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HOGAN LIMITED



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1.0 SUMMARY

Further to instruction on 10th September 2020 Peter Hogan FRICS of Hogan Ltd attended the above property on the afternoon of Monday, 14th September 2020 to carry out a building survey.

This four bedroom, two storey end of terrace property¹ is located in a quiet location of Kentish Town and has been sympathetically and recently refurbished, retaining many original features and is currently vacant.



To the front of the home there is a small garden with a large beautifully presented garden to the rear.

The weather during the visit was good with bright sunshine and an external temperature of approximately 27^oC.



Peter Hogan FRICS Chartered Surveyor
On behalf of **Hogan Limited**

¹ Though it is connected to the neighbour to the right, when viewed from the road, towards the rear as a result of the construction of the rear two storey extension.



2.0 STRUCTURE, FABRIC & SERVICES

Though the front façade of the home is rendered, from the adjoining property it is assumed that the external walls are formed with 'header-stretcher' brickwork, i.e. that the original external walls are 9" thick and without the benefit of an insulating cavity as would be demanded under current Building Regulations.

It is assumed that the party walls are also formed in 9" brickwork.

The home, it is assumed, has been extended by way of a two storey extension to the rear and likely, given the thickness of the external walls, e.g. as measured at the reveal of the window in bedroom 3, that a modern insulating cavity construction has been deployed.

On plan, the home is L-shaped and noting the conservatory (for example below the window to bedroom 2).

Windows originally would have been single glazed sash units and these have been replaced with new double glazed windows with, for example, manual blinds to the first floor bedroom 1 and additionally there is a Velux window above the lower landing at first floor level noting that the first floor to the front of the home is six steps lower.

Access was available through the roof space and an inspection was made from a position through the external roof hatch, noting the shared chimney stack and the fact that the roof is of 'butterfly' type, i.e. with a parapet to the front façade with a valley gutter transverse, behind it.

The condition of the roof is discussed below and chimney breasts are retained on both the ground and first floor though noting that the assumed previous fireplace has been removed on the first floor and replaced with just a breather vent.

From the passive vents to the bottom of the main façade to the front elevation it is assumed that the ground floor is constructed from structural suspended timber and that the upper floors and staircases are also though the ground to the rear extension and conservatory are thought to be formed in a solid ground bearing slab.

Internal walls would originally have been of lath and plaster type and it is possible that these are retained, i.e. between bedrooms 1 and 2, and while this form of construction is adequate for walls with respect to fire, sound and thermal insulation, it is wholly inappropriate for ceilings and on the basis that the property was probably constructed close to the beginning of the 20th century, it is very likely that the ceilings were provided but many of them may have been replaced.

