



BUILDING SURVEY

■ MORLEY ROAD
TWICKENHAM
MIDDLESEX
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CLIENT

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PREPARED BY

RICHARD TAYLOR, BSc (Hons) MRICS

DATE OF INSPECTION

28TH JANUARY 2021

BUILDING SURVEY

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1. INTRODUCTION

This Report is in accordance with the Terms & Conditions of Engagement sent to you on 25th January 2021 which were subsequently signed and returned.

You will appreciate that due to the nature of this as a pre-purchase investigation, we have had to restrict our examination to those parts of the building that were accessible, exposed or uncovered at the time of our inspection. Our external inspection was from ground level and internally we have not opened up any concealed surfaces by removing plaster, moving furniture or raising fitted carpets or floor coverings; but have done our best to draw conclusions about the construction and condition of the property from the evidence visible at the time of our inspection.

This Report should be construed as a comment upon the overall condition of the property and is not an inventory of every single defect.

This Report is based on the condition of the property at the time of our inspection and no liability can be accepted for any deterioration in its condition after this date.

Our valuation has been carried out in accordance with the latest edition of the Royal Institution of Chartered Surveyors Valuation – Professional Standards [‘The Red Book’] Global Standard 2020. It has been undertaken by independent Valuers, as defined by the RICS Valuation Practice Statements and IVSC. The property was inspected on 28th January 2021 by Richard Taylor, BSc (Hons) MRICS, who is accredited by the RICS Valuers Registration Scheme. The date of valuation is the date of inspection.

We confirm that our insurance policy enables us to undertake residential valuations and our current sum insured is £10,000,000 (Ten Million Pounds), in respect of each and every claim. This is arranged by Howden UK Group Limited, One Creechurch Place, London, EC3A 5AF.

We confirm the valuer is experienced in valuing properties of this type and is qualified to carry out the instructions. We confirm that our reports are subject to RICS and external audit.

2. CIRCUMSTANCES OF INSPECTION

Please note that throughout this report the building and rooms will be described when standing in the frontage road or footpath, facing the property.

The property was unoccupied, but all floors were covered at the time of our inspection.

Weather conditions were overcast and dry. We have therefore not been able to confirm the watertightness of the rainwater fittings, flashings and roof coverings.

3. TENURE

We understand the property is to be acquired as an unencumbered Freehold interest with full vacant possession.

We assume there will be joint liabilities over the maintenance of the party walls, party chimney stacks and the joint soil and surface water drainage systems.

All issues regarding the Freehold Title will be dealt with by your Legal Advisers as part of their service to you.

4. SITUATION AND DESCRIPTION

The subject property comprises an extended three storey mid terraced house, originally constructed circa 1890 and subsequently extended with the most recent addition, the conversion of the loft into habitable floor space.

The property is located to the eastern side of Morley Road, which is one way and links with St Margaret's Road (A3004) where there are local shops. Richmond Bridge is within walking distance to the north east.

The Richmond Overground and Underground Railway Station is one mile to the north, while the Twickenham Overground Station is one and a half miles to the south west.

The open spaces of Marble Hill Park lie to the south, whilst there are an adequate number of schools and other recreational facilities in the immediate vicinity.

You will no doubt have satisfied yourselves as to the suitability of the location with regards to your particular requirements.

5. ACCOMMODATION

It is not our intention to advise as to the layout and suitability of the accommodation, as you have no doubt visited the property and verified that it meets your requirements. Details are given for identification purposes only.

Ground Floor:

- Entrance hall
- Reception room
- Dining room
- Kitchen/breakfast room

First Floor:

- Bedroom two
- En suite shower room/WC
- Bedroom three
- Bedroom four
- Bathroom/WC

Second Floor:

- Bedroom one
- En suite bathroom/WC

Externally:

- There are gardens and terracing to the front and rear of the building.

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Rear elevation

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Kitchen

Photograph removed

Bedroom

Photograph removed

Bathroom

6. CONSTRUCTION AND CONDITION

EXTERNAL

6.1 Chimney Stacks and Associated Flashings

There are two brick built party chimneys. They are fitted with terracotta pots at their heads, and have lead flashings at their junctions with the roof.

Facing brickwork to the stacks shows signs of spalling and weather damage. Some repointing work has been undertaken to their brickwork in the past, but further repairs are necessary. Individually spalled and weathered bricks should be cut out and replaced or treated with a resin bonding, which will preserve their life, whilst moss on the flaunching and oversailing (projecting) brickwork to the head of the front stack must be raked off.

Flashings at the junction of the roofs are formed in sheet metal (lead).

