



BUILDING SURVEY

- * The report is provided solely for the named clients and their professional advisers and should not be relied upon by others. Please note the Terms of Engagement to the rear of this report.
- * 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 described below. This report is not intended to detail minor defects which do not materially affect value.
- * The clients are advised to show a copy of the report to their legal advisers as it may affect investigations they will need to make.
- * The clients are advised to show a copy of the report to their building insurers prior to purchase.

SECTION A: GENERAL INFORMATION.

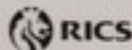
NAME AND ADDRESS OF CLIENT: Fusun Gencsu

ADDRESS OF PROPERTY: 6 Chalcot Crescent
Primrose Hill
London
NW3

DATE OF INSPECTION: 2nd February 2006

TENURE: We assume the property is freehold.

APPARENT TENANCIES: We assume vacant possession.



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David N Kutner MRICS
SAVA accredited 001008



SECTION B: GENERAL DESCRIPTION.

B1. GENERAL DESCRIPTION

The property comprises a four storey mid terraced house with a rear garden.

B2. ACCOMMODATION:

Please refer to agents' particulars.

B3. OUTBUILDINGS AND PARKING:

N/A.

B4. APPROXIMATE AGE:

We expect the house dates from around 1890.

B5. SUMMARY OF CONSTRUCTION:

The property is of solid brick under replacement artificial slate roof.

C1. RAINWATER DRAINAGE:

There are no rainwater pipes to the front of the building. The roof drains towards the rear via a large tiled and downpipe. This is of plastic finished and is satisfactory.

However, further and closer to the rear particularly down around the kitchen area several signs of blockage and some overflowing can be seen. A plumber should attend and deal with any repairs required to the plumbing system generally. They should also verify the drainage from the utility room (washing machine, etc) and the kitchen sink is satisfactory under the full of the post positive testings in use system. This may be a satisfactory means to the overflowing and blockage which are reported towards the French door to the kitchen.

Julian

You should obtain a plumber's report.

and extends around to the party wall. This may indicate some very minor movement of the back addition structure but is of no real concern at present. Nonetheless it should be monitored. So long as full insurance is in place we are not unduly concerned and this should be verified in your insurance policy.

Blown plaster was noted in the entrance hall to the party wall at the base of the stairs. Some repairs are to be expected here. The condition of plasterwork in the ground floor we on the right hand side as you enter is rather poor and again some repairs are required here. The reception area at ground floor level were satisfactory and free from defects. At lower ground floor there is a horizontal crack in the front elevation which should be filled and repaired. This is unlikely to be significant. There may be a mixture of plasters for instance where damp proofing measures were undertaken up to a metre height at basement level.

However at lower ground floor the essential factor to confirm is that all structural alterations to create the open plan area received Building Control Approval and Party Wall Awards. Full certification should be obtained to verify this.

D4. FIREPLACES, FLUES AND CHIMNEY BREASTS: (It is not possible to indicate the condition of flues or presence of flue liners. No assumption should be made as to the practicability of using the chimneys. It is recommended that any flues should be swept prior to occupation.)

All chimney breasts remain. There is no vent which is required to the rear bedroom at second floor level. A vent should be inserted. There is no vent to the rear first floor bedroom either and again this should be attended to. Gas fires are inserted to the fireplace in the master bedroom (first floor front) from the front reception and dining area at lower ground level. All these require Gas Safety Certificates.

Finally there have been some minor alterations to the chimney breast which are unlikely to be problematic but should ideally have received Building Control Approval. These are to chimney breasts in the kitchen at lower ground level and reception above at the rear. Your legal advisors should verify these alterations received Building Control Approval.

D5. FLOORS: (Only the surface of floors which are not covered have been inspected but accessible corners of any coverings were lifted where possible to identify the nature of the surface beneath.)

At lower ground level the floor is tiled. This should have received a damp proof membrane and your legal advisors should verify Building Control Approval was obtained for this basement floor. The raised ground floor is of timber and finished in tiles. Some of the tiles have cracked and maybe difficult to match in. You should satisfy yourself here. This indicates some minor settlement. It is unlikely to be problematic. Often initial settlement occurs and this is probably the case here.

In the reception there are carpets in the lounge and these appeared fair.

At first floor level bedrooms are carpeted but the floor is out of true to the front bedroom. There is a slight lip/step at the junction of this bedroom/hallway. At second floor level gaps under floors indicate historic settlement but there was nothing to suggest ongoing movement at the time of inspection. The bathroom floor is tiled and was sound.

D6. DAMPNES: (A moisture detecting meter has been used in randomly selected and accessible positions, without moving furniture, floor coverings, fixtures and fittings, to test for dampness.)

Some dampness was established to the left hand side of the kitchen doors leading to the garden. Minor damp was noted to the dining area at lower ground level around the chimney breast and also to the front elevation. The utility room has been dry lined which could well conceal dampness behind in view of the high garden level externally.

Accordingly you are recommended to have a timber and damp survey.

D7. WOODWORM, DRY ROT AND OTHER TIMBER DEFECTS: (Where noted from inspection of exposed and un concealed timber surfaces, but without lifting floor boards in any event.)