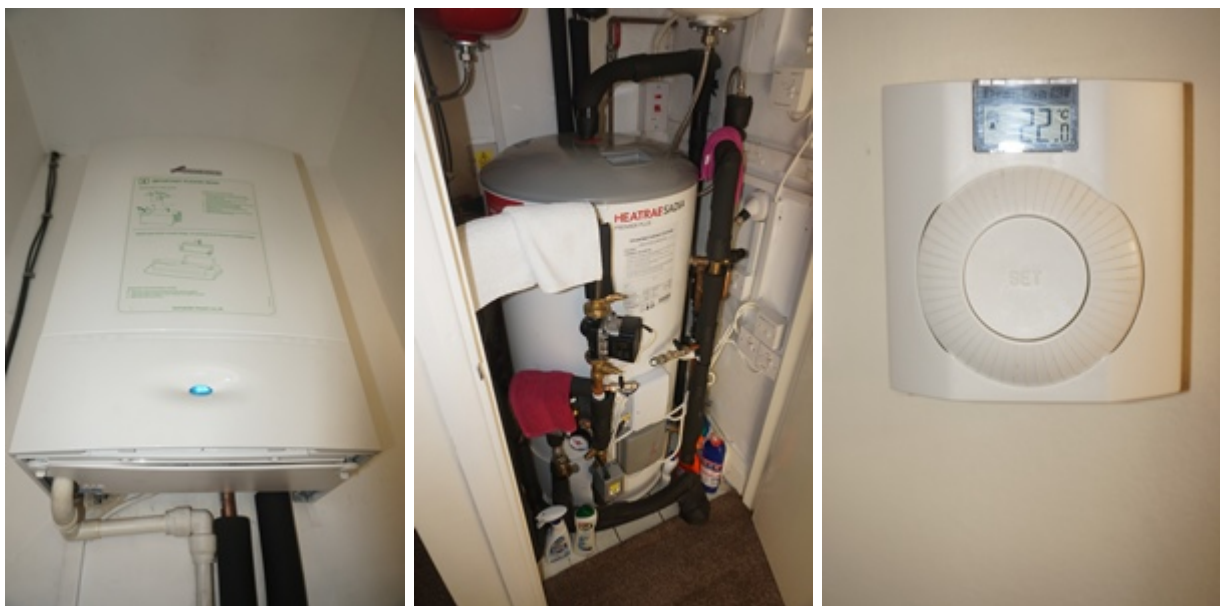


That said, for example to bedroom 2, the ceiling has been paper lined which is often a case of 'papering over the cracks' and also the upper hallway ceiling has a textured paper and undulations, particularly around the roof hatch, again suggesting that it may be covering up minor cracks in a lath and plaster ceiling.

That said, and with respect to the recent decoration, there was no sign of any disturbance to the ceilings.

Generally there are white painted skirtings, architraves and door frames and doors are of an inexpensive 'blank' type which will have little resistance to fire or smoke and noting that the door to bedroom 2 has 'rising hinges' but these need to be lubricated as the door should be self-closing as a result.

To the respective first floor levels, there are carpets, also to the stairs, with hard finishes to wet rooms and a synthetic wood floor provided through the majority of the ground floor including the hallway, sitting room and kitchen.



With regard to services, there is a Worcester boiler² located at high level within the cupboard on the first floor adjacent to the main bathroom and beneath this is a Heatrae Sadia Premier Plus un-vented indirect cylinder hot water system.

Principally the boiler delivers hot water to respective white painted steel radiators which are thermostatically controlled and, together with the hot water cylinder, provides hot water to respective tap and shower outlets.

² And there is a thermostat located on the wall at the bottom of the stairs in the ground floor corridor.



The cylinder, it is assumed, has a mains electricity supplied immersion heater coil so that, should the main boiler be out of commission, for any reason, then hot water to taps and showers will still be provided.

With regard to ventilation, there are mains electricity supplied extractor fans in respective wet rooms though noting for example the fan in the first floor lower shower room does not 'run on' when the light operating it is extinguished.

Above the gas hob in the kitchen there is an illuminating extractor canopy which has multiple speeds but minimal performance despite its noisy operation when on full.

With regard to lighting³, this is generally via pendant fittings although, for example, in the rear extension on the first floor, i.e. to bedroom 3, there are recessed ceiling lights, as there are in the kitchen and power is distributed normally via 13amp double sockets.



Generally both power sockets and light switches are provided with white metal or white plastic face plates though there are dimmer switches, for example operating the lights in bedroom 4 to the rear of the ground floor and also in the sitting room on the ground floor.

There is no door entry facility to the home or, surprisingly, any burglar alarm system.

³ Of no great consequence but the light switch in bedroom 1 is upside down.





With regard to metering, the electricity meter is located in a cupboard just to the right upon entering the home with the gas meter in the small cupboard beneath the stairs at ground floor level.

With regard to fire detection and alert, there are four smoke detectors with two to each hallway on the ground and first floor respectively with a heat detector in the kitchen area, however, the bedroom doors are not fire rated as noted above and should be given that there is only one means of escape, for example, from the second floor.



3.0 ROOF

As noted above, access was made using a temporary ladder through the roof space and via the hatch actually set within one of the two 'butterfly' roof slopes.



It was possible to inspect the roof and the chimney stack which is in good order, as are the parapet walls on the whole though these should be inspected every two years as inevitably mortar and indeed bricks can be susceptible to frost damage (known as 'spalling') due to their remoteness and relatively high surface area compared with their volume.



However, the roof slates are clearly suffering from systemic nail fatigue, i.e. with the nails assumed to be ferrous and there are a great number of slates which have been re-fixed using 'lead tabs'.



These will continue to slip and require replacement though the roof can be maintained for many years to come, but clearly a decision was made to do this given the relatively new refurbishment to other areas, and the rear roof has been covered with a synthetic tile noting the breather vents set up towards the ridge line which has on the top of it a metal capping with lead detailing beneath dressing onto the synthetic slates; this structure being the gable wall.