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Front chimney

6.2 Roof Coverings

The main roof is of pitched timber framed design clad with synthetic slates. There is a similar covering to the turret roof of the front bay, whilst the roof to the entrance porch is clad with original slates.

The building has been extended by way of a two storey rear projection and loft conversion. They have flat roofs finished in mineral felt. The roof to the loft conversion was substantially hidden from view, and we are unable to confirm its condition. To the two storey projection, the roof was noted as being in fair condition, and finished with solar reflective stone chippings. There is a build up of moss to the felt which should be removed. We would caution you that felt flat roofs of this type normally have a more limited lifespan, by comparison to some other flat roofing materials. These coverings should be viewed as a future repairing obligation.

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Felt roof with moss collecting on it

The kitchen/breakfast room side extension has a lantern roof light that incorporates a uPVC frame. This roof light encompasses the majority of the roof, but is otherwise finished in mineral felt. There is a build up of moss, dead leaves and other debris to the felt, which should be removed. A build up of such material can lead to water ponding and penetrating damp. Please note our comments in Section 6.9. The roof light is glazed, but a number of the glazed panels show indications of staining and misting in a manner which suggests failure of the edge seals to the glazing. When this problem occurs, the only normal course of action that can be taken to resolve the issue is re-glazing which may prove expensive with so many panels. Our inspection of this roof light was restricted, and a further investigation should be completed by a specialist roofing glazing contractor and remedial repairs costed.

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Lantern roof

There is a build up of moss to the surfaces of the synthetic slates to the front roof slope. The moss should be raked off, as it may grow between the individual slates, causing separation which could lead to penetrating damp.

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Moss to slate surfaces

The bay roof incorporates valley gutters and a small parapet gutter, and which are lined with sheet metal (lead). The parapet and valley gutters are partially blocked with moss and dead leaves and must be cleared. In their present condition they could allow water ponding which could lead to penetrating.

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Blocked valley gutter

6.3 Rain, Soil and Waste Water Goods

It was not raining at the time of our inspection and we are unable to confirm the watertightness of the surface water drainage system.

Surface water discharges from a combination of black PVC and cast iron gutters, hoppers and downpipes which lead to open gullies at ground level.

The majority of the surface water drainage system is in modern PVC, but several original cast iron downpipes were identified. We recommend the iron work is replaced as their fixing and supporting brackets will be susceptible to rusting, which could lead to failure and collapse.

Contrary to popular belief, plastic rainwater goods are not trouble free and require regular maintenance. Plastic fades over time, while the gutters will be susceptible to twisting and distortion in hot water. As you will no doubt appreciate, there are trees in proximity to the building, when they shed their leaves there is a threat of blockages. In this respect several gutters were identified as being blocked and require clearing out. You may wish to consider fitting guards over the tops of the gutters and downpipe outlets to compete with this problem, but this will not remove the obligation for routine inspections and maintenance.

6.4 Sub Soil, Foundations and Trees

Sub soils in this vicinity are primarily clay, with gravel and sand, which are susceptible to shrinkage during prolonged dry periods and swelling when it is wet. This can have an influence on foundations and their design.

To this building the foundations were not exposed or examined, but in view of the age of the property, they are likely formed from brick footings which were a traditional type of foundation design used prior to the First World War. Their depth is likely to be shallow by present day standards, but average for a property of this age and type.

We inspected main walls at ground level, and they showed no indications of cracking or distortion to suggest unequal movement or failure. We therefore conclude that the sub soils in the locality are stable and that the risk of future below ground movement is no greater for this property than with any other built at a similar time within the immediate area.

6.5 External Walls

Main walls are formed from 9" and 13½" solid brickwork, with brick soldier arches and ornamental stonework adopted to the window and door openings. Party walls have been taken up as parapets at roof level, brick on edge capped. The front elevation is formed with red facing bricks, with the rear elevations formed in stock brick.

It is clear that significant repointing and repair work has been undertaken to the facing brickwork to both the front and rear of the building, in the past. Despite the repair work, the front elevation brickwork is showing evidence of deterioration and weather damage, particularly at first floor and roof level. Damaged render finishes require repair, whilst weathered bricks should be cut out and replaced. There is hairline cracking to the brickwork between ground and first floor, to the return front wall, in a manner which indicates localised

movement. This hairline cracking appears to be due to minor movement of the brick soldier arch above the ground floor windows. As the movement may be of an ongoing nature, we recommend an arch bar is fitted for additional support, followed by repointing of the damaged brickwork. Individually spalled bricks should be cut out and replaced, or treated with a resin bonding which will preserve their life.

