PROPERTY	**:**	**107 HIGHGATE WEST HILL LONDON N6 6AP**
DATE OF SURVEY	**:**	**5th JULY 2018**
INSTRUCTED BY	**:**	**CATHERINE POCOCK 3 COTMANDENE DORKING SURREY RH4 2BL**

SITUATION AND DESCRIPTION

The property comprises a semi-detached house once forming part of the vicarage of St Anne's Church, located on the East side of Highgate West Hill.

The building is about 160 years old and has been built using techniques typical of the era, with load-bearing solid brick external and party walls, pitched, slate clad roofs, suspended floors and painted timber joinery. Sometime after its construction (possibly in the late Victorian era), a single storey extension was constructed against its north elevation, and more recently, the main house was subdivided to form two self-contained units. Within the past few decades the property has been cosmetically refurbished, with services, kitchen and bathroom fittings renewed and internal partitions at first floor level reconfigured, but these works all date back some years.

These matters apart, the building is in substantially original form.

I understand that the building is Grade II listed and is located in a conservation area.

ACCOMMODATION

The accommodation is arranged as follows:

A. Ground Floor

1. Entrance Hallway - Radiator, understairs utility cupboard

2.	Main Reception Room	-	Radiator, fireplace
3.	Kitchen/Dining Room	-	Fitted wall and base units, inset sink, radiators
4.	Bedroom	-	Radiator, heating boiler
5.	Cloakroom	-	WC, towel radiator, wash basin
6.	Shower Room	-	Shower

B. First Floor

1.	Bathroom	-	Bath with shower over, WC, wash basin, towel radiator, fitted storage
2.	Main Bedroom	-	Fitted storage, radiator
3.	Bedroom 2	-	Radiator
4.	Bedroom 3	-	Radiator

TENURE AND REPAIRING LIABILITY

I understand that you anticipate purchasing the freehold interest in the property.

CONSTRUCTION AND STATE OF REPAIR

Walls and Partitions

External walls are of solid brickwork 225mm and 330mm thick. They were inspected from ground level and from the roof of the single storey extension and a reasonable view was possible.

The east (entrance) elevation incorporates a projecting section (part of which encloses 108 Highgate West Hill) and is finished with fair faced brickwork, a projecting string course having been formed at first floor level. Door and window openings sit over stone sub cills and are surmounted by rubbed brick arches, save that the north kitchen window has no arch or lintol.

In general terms, the elevation was seen to be plumb, intact and free from fractures, distortions or other evidence of structural movement. The surfaces of the brickwork were generally in good order, although some minor repairs (e.g. making good of redundant services holes and local repointing) will be required when the building is next worked upon. No significant problems were noted however.

The original north elevation has been partly enclosed onto by the single storey extension. From the roof of the extension, it could be seen that there has been structural movement to the brickwork, with a substantial repaired fracture extending downwards from the right hand corner of the first floor window cill. In other respects it is intact and in good order, although local repointing of the brickwork should be considered.

The ground floor north elevation is more recent and of a different type of brick. Like the older elevation above, it has suffered from structural movement, with substantial repaired fractures and an area of rebuilt brickwork above the door opening. A further historic, dirt filled crack occurs to the right hand side of the elevation, between the rainwater pipe and the external corner. All of these defects appear to be of some age and no sign of recent or ongoing problems was observed.

The west elevation incorporates an offset at about mid-point but in other respects is of similar construction to the east elevation, windows sitting over stone sub cills and being surmounted by flat, rubbed brick arches. Inspection was slightly limited by the vegetation at ground floor level, but evidence of historic structural movement was observed with repointed stepped fractures above and below the dining room window and open joints to the brickwork above the reception room window arch. Brickwork at low level to the north end of the elevation also has undulations and offsets, the reasons for which were not obvious. All of these defects appear historic, and nothing was seen to suggest any recent or ongoing problem.