The roof to the conservatory is formed in double glazed panels, noting that there is very little space at the end and should the gutters become blocked it would be very difficult to clean.

4.0 ROOF SPACE

Helpfully the roof space has a courtesy light but noting the awkward manually opened hatch, it is not hinged, and generally the space appears to be free from infestation and water ingress though given the coarse thick insulation quilting it was not deemed safe to access the greater area of the roof space and it does not appear that there is an access hatch to the rear main two storey extension.





It was noted that, as is traditional, the top of the roof is held up by a timber wall plate which sits on corbelled brickwork which would not comply with Building Regulations but is thought to be quite adequate and there is at the centre height a purlin which also has intermediate supports.



There is a large water tank and it is assumed that this is suitably structurally supported though this certainly could not be determined and its presence is questionable given the modern equipment beneath.

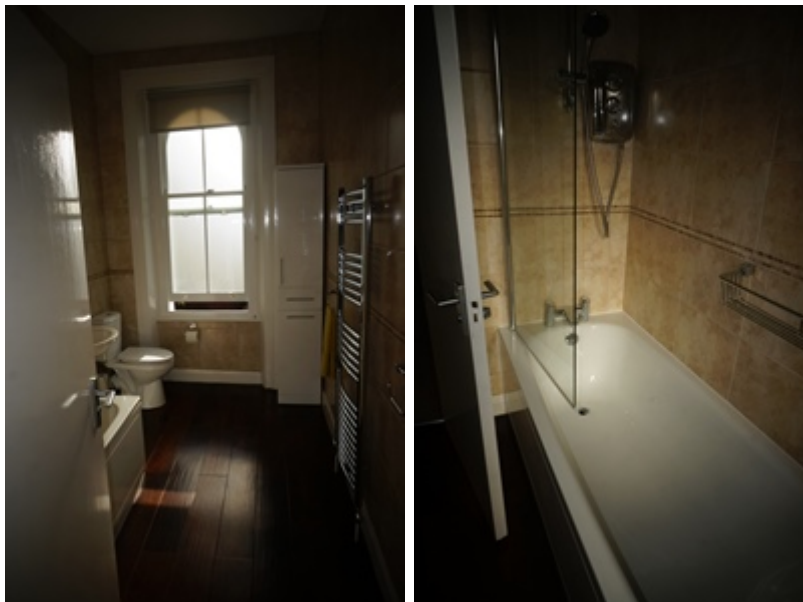


UPPER FIRST FLOOR

It was noted that there is a set of cupboards at the top of the stairs with radiator beneath and adjacent to this is the services cupboard.

5.0 MAIN BATHROOM

There is a bath to the left with shower screen and shower equipment, noting that the hot water is supplied by an independent unit and note the coarse external surface wiring to the extractor fan above this area.



To the foot of the bath there is a pedestal wash hand basin with mixer tap and beyond that a floor mounted close coupled WC and adjacent to that is a obscured sash window and **noting the relatively low sill height** although there is an option to have restricted opening using dead bolts.





To the right upon entering there is a chrome towel rail.

The floor is of synthetic timber and is assumed to be water resistant.

6.0 BEDROOM 1



This master room is located to the front of the property and has two identical side-by-side glazed sash windows with each sash having central double glass pane with a pane either side.



7.0 BEDROOM 2



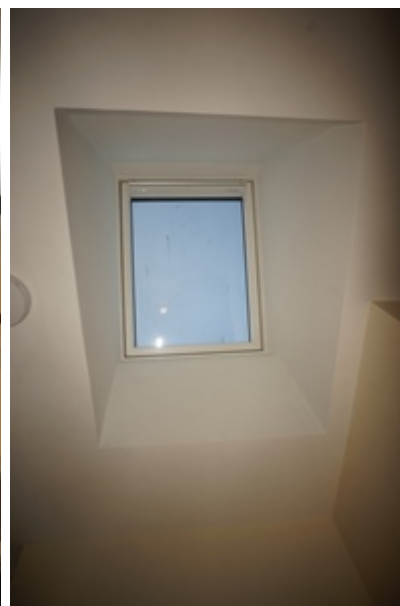
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This adjacent room is in effect located in the centre of the property and has a wide multi-pane double glazed sash window overlooking the conservatory, garden beyond and to the right the side elevation and roof to the two storey extension. It was noted that the floor slopes slightly and does not appear to be completely flat underfoot but this is just likely to be the result of old floorboards and it is assumed that there is no progressive movement.