Our internal inspection of exposed timber joinery components revealed no significant areas of any outbreaks of wet or dry rot nor indeed insect infestation but there were signs of blistering and possible timber defects to the half landing between ground and first floor under the window area. This should be inspected by the timber and damp specialist.

D8. INTERNAL JOINERY, INCLUDING WINDOWS, DOORS, STAIRCASES, BUILT-IN FITMENTS AND KITCHEN FITTINGS:

At lower ground level the kitchen fittings have been renewed fairly recently and were satisfactory.

Doors, skirtings and architraves present in sound order. There may be some minor rot for instance behind low level timbers which were affected by dampness. A timber and damp surveyor should comment further here.

Windows and French doors at lower ground level were in sound working order. At ground floor level doors, skirtings and architraves were satisfactory. There are shutters to the front window which are operational but now blocked by the radiator boxes.

The shutters are pinned to the rear French doors.

The sash window was locked and could not be tested however the cords and runners to the sash window appeared satisfactory. The French doors were sound.

The window on the half landing was satisfactory but please note our comments in relation to blistering paint and possible rot to the skirting below.

At first floor level there were no real defects to the doors, skirtings or architraves although the master bedroom door handle is now loose and requires re-fixing. There is one open door to the front master bedroom which was sound. The rear sash window was satisfactory but requires decoration.

At second floor doors, skirtings and architraves were fair although there were gaps under doors indicating the floors being out of true caused by historic settlement. Windows were in satisfactory condition (the casement to the front and the sash to the rear bedroom). Fitted cupboards throughout were satisfactory.

The bathroom velux window was sound although requires cleaning.

The staircase shows signs of being out of true indicating some historic movement and the hand rail and spindles are loose particularly between first and second floors. You should attempt to upgrade and stabilise the hand rail.

D9. INTERNAL DECORATIONS: *(Furnishings have not been moved to confirm the state of covered or hidden decoration, which may be faded or damaged.)*

In our opinion the house presents in reasonable condition decoratively but some repairs and re-plastering must be anticipated. You should obtain full quotations for all works required.

D10. CELLARS AND VAULTS:

There is a small under pavement storage area which was satisfactory for its purposes.

D11. SERVICES: *(No tests have been carried out. Only significant defects and deficiencies readily apparent from a visual inspection are reported. Compliance with statutory regulations and adequacy of design conditions or efficiency can only be assessed as a result of a test and, should you require any further information in this respect, it is essential that you should obtain reports from appropriate specialists before entering into a legal commitment to purchase.)*

Mains gas, electricity, water and drainage are all connected and appear sound, however no tests were undertaken at the time of inspection.

ELECTRICITY:

The mains electricity meter and fuse board are located externally in the front basement area.

The electrical installation is generally carried out using modern wiring, switches and sockets. However we are not qualified to judge the safety, efficiency or compliance of the system. Should you require further assurances with regard to the condition of the installation it would be necessary as soon as possible after purchase to instruct a qualified electrician to carry out functional tests.

GAS:

The property is connected to the mains gas. There is no special reason to anticipate a problem, but you are advised to arrange a full test by a CORGI approved contractor before taking up occupation.

There appear to be two boilers, one is located externally to the front basement area within a cupboard and the other is located to the rear of the ground floor reception. You should obtain Gas Safety Certificates for both. You are recommended to have a full plumbing report in view of the systems which are unusual since there are two boilers serving the house. Additionally there are two hot water tanks both fairly small in the upper hallway cupboard. In view of the blockage and over flowing noted to the rear basement area off the kitchen we do strongly urge you to have a full CORGI registered plumbers report on all installations.

You should obtain Gas Safety Certificates for all gas appliances including the gas fires (three in total).

PLUMBING AND HEATING:

Mains water is connected. When the taps were run, the pressure appeared generally satisfactory but no pressure tests were applied to the hot and cold water services.

Our visual inspection of surface pipework revealed no evidence to suggest any significant leakage, although we could not inspect pipework which was concealed behind ducts or floors.

The plumbing and heating installations were operational at the time of inspection. There was nothing to suggest any problem but we repeat our advice to have a CORGI registered plumbers report.

Our cursory inspection of the central heating system revealed no evidence to suggest any serious defects, but we would nevertheless recommend that the system is tested and overhauled before use and a regular maintenance contract is placed with the Gas Board or with an approved heating engineer.

SANITARY FITTINGS:

These are in sound condition and were in sound working order.

OTHER FACILITIES:

An alarm was noted but not tested.

CONCLUSION:

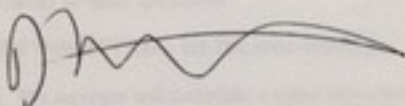
In our opinion the house is in fair condition although has been structurally altered. You should obtain full certification for all structural alterations particularly at lower ground level and to the lower ground/raised ground chimney breast, and verify Building Control Approval and Party Wall Awards are in place.

You are recommended to have a full timber and damp survey together with a full plumbers report in view of the unusual systems (two boilers, etc) and external leakage/blockage apparent at the rear.

You should also obtain Gas Safety Certificates for all appliances.

Please feel free to discuss this report or any aspect of it with the writer at your convenience.

Yours faithfully



David Kutner MRICS
on behalf of Kutner Associates

Date: 2nd February 2006