears to comprise a felt to an original covering. However, some repairs are required to the upstands and perimeter skirtings which have failed, together with overhaul and replacement of the failed tiles to the lower pitched roof slopes. The rear addition roof is poorly maintained and the slate covering is considered to be reaching the end of its useful life and should be overhauled or renewed.

Some maintenance and ongoing repairs will be required to rainwater fittings, wastewater pipework and joinery items. The windows are a mix-match of varying styles and ages and some of the metal crittle windows require overhaul. Areas of external decoration are required to joinery items, together with the painted external fire escape staircase.

There is a problem of rot decay affecting the accessible timbers within both of the flats due to problems of water leakage from the WC's. The extent of the decay to Flat 3 should be determined as this may have affected floor timbers and we would recommend that a reputable firm of Damp-Proofing and Timber Contractors be instructed to carry out an inspection of the property, where necessary exposing the timbers and prepare a Report and estimate for the necessary remedial works.

The existing services and fittings will require some updating. The electrical system to Flat 3 will require renewal. Localised areas of rising damp were detected to the external walls of Flat 3a and some remedial damp-proofing works will be required, together with an overhaul of the roofs to prevent problems of ongoing damp penetration.

Both flats would benefit from some refurbishment and updating in order to bring them in line with modern expectations.

The scope and purpose of the survey carried out was primarily to determine whether the property was subject to serious defects structural or otherwise and while this report comments generally on most aspects of the construction, content and condition of the building, it was not intended to be a specification of every defect which might exist. A further number of which might be discovered on taking occupation. Some regard must also be had for the fact that a degree of general deterioration would depend on the age of the property and the wear and tear through general usage over the years.

While the report comments on the various services which are provided to the property, to be certain that the electricity and plumbing systems have been properly evaluated and installed in accordance with the regulations of the various authorities, they would require specialist inspection by an Electrical Contractor, Plumber or Heating Engineer and in the circumstances you should therefore instruct such specialists if you require complete satisfaction of the matter.

You will appreciate that this survey was limited to those parts of the property which we could see at the time of our inspection and we are unable to comment on any other parts of the building which were obscured from view by floor coverings, or for any other reason. We have not inspected woodwork or other parts of the structure which were covered, unexposed or inaccessible or unable to report that such parts were free from rot, beetle or other defects. However should these areas become exposed, then I am prepared to return to the property to inspect such parts and thereupon advise you of my opinion.

We have not arranged for any investigation to be carried out to determine whether or not any deleterious or hazardous materials or techniques have been used in construction of the property, or have since been incorporated and we are, therefore, unable to report the property is free from risk in this respect.

We have not investigated whether the site is, or has been in the past, contaminated. Our inspection is on the assumption that the land is not contaminated or has otherwise been treated to the satisfaction of the relevant authorities.

We have not carried out or commissioned a site investigation or geographical survey and therefore can give no opinion or assurance or guarantee that the ground has sufficient load bearing strength to support the existing construction or any other construction that may be erected upon it in the future. We also cannot give any opinion or assurance or guarantee that there are no underground mineral or other workings beneath the site or in this vicinity nor that there is any fault or disability underground which could or might affect the property or any construction thereon.

Neither the whole nor any part of this report nor any reference thereto may be included in any document, circular or statement, without our written approval of the form or context in which it appears and in accordance with our standard practice we must say that this report is for your use only and no responsibility can be accepted to a third party for the whole or any part of its content.

We trust this provides you with the information you require but please do not hesitate to contact us if further clarification is required.

Yours faithfully,

J Sears MRICS
**BRAHAM SEARS & PARTNER**

# APPENDIX

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| APPENDIX 1 | - | PHOTOGRAPHS |
| APPENDIX 2 | - | GLOSSARY |
| APPENDIX 3 | - | TERMS AND CONDITIONS |

## GLOSSARY OF TERMS

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| **ABUTMENTS** | An intersection between roof and wall. |
| **AIR VENT (BRICK)** | A perforated block built into a wall to ventilate a room or underside of a suspended floor. |
| **BALUSTRADE** | Collective name to the whole infilling from handrail down to floor level at the edge of a stair. |
| **BARGE BOARD** | Sloping board along the edge of a roof. |
| **BATTENS** | A piece of square sawn timber for supporting tiles and or slates. |
| **BINDER** | Beam covering the full span of an opening from wall to wall and supporting common joists within the roof void. |
| **BOX GUTTER** | A Wooden gutter, lined with flexible lining often with sides built along the roof slope. |
| **BRESSUMMER** | A timber lintel carrying a considerable dead load over an opening. |
| **CASEMENT** | The hinged or fixed sash of a casement window. |
| **CAVITY TIES** | See wall ties. |
| **CHEEKS** | The sides of a dormer. |
| **CLADDING** | The non-load bearing clothing of the walls and roof of a building the skin used to keep the weather out. |
| **COLLAR BEAM** | Horizontal tie beam in the roof space. |
| **COPING STONE** | A brick, stone or concrete protection usually overhanging for weathering the top of a wall. |
| **DAMP-PROOF COURSE** | A layer of impervious material laid on a wall or floor to exclude water. |
| **DORMER** | A vertical window through a sloping roof. |
| **DOSY TIMBER** | Wood which is beginning to decay. |
| **FLANK WALL** | A wall at one side of the building. |
| **FLASHINGS** | A strip of impervious material that excludes water from a junction. |
| **FLAUNCHING** | A cement mortar fillet at abutments. |
| **FURRED** | Said of pipes, boiler tank etc, which becomes encrusted from hard water heated in them. |