The various old and repaired fractures are probably associated with the effects of the adjacent trees, which extract moisture from the clay subsoil and cause it to desiccate and shrink during periods of drought. The recent concrete pavings and manhole at the front of the property (referred to later in the report) could indicate that groundworks have been undertaken, and it is possible that part of the building has been underpinned. Enquiries should be made of the vendor to ascertain whether there is any information on such work.

The party wall is of solid brickwork, probably 330mm thick. It was concealed by plaster and decorative finishes but as far as can be seen is intact and adequate for its purpose.

Internal partitions at ground floor level are mainly of masonry construction (although some to the north extension are of stud frame). Those at first floor level are of timber stud frame. In general terms, the partitions are intact and adequate for their purpose and no particular defects were observed.

Where accessible, the walls at ground floor level were tested for dampness using an electronic moisture meter. Excess readings were noted in the following locations:

1. In the entrance hall, on the east wall, the party wall and the partition wall to the under stairs utility area.

2. In the reception room, on the partition wall to the stairwell and on the west external wall.

3. In the dining area, on the west external wall and on the projecting piers to the north wall (presumably jambs of the former chimney breast).

4. In the kitchen, on the projecting pier to the dining area.

5. In the north bedroom, on all accessible walls.

6. In the corridor to the extension – on all accessible walls.

7. In the cloakroom – on all accessible walls.

The findings indicate that the damp proof course is absent or ineffective and in the course of time, moisture and salts will lead to breakdown of plaster finishes and decorations and give rise to a risk of decay of any timbers in contact. Remedial treatment is likely to entail injecting a chemical or inserting a physical damp proof course, hacking off and renewing salt contaminated plaster finishes and isolating all timbers from the damp substrate.

Alternatively, other systems such as ventilated linings which are more sympathetic to a listed property could be considered, although they tend to be more costly and difficult to install. Irrespective, the work would be best undertaken by a specialist contractor who is member of the Property Care Association and who offers an insurance backed guarantee.

Floors

The ground floor is a solid, ground-bearing slab, and probably replaces the original suspended timber floor. It was concealed by hardwood parquet blocks in the main accommodation areas, by ceramic tiles in the kitchen and cloakroom and by veneered engineered boarding in the bedroom

and these finishes limited inspection, but in general terms the floors were found to be level and firm to the tread.

When tested with the electronic moisture meter, the parquet floor was found to be dry, although some of the individual blocks close to the door to the north extension were decayed and will need to be renewed. The floors within the north extension were generally found to be damp when tested with the electronic moisture meter, and further investigation will be required to confirm the nature of the problem and the required treatment.

The first floor is of suspended timber construction, mainly finished with hardwood floorboards but with marble tiles in the bathroom. The levels undulate and areas of floor creaked under load, but in general terms it is intact and adequate for its purpose and no significant or ongoing problems were observed. Some of the marble tiles have cracked on account of flexing of the structure, and consideration should be given to re-laying them over sheet plywood or a similar rigid substrate, or to their replacement with a flexible floor covering.

Roofs

The main roof is pitched, formed of a timber structure and weathered with natural slate. Its exterior was viewed from ground level and a limited partial inspection was possible. A reasonable inspection of the interior was undertaken from the access hatch above the first floor hallway.

The structure appears to be largely original, although some strengthening and repair was observed. These works are of considerable age but as far as can be seen, they are intact and adequate for their purpose. No particular defects were observed to the structure.

The roof coverings are possibly original. Slates have been fixed to timber battens nailed to the rafters, without underfelt as is usually provided in more recent roofs. Numerous areas of daylight could be seen indicating inadequate laps or slipped or broken slates, and externally, many of the slates have been re-secured using lead tingles, suggesting that the nail fixings are deteriorating. The undersides of some of the slates are delaminating, and although not obviously leaking, given its age and general condition, I suggest that consideration is given to stripping and re-covering the roof as part of the refurbishment works.

