Full Structural Survey Report

Kingswood
Surrey

Report undertaken for

[Redacted]
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1.0 Overview

1.1 Property Address

1.2 Clients Correspondence Address

1.3 Client.

1.4 Date & Time of Survey.

1.5 Weather Conditions.

Sunny.

1.6 Limitations of Inspection.

Fully fitted carpets throughout and restrictions on areas due to social distancing

1.7 Information Relied Upon.

Appendix A (Crack Classification).

Appendix B (Ground Floor Plan).

Appendix C (First Floor Plan).

Appendix D (RICS Diagram).
2.0 Instruction and Action

2.1
- Our instructions were to undertake a Full Structural Survey on the property.

2.2
- To produce a written report based on findings from the inspection and provide recommendations. Our report is limited to the scope of this task. We have not inspected parts or problems which are not relevant to this request.

2.3
- This report is based on a visual examination of the property. The inspection did not involve any destructive testing or removal of the floorboards, floor, wall coverings or investigation of other inaccessible items. We are therefore unable to confirm that such areas are free from defects currently.

2.4
- The report has been prepared in accordance with the addressee’s request and therefore any liabilities which may arise are restricted to the addressee.

2.5
- Prior to attendance a desktop survey has been undertaken on the subject property and its surrounding areas. This has been done via the utilization of various mapping programmes; websites and reference books.

2.6
- Information attaining to the location of the property; size; type of construction and positioning in regards of main roads, transport links, landmarks have been obtained.

2.7
- The Surveyor attended site on the 6th of April 2020 to undertake the inspection.

2.8
- During the inspection photographs taken. Which can be accessed through a link which will be emailed alongside this report to the client.
3.0 Description

3.1 Type of Property
- 5 Bedroom Detached open plan property, with integrated double garage.

3.2 General Design
- Simplistic design with modern features.

3.3 Principle Elements of Constructions
- The main construction materials of the property are brick and timber.

3.4 Age
- Mid 1990s.

3.6 Accommodation
- This is a spacious five-bedroom family home, situated at the end of a peaceful cul de sac. Entrance hall there is a feeling of space throughout. To the ground floor is a double aspect sitting room with a large exposed brick fireplace and double doors to the rear garden, a study, a cloakroom and a fabulous open plan kitchen/family/breakfast room. The kitchen is fitted with an extensive range of modern units, integrated appliances, a large central island with breakfast bar and granite work-surfaces. First floor is a master bedroom with a dressing area and a en-suite bath/shower room. Bedroom two fitted wardrobes and a modern en-suite bath/shower room. There are three further bedrooms and a family bathroom. Externally there is a large driveway to the front with access to the double garage, a well-presented front garden and a secluded south facing garden with two sun terraces and a wide side access to the rear.

3.7 Tenure & Occupation
- It is understood from the buyer’s agent that the property is offered for sale on a freehold basis.

3.8 Further Comments
- At the time of the inspection the property was semi furnished, and all the services were connected.
4.0 Location and Orientation

4.1 Location

- The property is located within a residential side road; most of the surrounding properties are owner occupied and in reasonable condition. No noise pollution was recorded from any nearby main roads. I am unaware of any mining springs or culverts that may put the property at risk.

4.2 Orientation

- The Property is North facing.

4.3 The Site & Surrounding Areas

![Map Image]

4.4 Local Factors

- This property is situated within a short distance of Kingswood and Tadworth village, both provide a comprehensive parade of local shops and restaurants. Locally there is a wide choice of state and independent schools. In terms of transportation, Kingswood Station provides services into London of approximately 45 minutes. The M25 is accessed via Junction 8, 1.7 miles to the south providing connections to the wider motorway network, whilst for the frequent flyer both Gatwick and Heathrow airports are within reach.

For golfers, there are four world-renowned golf clubs, Kingswood Golf and Country club, Surrey Downs, Walton Heath and the RAC golf club all close by. Horse Riding schools and stabling can be found in Kingswood, Chipstead, Tadworth and Walton on the Hill.

4.5 Trees & Hedges

- The rear garden of the property is surrounded by hedges and trees; however, these are of sufficient distance from the property so as not to be of any concern, furthermore, there are several trees located in front of the property, along with a very large stump of an oak tree. Again, these trees are sufficiently far enough away from the property so as to not pose a threat to foundations or drainage.
5.0 Construction & Condition of Exterior & Structural Frame

5.1 Construction Principles

- There are two main roof areas, both of which are two sided pitched roofs. The weight of the main roofs is displaced on to the load bearing walls via wall plates. The external and centre walls transfer most of the weight to the 2nd floor, then down to the ground floor and in turn to the foundations beneath them.