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| **GABLE** | Triangular part of the end wall of the building with a sloping roof. |
| **GULLEY** | A trap buried immediately below ground level at the base of a surface pipe with the function to prevent odious or smelly fumes permeating back into the atmosphere. |
| **HERRINGBONE STRUTTING** | Stiffening floor joists at their mid span by fixing small diagonal struts between any two joists. |
| **HIP** | A long piece of wood laid to an angle and forming an intersection between two converging roof spaces. |
| **HOPPERHEAD** | An enlarged top, usually to a vertical pipe where it receives water from a rainwater pipe. |
| **JOIST** | A beam directly supporting a floor. |
| **LINTEL** | A small beam over an opening carrying a load. |
| **MORTAR JOINTS** | Mixture of sand and cement for laying bricks, blocks or stones. |
| **NEWEL POST** | A post in a flight of stairs forming a structural support. |
| **OVERSAILING COURSES** | A brick or stone string course or corbelling. |
| **PARAPET** | A low wall guarding the edge of a roof, balcony etc. |
| **PLINTH** | A thin band of cement applied to external walls above ground level and forming a decorative effect, commonly bridging the damp proof course. |
| **POINTING (RE)** | Raking out mortar joints and pressing into them a surface mortar. |
| **RAFTERS** | A sloping timber extending from the eaves to the ridge of a roof. |
| **RENDERING** | Application of mortar to the outside of a wall providing a smooth or rough surface. |
| **REVEAL** | The visible part of a jamb in a door or window opening, not covered by the frame. |
| **RIDGE** | Horizontal board set on edge at which the rafters meet (apex). |
| **ROLL** | A piece of wood cover which flexible metal roofing sheets are lapped. |
| **RISER** | The upright face of a step |
| **ROOFING FELT** | A continuous weatherproof membrane laid beneath modern roof claddings. |
| **ROT** | Decay of timber. |

**R.S.J.** Steel joist standing for rolled-steel joist.

**SCREED** A band of plaster or concrete laid on to the final.

**SCRIM** Course canvas, cotton or metal mesh, used for bridging joints between board and sheeting.

**SHAKES** Splitting of wood fibres along the grain due to stresses.

**SHALING (LAMINATING)** Flaking of surfaces, often brickwork, tiles, slates and masonary which results in gradual thinning of the material and increasing its porosity.

**SHEATHING** Boarding.

**SHOE** A short length at the foot of a downpipe bent to direct the flow away from the wall.

**SILL** The lowest horizontal member of a window or door for the purposes of disbursing water away from the structure and often constructed of brickwork, masonary, metal or timber.

**SOAKER** A metal flashing cut to shape and laid to interlock with slates or tiles to provide a watertight joint to abutments.

**SPALLING** Flaking or degradation of a surface, reducing the thickness of tile, slate, brick or masonary.

**SPLASHBACK** Wall forming surround of a basin, sink, shower or bath and covered with an impervious material to protect against water.

**STOP END** Capping to the end of a gutter to prevent rainwater overflowing and discharging at the ends.

**STORM BOARD** Piece of timber to the base of a door to throw water away from the building.

**STRING** A sloping board running from each end of the stairs to carry the treads and risers.

**STRUT** Diagonal or vertical support usually comprising timber to help strengthen a structural framework and commonly forming part of the roof framework.

**SULPHATE ATTACK** Soluble sulphate in bricks and concrete reacting with cement causing irreversible vertical expansion. This process is not usually noticeable before two years after completion of the building/structure.

**SWAN NECK** An S bend forming a junction between downpipes and a gutter.

**TANKING** A waterproof skin laid beneath a basement floor and up the basement walls.

**TELL TALE** A glass slip fixed across a crack in a wall with the date setting written in the mortar and subsequent breaking or movement indicates if the crack is worsening.