Given their age and condition, it is likely that partial or full replacement of the slates will be required, and in any event being a listed building, you will be required to renew the roof coverings with matching slates. The lead cappings, flashings and other details appear to be intact, but are likely to require renewal at the same time as the leadwork.

The roof is insulated by means of mineral wool and glass fibre quilt laid between the ceiling joists. It is haphazardly laid, with areas of missing and uneven insulation, and this would be best improved to assist in managing heat losses. When doing so, a formal means of ventilation should be introduced to the roof finishes to avert the risk of condensation forming on the cold surfaces above the insulation.

Part of the loft space oversails 108 Highgate West Hill, giving rise to an unusual situation and uncertainty as regards rights of access and responsibility for maintenance and repair; your solicitor should be asked to advise. In addition, the fire separation to the ceiling above this part of 108 Highgate West Hill cannot be confirmed, and would be best checked and if necessary upgraded, so that in the event of a fire in 108 Highgate West Hill, it does not spread easily into 107 Highgate West Hill.

The roof of the single storey extension is shallow pitched, of timber construction and finished with mineral surfaced roofing felt. It appears that this is a recent introduction built above the parapets of the original roof, and it is of a moderate standard. Although not obviously leaking, it would be best removed and the original flat roof arrangement beneath the parapet reinstated. In the expectation that the felt over-roof was added because of leakage of the original coverings, you should anticipate the need for renewal. It could not be confirmed whether or how this roof is insulated, and insulation should be incorporated at the same time.

Parapets

The single storey extension to the north of the building retains its original parapets which, viewed from the underside, have natural stone cappings. Inspection of all other elements was prevented by the felt flat roof but as far as can be determined, the parapets are plumb and intact. It would be prudent to allow for some repair however should you remove the overlay roof.

Chimneys

The main chimney rises above the party wall with 108 Highgate West Hill and is constructed of brickwork with natural stone or stucco ornamental oversailing details at high level and clay pots. It was viewed from ground level and although inspection was limited, as far as can be seen it is plumb and intact, but showing slight signs of weathering. It will need maintenance when the building is next worked upon, but in general terms appears to be intact.

A secondary stack rises above the original north elevation and is of similar construction. It is in poorer condition and presumably has not been maintained in the recent past; the ornamental cornice at the head of the shaft is very degraded and pointing to the brickwork below is weathered. It will require careful repair. One of its pots has been removed but the remaining pot is intact.

Internally, most of the fireplaces have been removed and their openings infilled. Air bricks would be best provided to assist in ventilation of the rooms and to reduce the risk of condensation forming within the flues, and ventilated terminals would be best fitted to those pots sitting over redundant flues so as to prevent rainwater penetration.

The reception room chimney breast has been fitted with a coal effect gas fire. It does not appear to be functioning and will require attention; if it is to be brought back into use, the flue should be tested for gas tightness and if necessary a liner installed. Additional measures such as increasing background ventilation and raising the height of the hearth might also be required to comply with current gas safety regulations.

Windows

The majority of the windows are timber framed double hung sash units, only those to the ground floor WC, the first floor bathroom and the first floor stairwell being timber framed casement units.

Most of the windows are of some age and are probably original to the building, save that the window to the first floor bathroom and stairwell has been renewed in the relatively recent past. Notwithstanding their age, in general terms the windows are intact and in serviceable condition although almost all of them will need refurbishment and repair to put them into good working order, works including replacement of broken sash cords, re-puttying, supplementing of weights, easing and adjusting of sashes and repair of minor areas of decay to the exterior to the frames. No significant defects were noted however.

It should be borne in mind that windows of this nature will have a poor thermal and acoustic performance, and consideration could be given to upgrading them by fitting secondary glazing internally. Replacement could also be considered, although costs would be significant.

Doors

Internal doors are a mixture of types and styles including composite veneered panel effect units, flush plywood faced fire doors, lightweight pressed hardboard panel effect units and softwood framed glazed units. The majority are in reasonable condition and no significant defects were observed, although in many cases their ironmongery is poor and will need attention or replacement.