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Damaged bricks between ground and first floors

The front two storey bay has had significant repointing work completed in the past. Generally this work has been undertaken to a satisfactory standard. The bay is slightly distorted and out of true, indicating it has suffered movement in the past although this is now considered historic and non-progressive in nature.

The stone cills to the window openings are in only fair condition, and a number require redecoration. All cills must have adequate throats (drip grooves) to their undersides to allow surface water to run off them; without adequate throats, surface water could run back onto the main walls leading to localised penetrating damp. Please note our following comments in Section 6.12.

Main walls are taken up as parapets at roof level, brick-on-edge and part render finished. Flashings at their junctions with the roofs are formed from a combination of sheet metal (lead) and mineral felt. Some of the brickwork to the parapets showed indications of weather damage and deterioration. The damaged bricks should be cut out and replaced or treated with a resin bonding which will preserve their life. We noted evidence of foliage growth to some of the brickwork. This indicates deterioration. A closer inspection should be completed by a building contractor, the foliage removed and the brickwork repaired as found necessary.

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Foliage to parapet wall

Flashings to the parapet walls are formed from a combination of sheet metal (lead) and felt. The felt is likely to prove less durable and should be viewed as a future repairing obligation.

6.6 Damp Proof Course and Sub Floor Ventilation

We were unable to identify the horizontal damp proof course due to external render finishes at ground level. However given the age in which the property was built, it is almost certain that there is a damp proof course, and it is probably formed from slate or bituminous felt.

Main walls were tested internally with an electrical moisture meter and localised high readings were identified. We recommend that you obtain a report from a specialist timber and damp contractor prior to a commitment to purchase, to comment further on this damp condition. It is most likely to be a result of bridging damp, as opposed to rising damp, but further investigations should be completed.

The presence of render plinths to the base of the main walls is not unusual in a building of this age. They were at one time considered to be a way of providing additional weather protection to a wall. They are now thought to be of limited advantage as they can suffer from cracking and allow moisture to be drawn up into the walls above the level of the damp course.

Sub-floor ventilation in a property of this type is essential, and it is clear that additional air bricks have been provided to the rear of the building, but to the front elevation it is inadequate. In addition the air bricks to the front of the building are set at ground level, and are substantially blocked with soil and foliage. The external ground levels should be at a level below that of the air bricks and at least 150mm below the damp proof course. The present situation can only add to the probability of rising/bridging damp.

6.7 External Joinery, including Windows, Doors and Decorations

The front entrance door is of panelled timber and glass design, and fitted with a Yale catch and five lever mortice lock. There are obscured glass panels to the door and the adjoining fixed windows which form a feature to the property.

Access to the garden is from the kitchen/breakfast room through panelled timber and glass French windows, fitted with an ERA mortice lock and internal bolts. The doors require redecoration as do the adjoining window panels. Weatherboards to the base of the doors are rotten and should be replaced.

To bedroom one, at second floor, there are timber framed double glazed French windows, with a metal Juliet balcony. The doors are fitted with an ERA mortice lock, similar to the kitchen/breakfast room. The doors require repainting, and again the base to the doors is rotten and should be replaced.

The majority of the property's windows are timber framed single glazed double hung sliding sashes, with locks fitted to the opening windows for security. Generally these windows require redecoration. We also noted that several of the sash windows were stiff to open and require easing and adjusting, while a number of broken and damaged sash cords were seen. There is obscured glass to the first floor bathroom for privacy.

At second floor the bedroom and en suite bathroom have timber framed double glazed velux windows. They operated satisfactorily at the time of the inspection. The second floor half landing has a double glazed timber framed casement window which is top opening and requires repainting. You will note that the lower window has misting (moisture) between the glass, which is an indication that the edge seals to the double glazing have failed. (As noted in Section 6.2, there is a similar problem affecting the kitchen/breakfast room lantern roof.) We recommend this window is reglazed.

Soffits and fascia boards are formed in timber. They require repainting. When this work is undertaken any areas of rot affected timber which are discovered should be cut out and replaced as found necessary.

Generally external decorations have not been maintained to a fair standard, and require some repainting.

The en suite shower room to bedroom two is fitted with obscured glass for privacy. To the living room the side window would (we believe) originally have been an entrance door, it is sealed and out of use. The timber frame is showing signs of deterioration and requires repainting with all damaged timber to be cut out and replaced. Timber panels to the doorway will give a poor level of thermal efficiency.