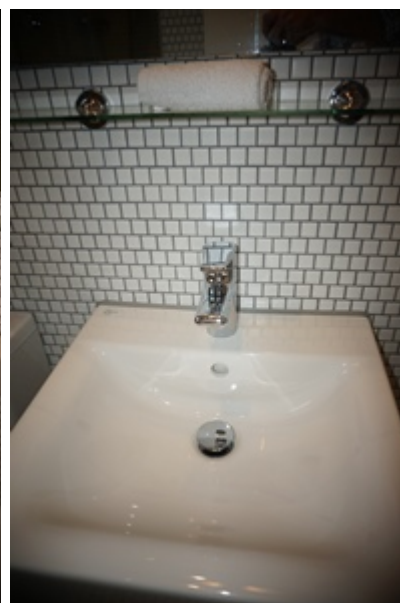
Photograph of stairs down to lower ground floor noting the uplighters, smoke detector and high level (not automatic remotely controlled) Velux window .





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8.0 SHOWER ROOM



The shower room floor and walls are attractively tiled and to the left there is the shower cubicle and opposite the door is an obscured double glazed window with trickle vent and to the right of which there is a floor mounted close coupled WC and adjacent to that a wash hand basin with mixer tap and to the right of which there is a shaver socket.

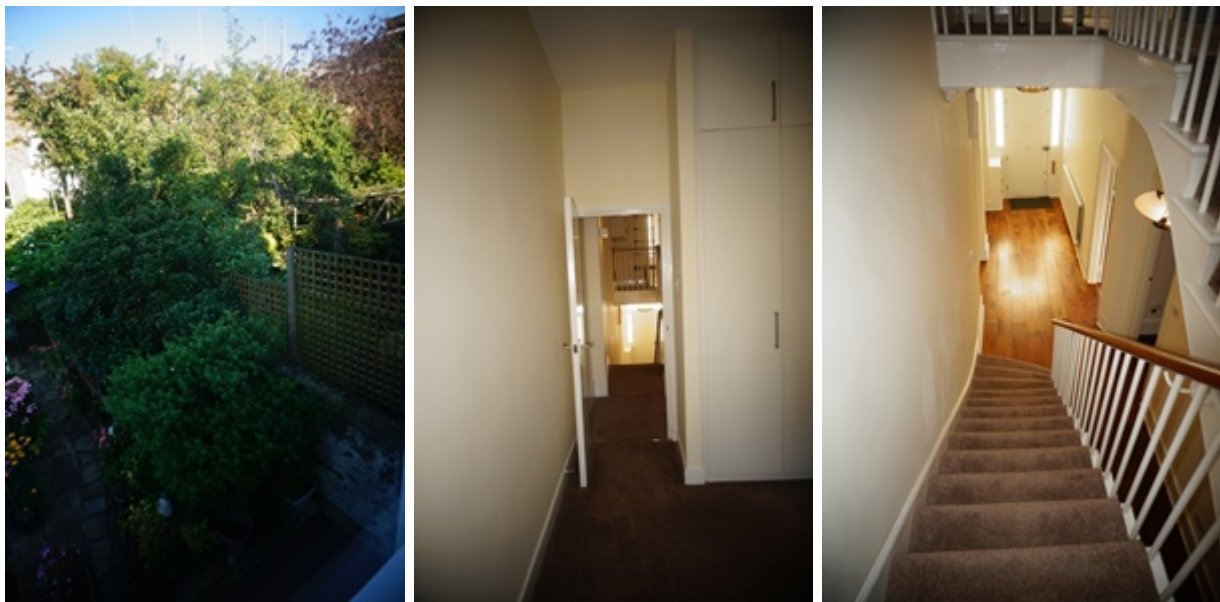


9.0 BEDROOM 3



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Upon entering to the left there are fitted wardrobes with a mirror fixed to the inside of the right hand of the three doors. To the rear elevation **there is a fairly low sill** and uPVC in this case double glazed sash window which is of high quality and with views over the garden of course and to the right of the window there is a tall feature radiator.



Photograph of stairs down to ground floor.



GROUND FLOOR

10.0 MAIN ENTRANCE & HALLWAY

There is a fairly robust front door with a latch lock, 5-lever mortice lock and dead bolts top and bottom. The dead bolts and 5-lever mortice lock should be changed for a “thumb-turn” so that a key is not required to escape in the event of fire.