5.2 Structural Frame

- Solid brick walls believed to be constructed on top of solid beam and block foundation or concrete strip foundations.

5.3 Main Roofs

5.3.1 Coverings

- The roof tiles covering the two pitched roofs consist of concrete tiles which are presumably secured to timber battens over sarking felt. These tiles are original. There were several areas throughout the roof where some of the pointing had fallen out. However, in general the tiles are in reasonable condition.

5.3.2 Valley Gutters

- The lead valleys of the two main pitched roofs run into UPVC guttering installed along the eaves of the central roofs.

5.3.3 Rainwater Goods

- There are sections of UPVC guttering fitted to the eaves of the central and lower roofs. These sections of guttering are supplied by the valley gutters and connect to several vertical UPVC downpipes. It was not raining at the time of inspection; I was therefore unable to ascertain whether they functioned satisfactorily however I have no reason to believe that they are not functioning correctly.

5.3.4 Fascia Boards, Soffits etc.

- There does not appear to be any ventilation to the eaves of the main roofs. The flank wall side of the property does not appear to have any ventilation to the eaves either. The facia boards at high eaves level on the front elevation are in poor condition with peeling paint and algae present.

5.3.5 Roof Windows

- There are no windows installed in the roof of this property.

5.3.6 Flashings

- Generally, the lead flashing installed throughout the roofs of the property are of an adequate standard regarding condition and instillation. There are no bearing concerns.
5.3.7 Roof Void

- I was able to gain access to the roof void via a loft hatch located above the door of the child’s bedroom. Most of the structural timbers appeared to be in good condition; there is however a lack of insulation in several areas within the void. Lastly, I noted that there was a hive of some sort attached to the top side of the loft hatch, this suggests that there may be an opening somewhere in the roof which has allowed either bees or wasps to enter via.

5.4 Other Roofs

- Between the two main pitched roofs which run parallel to each other, there is a lower pitched roof which overhangs the front entrance of the property. Installed centrally of this roof is a protruding Dorma window. This Dorma is constructed of the same materials as the main dwelling and is in keeping of the style.

5.5 Chimney Stacks & Parapet Walls

- There is one main chimney servicing this property which is situated centrally to the right flank wall. This chimney stack services an inglenook fireplace in the ground floor lounge. The breasts and stack appeared to be sound and in good condition. The chimney stack is constructed of the same brick as the main dwelling.

5.6 External Walls & Foundations

- The only accurate way to determine the exact dimensions and construction of the external walls is by opening them up, however since this was not an option, visually inspected them. I was able to check the external wall thickness by measuring the width at the window and door openings. I am certain the external walls are constructed of cavity brickwork due to the age and the thickness. There are no visible cracks to the external brickwork, however, should any appear in the future then refer to Appendix A for crack classification along with an explanation of remedial action.

The external foundations were not exposed but from inspection, my personal knowledge of the area and considering the age and type of construction, I expect that they consist of concrete strip foundation with dense aggregate block work. I carefully examined the main walls and partitions for any serious signs of settlement or other indications that the foundations might be inadequate for their present use and found no real cause for concern.

5.7 Damp Proof Courses

- There is a damp proof course (DPC) installed, which appears satisfactory.

5.8 Floor Ventilation

- There are air bricks installed at low level at regular intervals around the entire property.
6.0 Construction & Condition of Interior

6.1 Internal Walls & Partitions

- Consist of brickwork or timber studs covered with plasterboard or plastered. Generally, in satisfactory condition throughout with the occasional category 1 crack, one notably around the openings in the master bedroom and en-suite. However, these cracks do not pose any risk to the structure.

6.2 Fireplaces & Chimney Breasts

- There is a single chimney breast which is located externally along the right flank wall of the property. This chimney services a single inglenook fireplace which is situated in the ground floor lounge. There are no other fireplaces within the property.

6.3 Floors

6.3.1 Ground Floor

- Concrete block and beam with sand and cement screed covering.

6.3.2 First Floor

- Suspended timber joists with timber floorboards. There were several loose boards which when walked upon created an irritating noise. I would recommend further investigation into securing these boards more effectively. This will involve removing and relaying the carpet, which is a big job.