The main entrance door is a softwood framed unit glazed with cast wired glass. It is in serviceable condition. The exterior door to the reception room is of similar construction, but is glazed with clear glass. It does not appear that toughened or laminated glass has been fitted and it would be best replaced to improve security and to reduce the risk of injury in the event of accidental breakage. The exterior door to the north extension requires similar attention, and its security ironmongery would be best upgraded to comply with standard insurer's requirements.

The door lining of the north corridor external door has decayed at its base and been repaired, presumably on account of the rising dampness referred to previously. Similar repairs could be seen to the door linings of the ground floor bedroom and cloakroom.

Ceilings

The majority of the ceilings appear to have been replaced in plasterboard and in general terms they are intact and adequate for purpose.

It is possible that the ceiling to the stairwell and corridor at second floor level is the original lath and plaster. Undulations could be seen above the decorations suggesting that the plaster is de-bonding from the laths, and in the course of time it could fail. It would prudent to underline, strengthen or replace the ceiling as part of a programme of planned maintenance.

Plaster and Wall Finishes

The walls throughout the property are finished with solid plaster or plasterboard, depending on the nature of the substrate.

In general terms, the wall finishes were intact and adequate for purpose, although some areas of solid plaster sounded hollow on key when tapped, suggesting that the plaster has de-bonded from its substrate. If disturbed, for example during the course of redecoration or replacement of services, areas could become destabilised and fail, and it would be prudent to budget for some replacement. As mentioned before, it is likely that areas of wall plaster at low level will need to be replaced as part of the damp proofing works.

Within the ground floor north bedroom, part of the partition wall to the corridor has been lined out with a rigid board, possibly to mask the effects of damp penetration. The nature of the board lining could not be confirmed, but depending on its age, it could contain asbestos and would be best left undisturbed or, if it has to be removed or worked upon, treated as asbestos containing and handled and disposed of accordingly. Costs might be higher than would usually be expected.

Staircase

The staircase is of some age and is probably original, possibly having been a secondary staircase to the main house. Its upper surface has been exposed, sanded and sealed but its underside was concealed by board linings, and this limited inspection.

The staircase is worn but intact and serviceable, although several treads creak under load and this could be a nuisance in use. Guarding to the first floor landing is intact, but the balusters are spaced more widely than permitted by current regulations and consideration should be given to improving them, especially if the property is to be occupied by children.

Sanitary Fittings

Kitchen and bathroom fittings are of relatively recent origin and of reasonable quality and are generally in serviceable condition. They are showing signs of wear and some fittings are very much to the taste of the vendor. You may wish to consider replacement.

Few significant issues were noted, but the following matters are drawn to your attention:

1. Ceramic tiling to the base of the shower tray in the ground floor cloakroom appears unsound, and there is a risk of leakage and decay of concealed timbers.

2. There is no extractor fan in the first floor bathroom and consideration should be given to the installation of a motion sensor or humidistat controlled unit with an overrun.

3. There has been a leak from the bath/shower unit in the first floor bathroom, which has led to damage to the cornice, plaster finishes and decorations on the party wall in the entrance hallway. When tested, surfaces were found to be dry, but it is possible that concealed timbers have suffered decay and it would be prudent to open up the structure to confirm the condition of the timbers and to make some budgetary allowance for repairs.

4. Silicone sealing to the perimeter of the bath/shower unit in the first floor bathroom is failing and will need to be renewed.

5. The horizontal ledge to the bath beneath the shower will always be vulnerable to water penetration. Consideration should be given to re-detailing.

Above Ground Drainage

Rainwater from the main roof drains into recent pvc eaves gutters and downpipes located on the elevations, with the exception of the west drainpipe on the north elevation, which appears to drain into the original cast iron hopper and downpipe. The downpipe has been cut off above the level of the roof of the single storey extension and a shoe would be best provided to discharge rainwater away from the elevation. Similar comments apply to the pvc rainwater pipe on the east side of the north elevation, which has been fitted with a 90° elbow at its base.

