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CONTENTS

- 1.0 SUMMARY
- 2.0 MAIN ROAD AND ELEVATIONS
- 3.0 ROOF TERRACE
- 4.0 THIRD FLOOR
 - 4.1 EN-SUITE BEDROOM
 - 4.2 SECOND BEDROOM TO THE REAR (SOUTH-EAST CORNER)
 - 4.3 THIRD BEDROOM
- 5.0 SECOND FLOOR
 - 5.1 MASTER BEDROOM (EN-SUITE)
- 6.0 HALF-LANDING BETWEEN SECOND AND FIRST FLOOR
 - 6.1 VISITORS' W.C.
- 7.0 FIRST FLOOR
 - 7.1 LOUNGE AREA
 - 7.2 STUDY
- 8.0 GROUND FLOOR
 - 8.1 KITCHEN AREA
 - 8.2 DINING ROOM
 - 8.3 HALLWAY AND MAIN ENTRANCE
- 9.0 BASEMENT
 - 9.1 LOUNGE AREA
 - 9.2 AV CUPBOARD
 - 9.3 W.C. AND WASH HAND BASIN
 - 9.4 FIFTH BEDROOM (EN-SUITE)
 - 9.5 UTILITY AREA
- 10.0 GENERAL



2.0 SUMMARY

Further to instruction on (date) Hogan Associates attended the above property on the afternoon of (date) to carry out a building survey.

This substantial, freshly modernised, end of terraced property faces in an easterly direction and provides accommodation by way of five bedrooms, over five floors, from basement¹ through to third floor complemented by a roof terrace and access to communal gardens to the rear of the property.



The property has been refurbished to an extremely high standard and is to benefit from a defects liability contract through to October 2012.

There were no major building defects which would detract from proceeding to purchase.

The weather, during the visit, was both sunny and dry although there had been torrential rain in London earlier in the week. The external temperature was approximately 10⁰C.



Peter Hogan Chartered Surveyor
BSc (Hons) FRICS

¹ Original construction



2.0 MAIN ROAD AND ELEVATIONS

The property is located close to Brompton Road and is particularly quiet from a traffic point of view.



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Parking close the property is a mixture of "pay and display" and "residents" parking.



Turning to the front (facing east), side and rear elevations:



All of the construction components are in very good order including parapet stones, stonework around windows, brickwork, rainwater goods, flashing details, rainwater goods etc.

New windows have been fitted throughout.

There is an access gate within the railings, to the left of the property, providing a route through to the basement entrance. This would benefit from having a new lock fitted (and closing spring).

Within the light well area there is access to the incoming electrical mains panel via a locked cupboard beneath the pavement and there is also to the left the housing containing the boiler which is accessed via the basement bedroom.²

BT wiring needs to be tidied and the rainwater pipe needs extending into the gulley.



The area is a trap for leaves.

² A carbon monoxide monitor is recommended





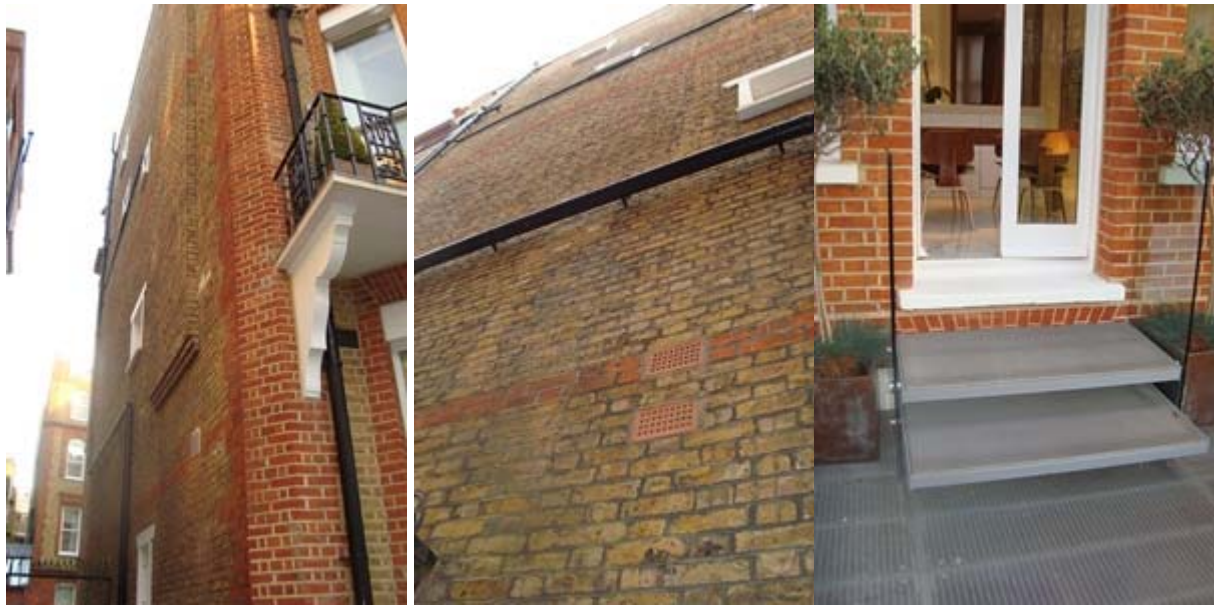
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To the right of the entrance there is a bin store housing and communal gate (1 of 2 giving access through to the rear and communal gardens).