There is a clerestory panel above which has obscured glass, as do the two side panels.

As noted above, to the right is the cupboard containing the electric meter and note the door stop needs adjusting.

The assumed synthetic floor has a different texture in the kitchen and lower hallway⁴ including bedroom 4 and note the very large radiator to the left upon entering the home.

⁴ Just before bedroom 4 to the right, there is a tall radiator within a lobby area providing access to the side door, i.e. for direct access to bedroom 4 though the lower lock could not be opened.



11.0 SITTING ROOM



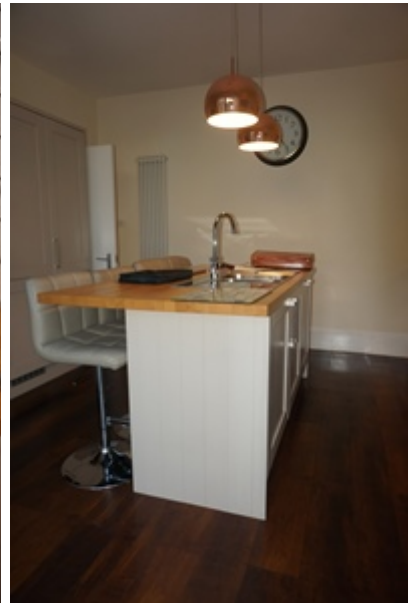
This is located to the front of the property and again has new double glazed sash windows with manual shutters in front and noting that the radiator in this case is to the left upon entering the room.



A fireplace is retained and this is possibly original but apparently there is no gas connection.



12.0 KITCHEN & CONSERVATORY



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Equipment within the kitchen includes the 5-burner gas hob referred to in Section 2.0 above which is the extractor canopy and to the central credenza there is a 1.5 bowl stainless steel sink with mixer tap and to the right upon entering the room there is a stacked Bosch microwave and Bosch oven, to the right of which there is a stacked fridge/freezer.



There are two attractive pendant lights above the credenza adjacent to which is the smoke detector referred to in Section 2.0.



There are two, arguably, awkward steps down to the conservatory floor, noting the obscure glazing panels forming the roof and the innovative multi-height slatted blind system.

To the right to the soffit of the stepped wall construction there are three lights with a tall radiator beneath the right hand one and opposite these are three wall lights which light both up and down.

13.0 VISITORS' WC & WASHER/DRIER



This is to the right towards the far end of the hallway down two steps and to the left inside there is a pedestal wash hand basin with mixer tap, the obscure fixed window (without vent) and close coupled floor mounted WC and to the right there is a Primero extractor fan above and to the right of the window which operates via **the light switch which should be outside of the room as this is currently not compliant with safety Building Regulations. It was noted that the door opens into the corridor which could be hazardous** and the lock on it can be overridden from outside.





There is a stacked washer/drier just further along the hallway to the left.

14.0 BEDROOM 4

This room is located to the far end with fixed external glazing noted to the left and French doors⁵ (with trickle vents) providing access to the garden straight ahead.



⁵ Note the ironmongery to hold these open during warmer times.



Within the en suite, **which has a sliding door which can be something of a finger trap**, there is a shower unit to the left and an extractor fan above and it is assumed that in all wet rooms the lighting is moisture proof.



To the far wall there is a chrome heated towel rail and a wall mounted wash hand basin with mixer tap.



15.0 REAR GARDEN, BOUNDARIES & EXTERNAL COMPONENTS OF THE PROPERTY

The garden can be entered from the dominant left hand door of the three concertina doors to the rear of the conservatory or from the French doors from bedroom 4.



To the left there is a very aged assumed solid 9" wall on top of which there is an elegant timber fence and the fence would benefit from preservative and the wall is generally in reasonable condition though there is some coarse repointing and further repointing would be appropriate and noting some spalling (frost shattering) to the face brickwork, e.g. approximately 5m from the rear wall which is also of solid construction and again has a timber fence on it but in this case on the neighbour's side.



The third boundary has a slightly higher wall than that opposite with again timber trellising on the owner's side.

In front of all walls there are very attractive planted beds and note the brightly painted garden shed set to the rear.

Surfaces vary with high quality pavements set in an L-shape around the rear extension, i.e. up to the conservatory, with a small 'bund' wall which is protected with plant pots but would otherwise be something of a trip hazard, and beyond this there is 'crazy paving' which requires some attention with a small, dried out lawn area in the centre.