The downpipes to the north elevation discharge onto the roof of the single storey extension which drains into a pvc eaves gutter; this discharges into the original cast iron hopper and downpipe. The latter is severely corroded and will require immediate replacement.

As mentioned before, a lead lined parapet gutter has been formed at the base of the south roof slope. No inspection was possible, but if it is of similar age and condition to the other roof coverings, it is likely to require renewal in the relatively near future. Responsibility for its maintenance and repair is not clear as it is located above 108 Highgate West Hill. Enquiries should be made of your legal adviser.

Waste water from the bathroom drains into cast iron soil and waste stacks located on the east elevation, close to the party line with 108 Highgate West Hill. They are corroding slightly on their rear faces and will need careful redecoration, but in the course of time they might perforate and require replacement.

Waste water from the kitchen drains through a pvc branch into an open gulley at the base of the east elevation.

Internal Decorations

Internal decorations are in fair condition only, and you will presumably wish to redecorate to suit your own taste.

Given the age of some of the joinery, older paint finishes could contain lead, and precaution should be adopted if they are to be sanded or stripped.

External Decorations

External decorations are weathering and deteriorating and require early replacement.

SERVICES

Underground Drainage

Rain and waste water discharge into an underground system which is assumed to connect to the common sewer beneath the public highway. Manholes are located beneath the entrance path and in the north west corner of the garden. Their covers were lifted from where it was seen that the east manhole has been recently constructed in concrete with plastic and salt glazed clayware pipes and a cast iron cover. That in the garden appears to be older and of traditional brick construction.

When the WC was flushed and taps run, waste water discharged freely, but with some back flow observed in the garden manhole suggesting a partial blockage or adverse falls downstream. Further investigation would be required to confirm the nature of the defect, but in general terms the system appears to be operating satisfactorily and no significant build-ups of detritus, standing effluent or foul odours were observed that would suggest significant problems.

In general terms, the system appears to be serviceable, although it should be borne in mind that without carrying out a CCTV survey and pressure test, it is not possible to confirm that the system is free from defect.

Cold Water Installation

Cold water is provided by the company main and is assumed to enter the property beneath the entrance path, although its exact position was not identified. Within the property, pipework is mainly concealed but is generally of copper and plastic and, as far as could be determined, it is in serviceable condition. The cold water tanks in the loft have been disconnected and clearly redundant; they would be best removed. In the absence of working storage tanks, it would appear that the entire property is served at mains pressure.

Without having located the cold water mains service, it is not possible to confirm whether it is the original lead pipe or whether it has been replaced. In the event of the former, it would be best

replaced with plastic to avert the risk of failure and because of health concerns associated with the material.

Within the loft space, some redundant steel pipework has been insulated with a cotton sheathed fibre based insulation material. Given its age, it is possible that it contains asbestos and would be best handled and disposed of accordingly.

Central Heating and Hot Water Installation

Space and water heating is provided by a wall mounted gas fired Vaillant Eco-Tec boiler located in the ground floor north bedroom and fluing through the flank wall. From the boiler, hot water is pumped to pressed steel, column and tubular radiators in each of the rooms and fed by mains pressure to the tap outlets. The system is controlled by a wall mounted thermostat in the entrance hallway. Further controls are located on the boiler, but could not be accessed because of the adjacent storage cupboards.

The storage cupboards limited inspection of the boiler but it appears to be relatively recent. When checked for operation, it fired up and radiators heated quickly; hot water delivery was also satisfactory. Although in working order, a number of issues were noted which are drawn to your attention:

1. Radiators in many of the rooms appear small given the likely heat losses, and supplementary heating might be required at times of cold weather.