With regard to the stone balcony to the rear (at first floor level) this appears structurally sound – there are no indications of any distress and it is supported by 6 buttresses.





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The metal decking area to the rear allows light to diffuse to the basement.

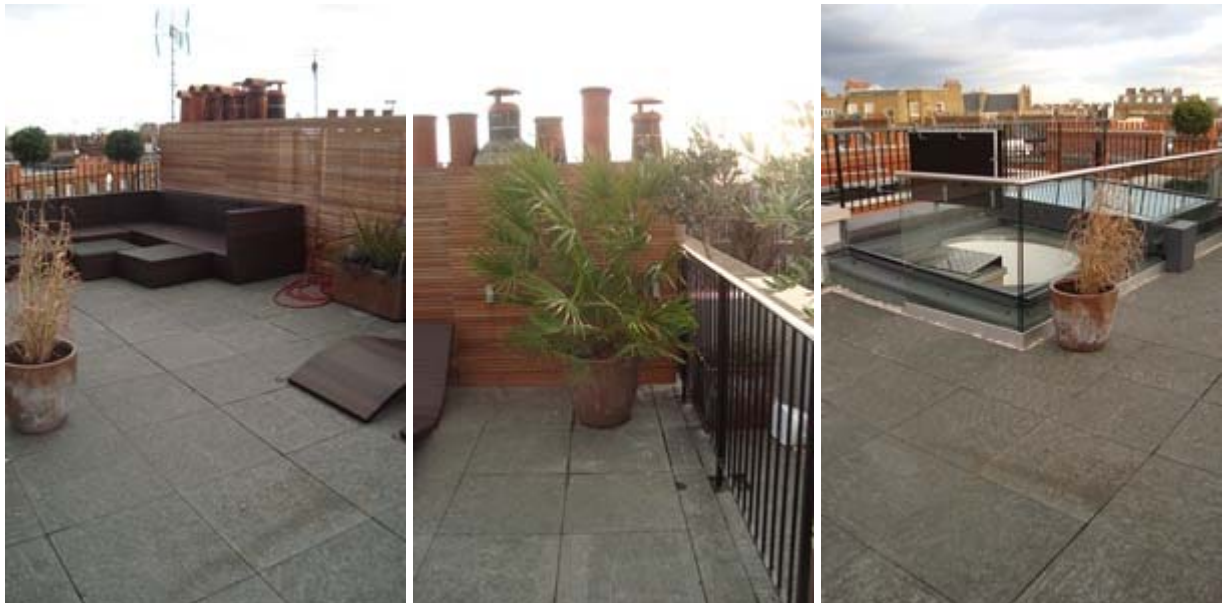


It is assumed that the communal gardens are in good order and that inquiries will be made regarding any expenditure which has recently been made or is due to be made or required.

The steps up to the kitchen are quite steep and the glass side "handrails" are quite hostile.



2.0 ROOF TERRACE



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The roof terrace has taken advantage of the greater area of space available but there are safety rails set back from the east and west elevations with a third rail on the parapet wall forming top of the side elevation.

There is a timber slatted fence mounted against the party wall (which has feature lighting to the right) – it also has a power socket and water supply. Some minor “making good” to the lead work is required:



There are loudspeakers set in the space between the railings and the parapet to the west elevation together with uplighters to the feature plant in the south-west corner.