Turning to the main building, all of the external surfaces are rendered which can tend to be a short term solution as inevitably rain after only a couple of years will tend to soil the façade if not allowing water behind which will then freeze and disturb the surface but at the moment it appears to be in good condition although there is some aberration to the paint above the first floor window to bedroom 3.





Again with a temporary ladder it was possible to view the hidden flat roof behind the small parapet to the left, noting the hopper beneath it draining the area and there is a strange structure sticking out from the party wall.



To the base of the render there is a black painted plinth and generally all the rainwater goods appear to be in good order, noting that they tend to splash on top of the respective grates rather than beneath them and noting the manhole⁶ cover set approximately 2m from the central glazed panel to the conservatory.

⁶ And there is a gully adjacent to this.



As noted above, the gutter to the right hand side of the conservatory is particularly narrow.

16.0 MAIN ROAD, BOUNDARIES & EXTERNAL COMPONENTS OF THE PROPERTY

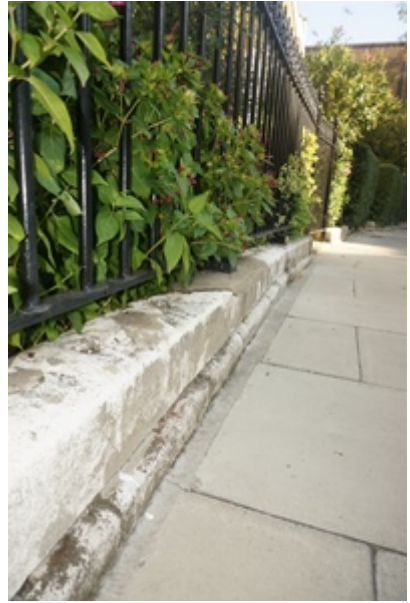
The road is two-way in direction and particularly quite traffic-wise with respect to its location close to the main road.



There is some visitors' parking towards the top of the road and also noting helpfully the letterbox on the corner otherwise parking, on the side of the property, is permit holders only Monday-Friday 8.30am-6.30pm and noting on the far side of the road, restrictions are for commercial vehicles.

There is a wide pavement in front of the home with relatively new paving slabs which are well fitted and flat.





With regard to boundaries, there is a single skin brick wall shared with the neighbour to the left which is structurally sound but quite coarse and would benefit from cleaning and noting on the neighbour's side there is a section that is chased out but for unknown reasons, possibly services, i.e. CCTV etc.

The boundary shared with the neighbour to the right, i.e. at number 10, is a long circa 1.7m high 9" solid brick wall with an inexpensive fence and hedge to the last 3m of the boundary and in front of which there is a brick bin store.



With the public pavement there is a low level bund wall which is quite visually strong but has had and requires repairs and set into which is a black painted railing, to the right of which there is a gate.



Turning to the main building and as noted above, there is a painted parapet to the top of the façade.



On the far side of the road it is possible to view the chimney pots to the stack. In comparison with the property at number 14, the brickwork is still soiled and noting the recessed section presumably defining the position of the party wall.



With respect again to relatively new decorations, there was no sign of any distress to the quoin stones or stone reveals at heads and sills to the first floor and ground floor windows and for example to the upper pediment detail, i.e. above the first floor window but some of the decoration is failing and there is water staining coming off the assumed lead parapet capping.

Also the bricks just below this level are beginning to spall and require attention and better preparation before decoration is necessary particularly to the attractive stone elements to the upper ground floor window and indeed either side of the main entrance.



At the base of the left hand façade there is a wide window sill which has a crack in its centre which has been repaired many times, as have the railings, and beneath this there is a twin breather vent noting this is recessed suggesting that the concrete to the greater part of the front garden is raised beyond an original level possibly to allow a greater (draining) slope out onto the pavement and generally while this concrete is cracked, particularly in front of the entrance doorway, some of it has been cut away and re-laid (but not clear why this has happened) and the aggregate is 'grinning through' which means the areas is quite slippery when wet or frozen and note the concrete does not extend behind the bin store.





There is an awkward step down to the side alleyway which has a similar concrete ground specification and noting that there is effluent leaking from the far manhole with a pungent smell and obviously this should be investigated.