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Rot to base of door to bedroom one

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Side timber door panel

INTERNAL

6.8 Roof Space and Roof Frame

The original roof has now been incorporated into the second floor loft extension. This restricted our inspection. Your Legal Advisers should confirm the loft extension was built in compliance with Building Regulations and Planning consent. This is an essential pre purchase investigation.

Although the majority of the roof was hidden from view, from our limited view to the front roof void in bedroom one, it is clear that the frame is of timber design, with a secondary barrier of roofing felt adopted to the undersides of the synthetic slates.

The roof void has been substantially fitted with chipboard flooring, for the storage of personal belongings. This however restricted our inspection, although it appears that insulation has been laid between the roof joists to a depth of approximately 150/200mm. To comply with current guidelines this should be increased to 350/400mm.

When the roof was converted, it is assumed that the extension incorporated a box steel frame (or the equivalent) to carry the weight of the additional floor. Those timbers that could be seen are of adequate dimension for the age of the building, but no specific calculations have been completed and it is assumed that the steel frame is in situ, but hidden from view. As our inspection was very restricted, it is essential that your Legal Advisers confirm that the building has been extended and developed to its present format in compliance with Building Regulations and Planning consent.

No signs of active woodworm infestation were identified to the roof timbers, but not every length of timber could be inspected. In view of the age of the property, we recommend that a further inspection is completed by a specialist timber contractor as a prudent precautionary measure.

6.9 Ceilings

Ceilings are formed from plasterboarding and are paint finished, with a number having downlighters.

The ceiling to bedroom two shows staining in a manner which suggests it has suffered from water penetration in the past. This appears to be from the en suite bathroom to bedroom one and probably a leak from the bath. This appears to be an old issue that has been resolved, but we draw it to your attention.

There are some unsightly shrinkage cracks to the board joints and to the edges of some rooms. This is not an indication of movement, but the cracks require filling and redecorating. You should be aware that these cracks could open up again over time. To the second floor the ceilings following the front roof lines, which restricts usable floor space.

To the living room, the ceiling to the left hand side of the room (to its cornice) shows staining in a manner suggesting penetrating damp. In addition, to the kitchen/breakfast room the ceiling is stained and showing high levels of moisture indicating that the adjoining lantern roof is in fact allowing penetrating damp, as previously suggested. These damp damaged ceilings should be replaced in conjunction with external repairs. To the living room this will involve repairs to the adjoining defective brickwork previously commented upon in Section 6.5. To the kitchen/breakfast room, please note our comments in Section 6.2. When this work is completed all adjoining timberwork should be inspected for possible decay.

6.10 Walls and Partitions

Walls are formed from a combination of brick/block and timber and stud partitioning, with all surfaces plaster and paint finished. There are low splashbacks to the kitchen work surfaces, and a panel to the gas hob. The ground floor cloakroom has a tile splashback to the wash hand basin, with tiling adopted to the three bathrooms.

Some minor areas of hollow and loose plaster were identified to the internal walls. Should this plaster be disturbed during extensive redecoration, or during a refurbishment programme, it could become loose and unkeyed and require cutting out and replacing.

Those rooms separated by lightweight stud partitions only, will be susceptible to noise transmission.

Penetrating damp was noted to the rear wall of bedroom four at first floor. It is not obvious as to the cause of the penetrating damp, although it is significant. The window cills should be provided with an adequate throats to the undersides and a further inspection should be completed by a building contractor. The damp damaged plaster will require cutting out and replacing. Brickwork between the ground and first floors at this junction is slightly weathered. This in itself is not uncommon in a building of this age, but we draw it to your attention. Please note our earlier comments in Section 6.5.

Penetrating damp was also noted below the windows to bedroom two (within the bay). The external cills to these windows are in poor condition and require repair whilst adjoining brickwork is also spalled and weathered. External repairs are required, followed with internal replastering and redecoration. Damp damage to the living room and kitchen primarily affect the ceilings (see Section 6.9), but we cannot rule out plaster repairs also being required to the two adjoining walls.

The arrangement of the accommodation is quite different from that which would have existed in the past. The ground floor accommodation is now in open plan, (particularly to the rear of the building). Where original load bearing walls have been removed we assume that adequate support has been provided to the open arches. There is no evidence of structural

distress to indicate inadequate support, but this issue can only be confirmed by opening up the structure, which is not possible within the confines of a pre purchase investigation. Your Legal Advisers should confirm that the building has been developed to its present format in compliance with Building Regulations and Planning consent. Without adequate support for the upper floors, the building could suffer structural distress.

6.11 Chimney Breasts, Flues and Fireplaces

We cannot comment as to whether the fireplaces will smoke or not as factors such as wind strength and direction can create smoking.