Access to the roof is via a spiral staircase and electrical sliding roof³, noting the safety baffle which has been provided to avoiding falling (by children or small animals presumably).



Views to the east include the "Shard" currently nearing completion, Houses of Parliament and Battersea Power Station.



³ Can be operated externally in addition to being switched from the third floor adjacent to the spiral staircase. It is important that the metal safety baffle/door is dropped down before closing the roof.



4.0 THIRD FLOOR

4.1 EN-SUITE BEDROOM

The finishes within this room are typical of those throughout the property with painted walls and ceilings together with painted softwood doorframes, architraves and skirtings.



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The doors are a thick solid Oak panelled type consistent throughout the ground and upper floors.

Recessed lighting is controlled using a Lutron system and, for example, either side of the bed head there is a 5 amp circuit which can be controlled from the bed head as can the main lights.





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Opposite the bed head, for example, there are connections for television, telephone and data.

Within this room (and bedrooms to this floor only) there is an air conditioning facility, although access to it is not legible – it is operated by remote control.

Smoke detection systems are concealed within the ceiling (identifiable via a small hole).

There is a double glazed single sash window with security restrictors. (There is also a double set of blinds.)



There is a small step up to the en-suite shower room which consists of a fixed ceiling mounted showerhead and hand held showerhead, W.C. and wash hand basin beneath the single sash window.

All of the equipment appears to function correctly and hot water was drawn. There is a constant ventilation system just above the entrance door.

4.2 ADJACENT BATHROOM

Consisting of a bath, W.C. and wash hand basin and again all of this equipment tested correctly and hot water was drawn.



The sliding door to the bathroom requires easing and is very heavy. It is also difficult to open given the recessed type of ironmongery.



4.2 SECOND BEDROOM TO THE REAR (SOUTH-EAST CORNER)

As with the previous bedroom there is a four door fitted wardrobe. One of the two double internal wardrobes illuminates when the doors are open.



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4.3 THIRD BEDROOM

This is provided with three wardrobe spaces - to the centre space is an electrical distribution board / circuit breaker board and to the right there are control systems (by the-is.co.uk).



Photograph of stairs down to second floor noting that the glass (wall) above the half-landing is the rear of the en-suite shower room to bedroom 1.



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The wall light shades are loose and not durable.

5.0 SECOND FLOOR

5.1 MASTER BEDROOM (EN-SUITE)

The master bedroom is provided with three sash windows which overlook the main gardens (and bay structure to the first floor and kitchen, below). There is some minor making good required to the felt above the lead work.



Opposite the bed head there are built-in cupboards and in the centre of which there is a Samsung television.

The right-hand side of the cupboards at eye level is blanked for A/C controls.

To the bed head there is a padded fabric feature (note the vertical timber to each side is removable).



Between the bedroom and the wet areas there is a walk-in wardrobe.

There is then a step up to the central wet room area which is provided with a double wash hand basin unit.





To the right there is a sit in shower – two showerheads mounted at ceiling level complemented by a hand held showerhead. All three tested satisfactorily as did the monobloc mixer taps to the double sink, W.C. and bidet.

To the left there is a deep bowled bath with inset television above and windows either side.

The water appeared slightly contaminated and should be checked⁴. It may also be (safety) constrained on temperature.



⁴ The system should be thoroughly flushed through



Photograph down to half-landing.

6.0 HALF-LANDING BETWEEN SECOND AND FIRST FLOOR

6.1 VISITORS' W.C.

This is provided with two sash windows together with a W.C. and wash hand basin and both sanitary items function correctly, although water tends to drain away slowly from the wash hand basin.



7.0 FIRST FLOOR

The first floor consists of a lounge and study.

7.1 LOUNGE AREA

As with the master bedroom the lounge is provided with inset ceiling speakers and overlooks the gardens to the rear via the four tall sash windows / French window in the centre which also provides access to the balcony referred to above.



The entrance to the lounge is via double doors with rebated meeting styles and there is a similar set of doors from the lounge into the study.



There is a coal effect gas fire set within the chimneybreast.

7.2 STUDY

Again this is provided with a coal effect gas fire. There is a slight opening to the parquet flooring (which is predominantly covered by rugs) e.g. to the left of the main desk when viewed from within the room.



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Photograph of stairs down to ground floor noting that at half-landing level there is a small terrace above the entrance to the property, although this could not be accessed due to the restriction on (both of) the sash window(s).