2. Surface run flow and return pipes in some rooms are unsightly and in many cases vulnerable to accidental damage.

3. The power supply and other electrical wiring beneath the boiler is untidy and appears poorly run.

4. The vertical tails to many of the radiators at first floor level have been poorly planned and are unsightly.

5. The towel radiator in the bathroom is unlikely to provide adequate heating to achieve comfort conditions at times of cold weather, and it would appear that there have been

problems of condensation, as evidenced by mould growth on the tiling and mastic seals and by corrosion of the towel rail.

6. The storage cupboards in the north bedroom will make access for maintenance of the boiler problematic.

Gas Installation

Gas is provided by the company main, the meter being located beneath the boiler in the ground floor north bedroom. From the meter, copper pipework runs to serve the boiler and runs within the ceiling void to emerge on the east wall where it runs externally and enters the under stairs utility cupboard, from where it serves the cooker.

The installation appears to be intact, although the external pipe runs are untidy, and there are redundant spurs and branches within the under stairs cupboard. Consideration should be given to re-routing and configuring the pipework as part of the refurbishment of the property.

Electrical Installation

Electricity is provided by the company main, an externally mounted connector box being located at low level on the east elevation of 108 Highgate West Hill. From here, a substantial main cable runs externally at high level along the east elevation of 107 Highgate West Hill to enter the property and run within the ground floor ceiling void to the ground floor bedroom, where the meters and consumer unit are located.

There are two meters; one of which is assumed to be redundant but this would need to be confirmed. The consumer unit is a modern 6-way micro circuit breaker controlled model; the wiring appears older pvc sheathed twin and earth cabling. Light switches and socket outlets are of varying ages; some fittings appear very old and are unlikely to comply with current regulations.

In general terms, the installation is in serviceable condition but falls short of current standards as regards safety features and provision of socket outlets. Various deviations from current good practice were observed, and in view of this and the age of the some of the wiring, I would suggest that you anticipate the need for full re-wiring as part of the refurbishment of the property.

Irrespective, current published guidance recommends testing of domestic electrical installations at ten yearly intervals and changes in ownership, and I suggest that you budget for such an inspection. It is likely that the consumer unit will need to be upgraded as it has no spare fuse ways.

EXTERNALLY

Paths and Fences

The entrance pathway is defined partly by a timber post and rail fence, partly by the flank wall of the garage and partly by a low brick wall with concrete coping. The post and panel fence is of poor quality and in worn condition; you will presumably wish to renew it. The brick wall is intact but of worn appearance.

The north boundary is defined by a timber post and panel fence which incorporates pedestrian and vehicle gates, although the reason for the latter is not clear given that there is no suitable parking area. It is in worn condition and will need repair and improvement or preferably replacement.

The west pavement boundary is a solid brick wall of considerable age and is probably original to the property. It undulates along its line and is out of plumb in places, but in general terms is serviceable. Some of the recent repairs and areas of repointing are of unsympathetic appearance.

The south boundary with the garden of 108 Highgate West Hill is defined by a timber post and panel fence which is in very poor condition and will require replacement.

Pavings to the entrance path are of in situ concrete, the platform adjacent to the entrance being finished with Yorkstone slabs. They are intact and in good order. The concrete work is serviceable but of modest appearance.

On the west side of the property, a patio area formed of random laid broken precast slabs is intact but of poor appearance.

The road surface of St Anne's Close is in poor condition and will required renewal in due course. Your legal adviser should enquire as to the extent of your liability.

Trees and Vegetation

The garden contains several mature and semi-mature sycamore and lime trees, and a substantial ornamental evergreen tree. Given their size and proximity to the building, they will give rise to a risk of moisture extraction, desiccation and shrinkage of the subsoil on which the building is founded, and they will need to be regularly pruned and maintained to control their moisture demands. Costs could be appreciable.

In general terms, the garden is unmaintained and overgrown, and there will be some cost involved in clearing it.