Fireplaces remain to the front reception room, dining room and bedrooms two and three.

In bedroom three the fireplace is out of use with the disused flue vented. To bedroom two the chimney appears to have been sealed without any provision of ventilation. An air vent should be provided to help prevent a build up of moisture within the flue, which might otherwise cause deterioration to internal decorations and plaster finishes.

To the living room and dining room the fireplaces are open, with ornamental surrounds and cast iron insets. They form features to these rooms. To the living room the fireplace has a coal effect gas fire. As this is a habitable room, it should be provided with fixed permanent external ventilation. There is none, and we recommend that this gas fire is not operated until it has been inspected by a Gas Safe registered heating engineer.

To the dining room the fireplace has a cast iron inset, but it is out of use and forms a decorative feature.

Originally there would have been a rear side chimney that would have served the kitchen and bedroom four. The chimney has been removed from the building. The remaining flue should be vented.

Due to the age of the property, it is unlikely that the flues have been lined. If at any stage in the future you consider fitting gas or solid fuel appliances to any of the out of use fireplaces, then we recommend that the flues are inspected and correctly lined in order to protect the adjoining brickwork against the corrosive effects of condensed fumes. You should confirm if the living room gas fire has a lined flue. Any use of the fireplaces must be in compliance with the Clean Air Acts.

6.12 Dampness and Condensation

Evidence of rising/bridging damp has been identified to the main walls at ground level. In this respect a specialist timber and damp contractor's report should be obtained prior to a commitment to purchase with all recommendations to be followed up.

There is evidence of penetrating damp to the rear wall of bedroom four, the front wall of bedroom two, the front living room and kitchen. Remedial repairs should be completed as previously identified.

From our examination, we found no evidence of significant condensation. The risk of condensation can be reduced by maintaining adequate heating, ventilation and thermal insulation.

6.13 Floors

Our inspection of the floors was restricted by close fitting fixed carpets, tiling and wood flooring.

At ground level we have previously identified that there is a lack of sub-floor ventilation, which should be increased as previously identified in Section 6.6. When investigations into the damp proofing repairs are completed, the timber floors at ground level should be exposed and inspected for possible decay. This is necessary as the floors will be in contact with, and built into, the damp main walls.

At first floor there was notable 'spring' to the floors, most particularly to the bedroom four, indicating undersized floor joists, or a hidden defect such as timberboring beetle infestation. We recommend that a sub-floor investigation is completed by a timber contractor as a precautionary measure to confirm the condition of these hidden timbers.

To the second floor, the loft extension has almost certainly been built with chipboard flooring which forms a satisfactory floor, but you should be aware that when exposed to water, chipboard can suffer deterioration, requiring its replacement. We draw this to your attention, particularly as the ceiling to bedroom two is showing indications of water damage, which could have occurred from a leak to the second floor bathroom, which will have a chipboard floor. No signs of failure were identified at the time of inspection, but we draw this to your attention.

Modern tiling has been laid on original wooden floors at ground and first floors. As these original floors flex and move, there is a possibility that the tiles may crack or become unseated. Should this problem occur, there will be no alternative other than to have the tiles lifted and a replacement floor covering put down.

6.14 Internal Joinery and Kitchen Fittings

The kitchen is fitted with a good modern range of floor and wall storage units, fitted work surfaces, a one and a half bowl stainless steel sink, with mixer tap, a fitted fridge freezer, dishwasher, oven with six ring gas hob and plumbing for a washing machine. It should be confirmed which of the white goods are to remain within the property on sale.

There is a fitted understair store cupboard to the entrance hall, with an airing cupboard to the first floor landing housing the hot water tank and gas boiler serving the property.

Stairs from ground to second floor are of softwood timber design. Our inspection was restricted by fitted carpets.

All skirting boards are of timber design. Where they adjoin damp affected main walls their hidden surfaces should be exposed and inspected for possible decay.

Some of the radiators have ornamental covers, these have been adopted as a feature, but will restrict their ability to dissipate heat.

6.15 Decorations

Generally internal decorations have been maintained to a satisfactory standard. Some upgrading will nevertheless be required in conjunction with the damp repairs.

6.16 Common Parts and Cellars

None to property.

6.17 Thermal Insulation

There is some provision of insulation within the inspected roof void, but it does not comply with current guidelines. Upgrading of the insulation should be undertaken, and we recommend that you consider fitting secondary or double glazing to the windows.

We understand the property has an Energy Efficiency Rating of D56.