Photograph, above, of stairs down to ground floor with kitchen area in the background and the communal gardens in the distant background.

8.0 GROUND FLOOR

8.1 KITCHEN AREA

The flooring in the kitchen is provided in marble (as is the hallway and dining area).

As with the master bedroom above the bay windows overlook the communal gardens (and terrace to the rear).



Equipment within the kitchen includes (to the left upon entering) a Creston lighting control system, Gaggenau double oven to the right of which there is a Gaggenau microwave followed by an inset Samsung television (which articulates so that it can be pulled out or swivelled).

To the right of this there is a double door fridge / freezer (and storage cupboards above).





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On the opposing wall (gable wall to property) there is a five burner gas hob beneath which there is a further electric oven.



To the right there are two separate deep bowl stainless steel sinks both provided with monobloc mixer taps and a waste disposal unit fitted to the base of the left-hand one.

Again there is cupboard space below which is illuminated either side of the Miele extractor system which in operation is extremely noisy and not very effective.



Operation of the lights and the extractor itself are via a toggle bar to the right.

To the centre of the kitchen there is a storage island again a marble type product/veneer and in the centre of which there is the property's central control system allowing setting of lights etc.

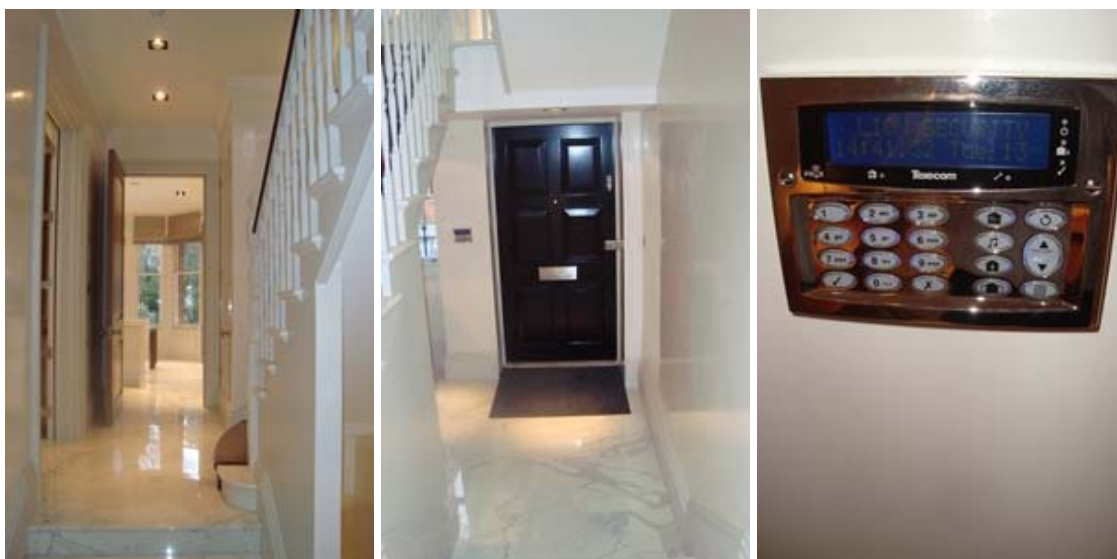
8.2 DINING ROOM

As photograph below:



8.3 HALLWAY AND MAIN ENTRANCE

The hallway is set down three steps from the rear area.



The substantial front door is provided with a Banham mortice lock, just above eye level, and a latch lock at approximately 1.5 metres. There is also a viewing hole within the centre of the door to the left of which there is a Lion security control system panel. There is a small sash window to the left again when viewed from within the hallway. There is minor cracking to decoration to the side of the staircase.



Photograph of stairs down to basement noting that there is some water ingress to the polished plaster and it is believed that this is to be replaced along this wall.

9.0 BASEMENT

Air conditioning equipment beneath patio. Rusting to underside of patio:



9.1 LOUNGE AREA

Both the hallway and lounge are provided with a wooden floor and there is a separate entrance door into the lounge which provides access beneath the patio above via steps to the garden.



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Recessed in the wall opposite the front door is a small bar area complete with sink.