Outbuildings

The timber shed in the garden is of some age and is weathered. It is likely to require replacement in due course. It is not clear how the electrical supply has been run to it, but it is unlikely to be in compliance with current regulations and you should anticipate the need for renewal.

There was no access to the interior of the garage to the east of the property but it was inspected externally. It is of solid brick construction with a reinforced concrete slab roof weathered with asphalt.

The brickwork is intact and free from obvious defect. The exposed edges of the concrete roof slab are deteriorating, suggesting poor quality construction; they should be capable of repair, following which the roof coverings will need to be re-detailed and extended so as to ensure that rainwater is discharged away from them. There appear to be problems with the drainage, as the outlet to the rainwater pipe is very small and a mortar fillet has been formed along part of the edge of the roof to prevent water spilling over it. This should also be re-detailed. The power supply to the garage is by means of an armoured cable, in accordance with good practice.

MEANS OF ESCAPE

Internal doors are of reasonable quality, but few are of fire-resisting construction, and consideration should be given to upgrading them by fitting self-closing devices and non-combustible linings to their risk sides, or to replacing them with purpose-made fire-resisting units.

Additionally, mains-powered interlinked smoke and rapid rate of rise heat detectors should be installed in each of the rooms and the stairwell at ground and first floor levels, so as to provide an early warning of danger.

INSURANCE

You should ensure that the building is insured in an adequate sum against all usual risks and if possible take over the existing policy.

RESERVED MATTERS

(i) We consider it necessary to state that we have not inspected woodwork or other parts of the structure which are covered, unexposed or inaccessible and we are therefore unable to report that any such part of the property is free from defect.

(ii) The information contained and opinions expressed in this report are for the benefit only of the person to whom the report is addressed. We do not accept responsibility to any other person.

(iii) The property has been inspected and considered in its present state and configuration. No consideration has been given to future structural alterations which may be undertaken. Should such alterations be undertaken it is possible that they could de-stabilise associated parts of the structure which under present circumstances are structurally acceptable.

(iv) No investigation or enquiry has been made into any previous uses of the land on which the building is either constructed or adjacent. No warranty is therefore offered in relation to contamination of the ground which may or may not exist. It is recommended that your Solicitors should make appropriate enquiries of the Vendors in order to ascertain whether knowledge of contamination is available or whether site investigations have been undertaken.

(v) Recommendations for alterations and repairs are made subject to your consultation with relevant Local Authority Departments concerning Town Planning, Listed Building Consent, Tree Preservation Orders and Building Control. Consultation may be necessary

with these Departments before any work may be undertaken, such works may be limited or altered by the requirements of these Departments.

SUMMARY

(To be read in conjunction with the main body of the report)

The building was originally constructed to a good standard for the era, but has received minimal maintenance in the recent past and several elements are now due for refurbishment or replacement.

In summary, the following matters are drawn to your attention:

1. Minor repairs to the brickwork of the external elevations (repointing, making good redundant services holes etc.) will be required.

2. There is evidence of historic structural movement, particularly to the north and west elevations of the building. No sign of recent or ongoing movement was observed.

3. The repairs and recent pavings around the north of the building suggest that foundation strengthening might have been undertaken. Enquiries should be made of the vendor.

4. Rising dampness was noted at ground floor level in a number of locations; remedial treatment will be required as part of the refurbishment of the property.

5. The floor to the single storey north extension were generally found to be damp when tested with the electronic moisture meter. Further investigation is required and you should budget for some repairs.

6. The upper floor is uneven and areas of floor finish creak under load. Consideration could be given to strengthening and levelling the floor as part of the refurbishment works.

7. Some of the parquet tiles to the reception room floor are decayed, but were found to be dry when tested and it is assumed that the problem is historic.

8. The slate coverings to the main roof appear to be original and are approaching the end of their service life. You should anticipate the need to strip and renew them.

9. There is an unusual situation in that part of the roof and loft space oversail the adjoining property. Enquiries should be made by your legal adviser to ascertain the extent of your responsibility for repairs.