7. SERVICES

As confirmed in our Terms & Conditions, we are not qualified to give you any detailed reports on the services that are connected to this property and must emphasise that no formal tests have been dealt with. We have of course carried out visual checks and will comment as appropriate below, but if you require a detailed report or assurances as to the quality and condition of any of the services, further separate specialist inspection(s) will need to be commissioned. Obviously the choice of specialist(s) will be a matter for you, but they should be properly qualified in their field and should hold membership of an appropriate professional body. Your appointed specialist(s) will be able to guide you on any costs that may be necessary to bring the installation(s) into a proper state.

7.1 Electricity

The property is connected to the mains electricity supply with the meter and fuses located in the understairs store cupboard to the entrance hall.

As regulations are continually changing, it is unlikely that the electrical installations will completely comply with current standards, particularly from an earthing and bonding point of view. It is recommended practice that electrical wiring and circuitry are safety tested on every change of ownership. We therefore recommend that a NICEIC qualified electrician is employed to test the system prior to a commitment to purchase.

7.2 Gas

The gas supply is from the mains service with a meter located externally to the front of the building within a Company box. No specific tests to either the gas supply system nor any of the gas appliances were carried out and we are not competent to judge their safety. It is obviously very important for all appliances to be in good working order and that they comply with current regulations, as leaking fumes can be fatal. It is also very important that the gas supply system and all appliances are regularly serviced and it should be confirmed when this

was last carried out. If no satisfactory service history is available, then we would recommend that a Gas Safe registered installer should be employed to check and service all fittings and appliances prior to exchange of contracts. You should also note that it is now against the law for anyone other than a Gas Safe registered installer to undertake any installation or alteration work.

7.3 Plumbing and Cold Water

All visible plumbing is of PVC and copper tubing. As the incoming water main is however run below ground level we are not able to confirm its material or make any comment regarding its route of condition.

There is a water meter and stop valve to the front public footpath. We could not identify the internal stopcock. For a system to be maintained and turned off in an emergency, it requires both internal and external valves. The vendors should be approached for confirmation as to its location.

In this particular property there are no cold water storage tanks and it appears that the cold taps are taken directly off the mains system. This is a common method of piping, but you must accept that water pressure can be adversely affected if several taps are in operation at the same time. In the event of a mains water failure you will be without a cold water supply.

7.4 Heating and Hot Water

Hot water and central heating are taken from a Megaflo unvented hot water tank and a Suprima gas boiler, located within the airing cupboard to the first floor landing. There is also a pressure vessel.

The central heating system is served from slimline steel panel radiators from copper tubing. We recommend you fit independent thermic control valves to all the radiators to enhance the efficiency of the system.

We did identify localised staining to the floor of the en suite shower room to bedroom two, which indicates a leak from the radiator. This appears to be an old matter, but we recommend you have the central heating system inspected by a Gas Safe registered heating engineer prior to a commitment to purchase.

No tests to the unvented hot water tank have been completed. The vendors should be approached for confirmation as to whether the central heating and hot water system have an up to date service record. If there is none, an inspection should be completed.

7.5 Sanitary Fittings

The ground floor cloakroom has a low level WC and wall mounted wash hand basin with tile splashback. We recommend that the seals between the splashback and the basin are renewed. There is natural ventilation to the cloakroom, and it has been fitted with a mechanical vent that operates on a timer from the light switch.

The first floor family bathroom has a white suite comprising a fitted bath with mixer tap and shower attachment, wash hand basin and a low level WC.

The en suite shower room to bedroom two is fully tiled and has a walk-in corner shower cubicle, low level WC and pedestal wash hand basin.

The en suite bathroom to bedroom one at second floor level has a white suite comprising a fitted bath with mixer tap and shower attachment, low level WC and a pedestal wash hand basin. There is a mechanical vent that operates from the light switch on a timer.

All the bathroom fittings operated satisfactorily at the time of inspection, although several plugs were missing and we identified loose toilet seats which require re-securing.

As you will no doubt appreciate the current bathroom, kitchen and WC arrangements are quite different than those that would have existed in the past. In order to take waste water from the current fittings it would have been necessary to modify and extend earlier arrangements. As a result the present detailing is not to the most up to date specifications. However, the current arrangements appear to operate satisfactorily, although the routes that have been devised may be temperamental, and a degree of ongoing cleaning out and maintenance may be required.

7.6 Drainage

The above ground wastepipes are conventionally detailed for a building of this age and type. The rear soil vent pipe is of PVC design and is fitted with a balloon at its head.

There are no manhole covers within the curtilage of the site that could be lifted. Given the age of the building, we recommend that you obtain a drains test prior to a commitment to purchase to confirm their condition.