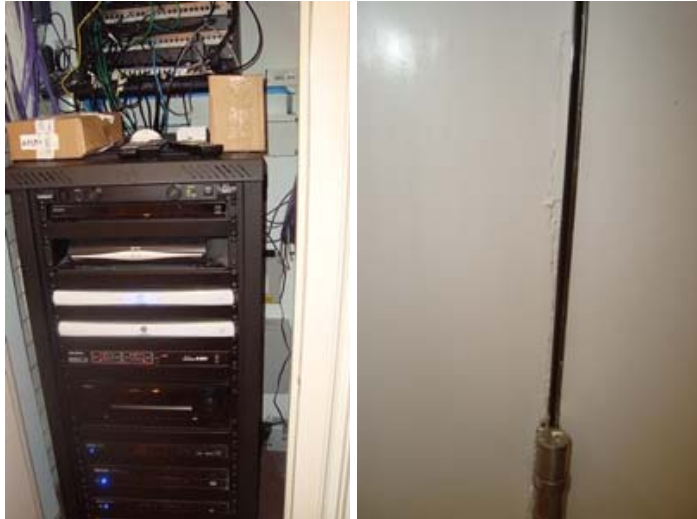


The lighting within this room is controlled by a Lutron system and also by the Creston system.



9.2 AV CUPBOARD

As photograph below and note minor redecoration required close to the hinges particularly at the bottom.



9.3 W.C. AND WASH HAND BASIN

This room has a tiled floor and both items of equipment appear to function correctly.

9.4 FIFTH BEDROOM (EN-SUITE)

This room is provided with one inset double wardrobe (with automatic lighting) and to the right upon entering there is a mock wardrobe system (note dust trap above).



Within the en-suite there is a shower room to the rear and outside of which there is a W.C. and wash hand basin and all three sanitary items function correctly.



To the right of the two sash windows there is the access to the Atag boiler system and pumps and within this room there are operation and maintenance manuals.⁵

It is assumed that there is sufficient ventilation through the two grilles (noting that they have got inset grilles within them).

It would be sensible to have a carbon monoxide monitor within the bedroom.

In the corridor opposite the entrance door to the bedroom there is a fire alarm "break glass" and fire alarm panel (Honeywell).

⁵ Some damp ingress is to be attended to.



9.5 UTILITY AREA

This consists of a preparation surface beneath which there is a washing machine and drier to the right of which an enclosed cupboard which apparently contains services.



To the rear of this corridor / area there is a four plate induction hob and above this an extract system which performs well and a loose fitting fridge beneath.

To the right there is a stainless steel deep bowl sink with monobloc mixer tap.

There is also the entrance door into the lightwell to the right of which there is a Lion security system.

There is also constant ventilation in this area and, for example, a smoke / heat detector just inside the front door.



10.0 GENERAL

- It was not possible to determine whether existing chimney pots are covered or not.
- Drainage – Inspection of sub-ground drainage was restricted to lifting manhole cover(s) / as manhole cover(s) could not be lifted / there are no manholes evident. To be conclusive it would be necessary to have a CCTV survey carried out, although it would be expected also that the vendor would be requested to respond to questions concerning any problems with the drainage system.
- Fire escape and fire precautions should be checked via the Building Regulations / Fire Officer (see also www.fireservice.co.uk).
- Where double glazed units are provided these can eventually fail to the extent that condensation precipitates on one or both of the internal faces of the glass. Generally this may be due to impact damage or poor manufacture unless the panes are circa 15-20 years old.

In all cases it would be helpful that the vendor provides an indication, accurate or otherwise as to how old the units are.

- Some windows do open fully which may be considered a danger to small children and family pets.
- External sounds should be considered.
- The approximate dimensions of the property are just that and it should be confirmed with the agents exactly what the dimensional areas of useable space are and that the construction has full town planning permission (including listed consent where appropriate) and freeholder consent.
- Given that the floors within the property are constructed of timber there is a possibility of infestation by wood boring insects and it would be recommended, to be conclusive, to allow a further investigation by a specialist company which will require 'opening up' to allow access.
- It is assumed that there are no boundary disputes with neighbours.
- It is assumed that the electrical systems, heating and plumbing systems are all adequate and comply with current, relevant, legislation but is recommended that the purchaser has an independent qualified electrician, heating and plumbing specialist to endorse all systems.