Turning to the gable elevation, the decoration is poor, again having been repainted and noting the rendering to the ground floor level and breather vent to the left and coarse repairs to the bottom render no doubt due to external rising damp and generally external render which is painted which does nothing but encourage rising damp inside and it was noted that there are some breather vents that have been fitted approximately 500mm from the ground level suggesting that there has been an ongoing frustration with rising damp.

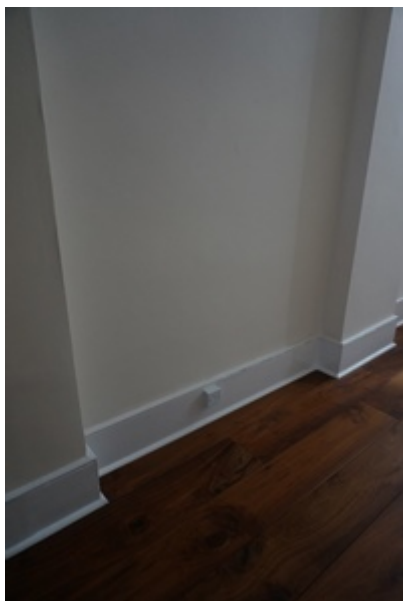


To the left there does not appear to be a rodding eye to the main foul pipe and noting to the right of this the boiler flue is approximately 7m from the ground level and overflow pipe from the boiler beneath that in copper although a further supply pipe, possibly for the visitors' WC, which should be insulated, whether hot or cold.

There is a further chimney stack to the far right with breather vents and coarse decoration.

Above the second entrance door to the home there is a CCTV camera.

17.0 DAMP TESTING



Random though not exhaustive damp testing was carried out to the ground floor and no readings were detected except at low level just above the skirting in the hallway to the outer wall, noting the comment above regarding previous introduction of breather vents (though no odour or visual disturbance was noted).

18.0 GENERAL

1. Fire escape and fire precautions should be checked via the Building Regulations / Fire Officer (see also www.fireservice.co.uk).
2. It was not possible to determine whether existing chimney pots are covered or not.
3. Drainage – 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.



4. It is assumed that there is sufficient thermal insulation between the inner and outer roof sections to comply with Building Regulations.
5. 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.
6. In all cases it would be helpful that the vendor provides an indication, accurate or otherwise as to how old the units are.
7. Some windows do open fully which may be considered a danger to small children and family pets.
8. Where internal brick walls have been plastered, the plaster can over time debond in part from the base walls particularly where there larger expanses of plaster such as stair walls and corridors.
9. External sounds should be considered.
10. 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.
11. 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.
12. It is assumed that there are no boundary disputes with neighbours.
13. 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.
14. The capacity of all services should be determined where use is to be added, omitted or amended.



15. It is assumed that any recessed ceiling light fittings and / or other equipment are suitably fire proofed.
16. Where previous chimneys are used for gas fires it is important to check the integrity of the chimney / flue using a qualified Gas Engineer.
17. It is assumed the property is not (or is not about to be) Listed.
18. It is assumed that external areas do not become water logged.
19. 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).
20. 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/>
21. The property is believed to be located on a clay subsoil.
 22. The purchaser may consider determining information regarding proposed property development in the area / planning permission applications or planning permissions



- which have been granted. (Hogan Ltd provide party wall services – please see page 2 at hogan.co.uk)
23. 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.
 24. Fitted units such as kitchens and wardrobes may conceal damp.
 25. 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.
 26. 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).
 27. Where properties share common parts and there is shared responsibility for key components e.g. 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.
 28. Mobile phone reception - it is recommended that this is checked, for respective service providers, particularly if the property is below ground level.
 29. 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.
 30. 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.
 31. Where there are structural concerns Hogan Ltd may recommend a second opinion from a structural design engineer.
 32. Brickwork has been re-pointed at various stages and often this is carried out inexpensively requiring further repair and it is assumed that any fissures in the brickwork or the pointing cannot allow water ingress, specifically rain.
 33. No testing for radon has been carried out (please refer to): http://www.ukradon.org/cms/assets/gfx/content/resource_2738csa4613e8d72.pdf



34. No testing for lead paint has been carried out.
35. 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.
36. This report excludes any guidance of market value or offered floor area.
37. It is assumed that normal 'buildings' insurance can either be continued or provided though this report does not offer any guidance in this respect.
38. It is assumed that at least one parking permit is currently available.

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 Ltd.