7.7 Other

The property has smoke alarms to all floors, these are a prudent safety feature and the alarms should be maintained in working order.

There is an entry phone system that operates from a push button control to the front entrance porch. It appears to be defective and out of use.

There is an ADT alarm fitted to the building. There are various sensors with the control panel in the entrance hall. This type of system is normally monitored, but we are unable to confirm whether it is operable.

Should you require confirmation as to the condition of any of the systems, you must obtain reports from suitably qualified service engineers.

8. THE SITE

8.1 Garage and Outbuildings

Within the rear garden there is a timber framed shed with a pitched roof clad with felt. Its frame is suffering from significant rot, and it is nearing the end of its useful life. You may wish to consider its replacement.

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Shed

Photograph removed

Rot to shed frame

8.2 Gardens and Boundaries

The site is generally level and rectangular. The front terrace has a flagstone entrance path, but otherwise the garden is laid to wood chippings, with brick boundaries. To the front and right hand boundaries there are privet hedges.

The rear garden is arranged as a flagstone terrace leading to the main garden which is finished with Astroturf with boundary flower beds. The flower beds are stocked with shrubs, and have generally been maintained to a satisfactory standard. Boundaries are formed from a combination of brickwork and close boarded timber fencing.

We recommend that your Legal Advisers confirm ownership of the boundaries, which will confirm ownership and repairing obligations.

Photograph removed

Rear garden

Photograph removed

Front terrace

9. ENVIRONMENTAL MATTERS

We are not aware of the contents of any environmental audit or other environmental investigation or soil survey which may have been carried out on the property and which may draw attention to any contamination or the possibility of any such contamination. In undertaking our work, we have assumed that no contaminative or potentially contaminative uses have ever been carried out on the property. We have not carried out any investigation into past or present uses of either the property or any neighbouring land to establish whether there is any potential contamination from these uses or sites to the subject property and have therefore assumed that none exists. Should it however be established subsequently that contamination exists at the property or on any neighbouring land or that the premises have been or are being put to a contaminative use, this might reduce the values now reported.

From our investigations of the Environment Agency website, we understand this area has a low risk of flooding from surface water and a very low risk from rivers and the sea.

10. MATTERS FOR YOUR LEGAL ADVISER

10.1 Planning and Building Regulations

No specific searches have been made and we are unaware of any town planning proposals, redevelopment schemes, statutory, mining or environmental matters likely to affect the property adversely. It is however essential that your Legal Adviser makes the usual written pre-contract enquiries of the appropriate authorities.

Your Legal Advisers should confirm that the building has been extended and developed to its present format in compliance with Building Regulations and Planning consent.

10.2 Roads

Morley Road is made, adopted and maintained at public expense.

10.3 Guarantees and any Other Matters

We are not aware of any guarantees that can be transferred to you as third party.

11. SUMMARY & REPAIRS

Summary

The subject property forms a large mid terraced extended house, which has generally been maintained to a satisfactory standard. There are nevertheless some items of disrepair, that require investigation and you should obtain quotations for the required works prior to commitment to purchase, so that you are aware of your future repairing obligations.

Repairs

We have set out in this Report details of various defects, some of which can be dealt with during the course of normal maintenance, but others requiring immediate attention are as follows:-

1. A specialist timber and damp contractor's report should be obtained prior to a commitment to purchase with all investigations to be completed in relation to the rising /bridging and penetrating damp identified at ground floor and to bedrooms two and four, and within the living room and kitchen/breakfast room.
2. You should obtain a drains test prior to commitment to purchase.
3. We recommend an NICEIC registered electrical contractor's report is obtained prior to a commitment to purchase.
4. If an up to date service record for the hot water and central heating system is not available, then a report should be obtained prior to purchase.

5. Repairs to the roof, (this particularly relates to the moss which has built up to the valley/parapet gutters and to the surface of the slates) should be completed at the earliest opportunity.

It is essential that competitive estimates are obtained in respect of all repairs listed in this Report and remedial work revealed by further investigations, before exchange of contracts, so that you are fully aware of your liability before proceeding. Your attention has been drawn to matters which require further investigation and you must accept risk for any areas which are not investigated as recommended.

It should be borne in mind that when the structure is opened up for repairs, additional defects may be found and furthermore, as previously mentioned; no liability can be accepted for any deterioration in the property's condition after this date.

This report must, however be read as a whole and although we have stressed certain items which we consider to be essential repairs, other items mentioned in the report must not be ignored.