- The capacity of all services should be determined where use is to be added, omitted or amended.
- It is assumed that any recessed ceiling light fittings and / or other equipment are suitably fire proofed and loudspeakers soundproofed.
- Where previous chimneys are used for gas fires it is important to check the integrity of the chimney / flue using a qualified Gas Engineer.
- It is assumed the property is not (or is not about to be) Listed.
- It is assumed that external areas do not become water logged.
- Where structural alterations have taken place the vendor should provide evidence of design, design calculations and signed approval from the Council's Building Regulations Department that the works comply (and comply with Town Planning Regulations where appropriate).
- Environmental - As a matter of course the purchaser's solicitor will probably obtain an environmental report, based on the post code, which will provide information on any known matters in the vicinity of the site and up to a distance of 250 – 500 metres, such as contaminating land uses, liability to flood, subsidence or heave, land fill sites etc. These surveys are relatively inexpensive to obtain, and if one is not provided, it should be requested.

For example:

- noise and vibrations;
 - surface water, hydrology and water quality;
 - ground quality (including vegetation e.g. Japanese knot weed) and waste management;
 - socio-economic issues;
 - cultural heritage and archaeology;
 - air quality;
 - ecology;
 - landscape and visual impacts; and
 - cumulative impacts from developments within an area where there may be further additional knock-on effects.
 - <http://www.landregistryservices.com/environmental/>
- The property is believed to be located on a clay subsoil.



- The purchaser may consider determining information regarding proposed property development in the area / planning permission applications or planning permissions which have been granted. (Hogan Associates provide party wall services – please see page 2 at hogan.co.uk)
- It was not possible to determine the sound absorption attributes vertically between floors and horizontally, between walls internally, and those with respective parties i.e. neighbours. If there are floors above it would be wise to request a sound test.
- Fitted units such as kitchens and wardrobes may conceal damp.
- Random though not exhaustive damp testing was carried out. However it should be noted that in older properties, particularly, the damp proof course may have failed or be failing but that the extent of random testing may not be conclusive given access difficulties, climatic conditions, partial repairs / concealment and it is recommended that an independent damp specialist should be consulted.
- Unless marked otherwise glass is likely to be of a “float” type and easily broken i.e. it is not safety glass (e.g. toughened or laminated).



- Where properties share common parts and there is shared responsibility for key components e.g. roofs and boundaries it will be important to establish the proportion of costs due for planned maintenance for respective properties and evidence of what work was done, when, by whom and at what cost.



- Mobile phone reception - it is recommended that this is checked, for respective service providers, particularly if the property is below ground level.
- In terraced properties, which share a chimneystack, it is recommended that a check is made of the neighbour's property to ensure that they have not removed the chimneystack on their side without providing suitable support.
- Where lath and plasterboard ceilings have been used these can, over time, fail catastrophically by detaching from the timber joists beneath which they are fixed.
- Where there are structural concerns Hogan Associates may recommend a second opinion from a structural design engineer.
- No testing for radon has been carried out (please refer to):
http://www.ukradon.org/cms/assets/gfx/content/resource_2738csa4613e8d72.pdf
- No testing for lead paint has been carried out.
- Asbestos – identification of any asbestos products is beyond the scope of this survey and any references to asbestos in the above report do not in any way confirm that all asbestos / asbestos based products have been identified.
- This report excludes any guidance of market value or offered floor are

Limitations & Conditions

Any parts of the structure, which were concealed, inaccessible or unexposed at the time of survey, were not inspected.

For the purposes of this report, it is assumed (unless stated to the contrary) that no deleterious materials were used in the construction and that there are no easements, covenants, restrictions or other outgoings of an onerous nature that would materially affect the property.

This report is confidential to the above party. No liability is extended to any other party who may become acquainted with its contents without prior written consent from Hogan Associates Ltd.



11.0 ATTACHMENTS

- BUILDING REGULATIONS FINAL CERTIFICATE
- PLANNING PERMISSION (PAGE 1 OF 9)
- UNSIGNED PRACTICAL COMPLETION CERTIFICATE INDICATING DEFECTS LIABILITY PERIOD
- DRAFT ASSIGNMENT LETTER RELATING TO DEFECTS
- THREE STRUCTURAL ENGINEERING DRAWING RELATING TO ALL SIX FLOOR LEVELS
- ARCHITECTURAL DRAWINGS
 - 111 – FRONT FAÇADE REPAIRS
 - 430 – INSULATION DETAILS
 - 530 – FLOOR BUILD UP
- AIR CONDITIONING COMMISSIONING CERTIFICATE
- DAMP PROOF GUARANTEE
- EMERGENCY LIGHTING CERTIFICATE
- FIRE ALARM CERTIFICATE
- FLAT ROOF GUARANTEE