**THRESHOLD** Horizontal timber at the foot of an outside door.

**THROAT** The under cut part of a drip.

**TREADS** The level (horizontal part of a step).

**TRIMMED JOIST** A joist having been cut short at an opening is carried by a trimmer joist.

**UPSTAND** That part of a felt of flexible flashing or roof covering which turns up beside a wall without being tucked into it and is usually covered with a flashing.

**VALLEY GUTTER** A gutter lined with flexible material that may on occasions be of concrete pre-cast or cast in place.

**VERGE** The edge of a sloping roof which overhangs a gable.

**WALL PLATE** A horizontal timber along the top of a wall commonly at eaves level and carried the rafters or joists.

**WALL TIE** A piece of twisted metal or plastic built into the bed joints across the cavity wall to hold the two leaves together.

**WELTED SEAM** A waterproof seam (joint) in a flexible metal roof covering.

**BRAHAM SEARS & PARTNER**
SURVEYORS · VALUERS · ESTATE AGENTS

MARLBOROUGH HOUSE, 179/189 FINCHLEY ROAD, LONDON NW3 6LB
TEL: 0207-328 6868 FAX: 0207-328 6464

## EXPLANATORY NOTES & CONDITIONS OF ENGAGEMENT

**PROPERTY:- Flats 1 and 3 Worsley Court Pilgrims Lane London NW3**

1. The survey is a detailed report of the condition of a property and gives indications as to the future maintenance liabilities. It cannot be guaranteed, however to reveal each and every defect that may exist due to the limitations of the inspection, particularly where a house is fully furnished and carpeted.

2. Short ladders are taken on site for gaining access to loft voids of pitched roofs and the exterior of a low flat roof. Inaccessible flat roofs over 3 meters (10ft) above ground will not be inspected, nor will flat voids where the access hatch is sealed or inaccessible. Valley roofs cannot be inspected unless there is access from the interior of the property.

3. A damp meter is used to take random readings for dampness throughout the property, particularly to the ground floor to check for rising damp. The presence of a damp proof course can often not be determined from a visual inspection, but we will make recommendations if our tests indicate that damp-proofing treatment is required. If you know of any previous damp-proofing treatment carried out on the property, you should forward to us the specification and any guarantees.

4. We shall inspect flooring where not covered by carpets, both from the surface and from accessible cellars, but where floors are covered with carpets and hardboard the information given will be very limited. We will lift loose floorboards in accessible areas, but not those which are nailed in position unless they are short lengths which can be lifted with comparative ease without causing damage to the property. Large items of furniture will not be moved during the survey.

5. We do not carry out test of the service - e.g. gas, electricity, water and drainage - and the information given in respect of these items will be as a result of a visual inspection only. An indication of the age, condition and adequacy of the electrical wiring, plumbing and central heating will be given but these can only be fully determined by a test by an appropriate specialist. We shall be pleased to arrange for such test should you require them on receipt of our survey.

6. We will make a careful examination of the surface of all accessible timber for dry rot and other timber defects and will also advise on further investigation where we consider there is a risk of dry rot occurring. However, because of the nature of dry rot which develops in concealed areas and only becomes visible after considerable damage has been caused, we can accept no liability if an outbreak is revealed after our survey.

7. Where a survey relates to a flat, the lessee of which would be liable for a proportion of structural costs, we examine as much of the structure as possible from the exterior but do not gain access to the flats in the block. We inspect roof voids accessible from the common areas providing we would not be trespassing by doing so or likely to cause damage. If the flat is part of a large purpose built block, we examine the structure around the flat from ground level and make a more cursory examination of the remainder. You should send us a copy of the lease so that we can advise you on the extent of your shared repairing liability.

8. Except where the contrary is stated, parts of the structure and of the woodwork which are covered, unexposed or inaccessible will not be inspected and will be assumed to be sound and in good order.

9. The report is provided for the sole use of the named client and is confidential to the client and his professional advisers. No responsibility will be accepted towards any other party who may rely on the report.

10. We will not investigate whether the site/land is, or has been in the past, contaminated. Our survey will be on the assumption that the land is not contaminated or has otherwise been treated to the satisfaction of the relevant authorities.

11. Unless otherwise expressly stated, in making the report, the following assumptions will be made:-

    (a) that no high aluminium cement concrete or calcium chloride additive or other deleterious material was used in construction of the property;

    (b) that the property is not subject to any unusual or especially onerous restrictions, encumbrances or outgoings and that good title can be shown;

    (c) that the property and its value are unaffected by any matters which would be revealed by a Local Search and replies to the Usual Enquiries, or by a Statutory Notice, and that neither the property, nor its condition, nor is use, nor its intended use, is or will be unlawful;

    (d) that inspection of those parts which have not been inspected would nether reveal material defects nor cause the surveyor to alter the valuation materially.

**SIGNED**_____

**DATED** _____