We must advise you, however, that should you decide to exchange contracts without obtaining estimates and without waiting for responses from your legal advisers with regard to matters raised in this Report, you have to accept the risk of adverse matters that may come to light and result in a need for expenditure.

There may also be other matters of a personal choice which will involve expenditure in the future and these should be borne in mind as you consider whether or not to buy this property.

12. MARKET VALUATION

The market Value of the property is £1,600,000 (One million six hundred thousand pounds). We recommend that competitive estimates are obtained for the various repairs reported. This is to ensure that you are fully aware of your liabilities before proceeding. It may be possible to use this information to negotiate a reduction in the agreed purchase price. The date of inspection is the date of the valuation.

Market Value is defined as follows:

The estimated amount for which an asset or liability should exchange on the valuation date between a willing buyer and a willing seller in an arm's length transaction after proper marketing and where the parties had each acted knowledgeably, prudently and without compulsion.

12.1 Comparable Evidence

1. 49 Denton Road, Twickenham, Middlesex, TW1 2TN. A four storey mid terraced town house arranged as four bedrooms, three bathrooms, two reception rooms with a kitchen and integral garage, measuring 1,959 sq. ft., sold in average condition in November 2020 for £1,750,000.

2. 3 Napoleon Road, St Margaret's, Middlesex, TW1 3EW. A four storey semi detached house arranged as four bedrooms, three bathrooms, two/three reception rooms with a kitchen/breakfast room, measuring 2,048 sq. ft., sold in average condition in July 2020 for £1,500,000.
3. 15c Cambridge Park East, Twickenham, Middlesex, TW1 2JE. A three storey semi detached house arranged as four bedrooms, two bathrooms, two reception rooms with a kitchen/breakfast room, measuring 1,832 sq. ft., sold in average condition, but benefitting from a garage, in April 2020 for £1,575,000.

12.2 Analysis

The subject property forms an extended three storey house measuring 2,051 sq. ft. It has been maintained in generally satisfactory condition, although some upgrading work is required. The proposed purchase price does not in our opinion reflect the overall condition of the building and we assess it at the value of £1,600,000 which is considered to be a fair reflection of current Market Values for a property of this type in this location.

13. INSURANCE COVER / REINSTATEMENT COST

You have sought from us an indication for insurance purposes of the current reinstatement cost of the property in its present form. This we are pleased to provide below, but is given solely as a guide. A formal estimate for insurance purposes can only be given by a Quantity Surveyor or other person with sufficient current experience of replacement costs. We confirm that the property has not been inspected by such a person, and therefore the cost estimate below is provided without liability, and for guidance purposes only.

We estimate that the current costs of reinstating the property in its present form is: £600,000 (Six hundred thousand pounds).

This is in accordance with the AIB/BCIS House Rebuilding Index. The external area of the property is approximately 214 sq. m. as measured under the International Property Measurement Standards: Residential Buildings. This floor area does not include outbuildings unless they are integral.

14. LIMITATIONS

We would advise you that this report is made and is deemed to be accepted on the understanding it is based on the following assumptions:-

We inspected the property whilst it was unoccupied and unfurnished with floors covered, and no searches have been made for hidden defects except where specifically stated.

We remind you that we have not inspected parts of the property which were covered, unexposed or inaccessible, or which could not be inspected without removing carpets or fittings. We are unable to report that such parts are free from rot or beetle infestation and we would add that the absence of flight holes to accessible timbers does not necessarily mean that there is no infestation as beetles could be present within. We can therefore accept no responsibility for any defects that were hidden at the time of our inspection.



■ Morley Road, Twickenham, Middlesex, ■

Unless otherwise expressly stated in the report we assume that no deleterious or hazardous materials or techniques have been used in the construction of the property. Asbestos has historically been commonly used in buildings as it has a number of valuable properties and only presents a health hazard in situations where it has been damaged and fibres become airborne and are inhaled. The cost of removal of asbestos from properties can be extremely expensive. From our superficial examination the use of asbestos was not immediately apparent. Obviously we cannot comment on covered, unexposed or inaccessible areas and are therefore unable to confirm as to whether asbestos has been used somewhere in the property. If you require more information or a more detailed investigation then we would recommend you contact the Environmental Health Officer at the Local Authority.

Liability for opinions expressed in this report are restricted to you as the instructing client and are not extended to any third party who may become acquainted with its contents without our prior knowledge or consent, copyright observed.

Neither whole nor any part of this report or any reference to it may be included now, or at any time in the future, in any published document, circular or statement, nor published, referred to or used in any way without our written approval of the form and content in which it may appear.

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