10. Fire separation to the ceiling between 108 Highgate West Hill and the loft space should be upgraded.

11. Insulation to the main roof would be best improved. Ventilation should be provided to avert the risk of condensation.

12. The felt roof to the single storey north extension is worn and is approaching the end of its service life. It would be best replaced and consideration should be given to reinstating the original arrangement of a lower flat roof behind the parapet walls.

13. Chimneys are intact, but that above the north elevation is very weathered and will require careful repair and repointing.

14. Airbricks would be best installed to infilled fireplace openings to ventilate flues, and ventilated terminals should be fitted to pots above redundant terminals.

15. If the gas fire in the reception room is to be brought back into use, the flue should be tested for gas tightness and if necessary a liner installed. Additional safety measures might be required to meet current gas regulations.

16. Windows generally require thorough refurbishment and overhaul to put them into good working order.

17. The existing windows will offer poor thermal and acoustic performance. Consideration should be given to fitting secondary glazing or to replacement.

18. Internal and external doors require minor upgrading to improve their safety and security.

19. The assumed lath and plaster ceiling above the first floor stairwell would be best underlined, strengthened or replaced as part of a programme of planned maintenance.

20. Areas of wall plaster throughout the property sounded hollow on key, suggesting that the plaster is de-bonded from its substrate. You should budget for some renewal.

21. The board lining to the partition wall in the north bedroom might contain asbestos and would be best left undisturbed or, if it is to be worked upon, treated as containing asbestos.

22. The staircase treads are worn and some creak under load.

23. Consideration should be given to improving the guarding to the first floor landing.

24. A number of defects and shortcomings were observed to the kitchen and bathroom fittings.

25. Some of the older cast iron rainwater and waste pipes are corroding and will require replacement.

26. Internal redecoration will be required.

27. Ditto external redecoration.

28. Consideration should be given to commissioning a CCTV survey of the underground drainage system, so as to confirm that it is free from defect.

29. Redundant cold water tanks and pipework in the loft would be best removed. It is possible that some of the older pipe lagging contains asbestos.

30. If the original cold water incoming service pipe remains, it would be best replaced with HDPE plastic.

31. A number of shortcomings were noted to the heating and hot water system. Improvement is recommended.

32. Minor improvement of the gas service pipework should be considered.

33. Much of the electrical installation is of some age and falls short of current standards. Testing is recommended, and it is likely that you will be advised to re-wire.

34. Boundary fences and walls are aged and most of the fences require repair or replacement.

35. Your legal adviser should be asked to enquire as to the extent of your responsibility for repair and re-surfacing of St Anne's Close.

36. Trees and vegetation in the garden will need to be regularly pruned and maintained.

37. The garden shed is in poor condition and is likely to require replacement in due course.

38. The roof coverings and exposed roof slab of the garage are in poor condition and will require repair or replacement in the near future.

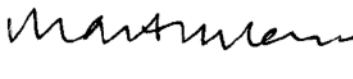
39. Consideration should be given to upgrading internal doors to improve their resistance to fire.

40. Mains powered interlinked smoke and rapid rate of rise heat detectors should be installed in each of the rooms and in the stairwell to provide an early warning of danger.

As you can see, there are a number of items which require attention. Although none is serious enough on its own to warrant our recommending that you should not proceed with the purchase, collectively they will place a financial burden upon you.

In this respect, I would suggest that you budget for expenditure in the order of £60,000 plus VAT to carry out the suggested works (including provisional allowances of £6,000 for damp proofing, £15,000 for re-roofing and £9,000 for works to services installations, but excluding items 2, 3, 6, 7, 9, 15, 17, 21, 22, 26, 30, 35, 36 and 39or for internal redecoration or general updating).

It should however be pointed out that these figures are necessarily approximate and should they be crucial to the purchase, you are advised to obtain firm builders' estimates before proceeding.



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