6.3.3 Roof Void

- There is no suitable flooring installed in the roof void.

6.4 Ceilings

- Consist of a decorative plasterboard surface layer with a plaster cornice fixed at the junction of the wall and ceiling, some dropped to enable installation of spotlights in various rooms. All in good condition.

6.5 Windows

Many of the windows installed throughout the property are in satisfactory working condition. However, there are several, most notably the bottom right unit installed besides the lounge patio doors which has failed. This unit is allowing residue to penetrate the property and will require replacement. All the windows are double glazed sealed units within timber effect aluminium frames. There appears to be adequate mastic around the seals. Many of the windowsills are constructed of the same material.
6.6 Internal and External Doors

- All internal openings retain the original doors; and ironmongery which are decorated and are in good working order. All external doors are constructed of the same double-glazed sealed units within timber effect aluminium frames as the windows of the property. There are two double patio doors installed at the rear of the property, which open out into the garden. There is a single entrance door located on the left side of the property, leading into the kitchen. The front entrance of the property is a double unit surrounded by glazed windows. They all appear to have factory fitted multipoint locking mechanisms instilled within them which appeared to operate satisfactorily.

6.7 Staircase

- Consisting of timber treads and risers, all of which were covered with carpet. The balustrades are constructed of a of hardwood and have been treated. All in satisfactory condition.

6.8 Skirting Boards, Cornice & Decorative Mouldings

- There is decorated timber skirting boards installed throughout without apparent defect.

6.9 Kitchen Units

- Installed, are several decorated timber base and wall units, these are capped with a granite countertop. All appliances tested are in good working condition.

6.10 Built-in Wardrobes & Cupboards

- There are several built-in cupboards located throughout the properties two levels. All of these are constructed of decorated timber and are in keeping with the design.

6.11 Bathroom Units

- Installed are modern, defect free units throughout the property. Many of these units have been integrated into the design of the bathroom, this has been done by surrounding units with tiles.

6.12 Damp & Condensation

- Tests were taken generally throughout the property and readings taken. No damp or condensation was evident, at the time of the inspection.

6.13 Timber Defects

- No visible signs of woodworm infestation were located. The areas inspected were extremely limited, as no existing coverings were taken up. I cannot therefore categorically state that there is no timber infestation.

6.14 Structural Movement

- No structural movement was evident at the time of the inspection.
7.0 Services

7.1 Electrical & Gas

- All services are located in the garage of the property and appear to be in satisfactory working condition. However please refer to section 11.5 for suggested further investigations.

7.2 Water & Plumbing Supplies

- The stopcock is located under the kitchen sink. All the utilities in the bathrooms throughout the property have been installed correctly and are of satisfactory working condition.

7.3 Hot Water Installations, Boiler Control Equipment & Space Heating

- All the rooms throughout the property had the benefit of radiators, which were thermostatically controlled. There is a Worcester Greenstar Combi Boiler unit which is located besides the side entry in the kitchen. The unit is installed in a cabinet in keeping with the rest of the kitchen. Controls and timer are located within the same cabinet.

7.4 Drainage

- The main drainage run is in the rear garden of the property. This was ascertained by lifting a large manhole cover to uncover a large

7.5 Foul & Surface Water

- All bath, sink and shower wastes are connected into an external soil and vent pipe which runs down the side elevation via a uPVC 100mm Ø pipe into underground drainage. The kitchen sink and bathroom basins connect to the soil and vent pipe by way of 20mm Ø pipe. These lead to a soak away which is installed in the rear garden, approximately 6 metres from the property. This soak away is approximately 3 metres deep and a metre in width.

7.6 Private Drainage System

- Not applicable

7.7 Other Services

- Not applicable
8.0 Environmental & Other Issues

8.1 Orientation & Exposure

- The property is relatively exposed due to it being detached and therefore may suffer from adverse exposure to the weather.

8.2 Thermal Insulation & Energy Efficiency

- The external shell of property consists of brickwork with a cavity on the inside and block work internal skin which I believe complies with fairly recent building regulations although it may not be up to current regulations which have been upgraded over the last few years.

8.3 Ventilation

- There is sufficient ventilation throughout the property. This is due to the extractor fans installed in the ceilings of the first-floor bathrooms. There is also an extractor installed above the gas hobs in the kitchen.

8.4 Noise & Disturbance

- Within a property of this nature and design there should not be any real adverse noise or disturbance caused by external factors.

8.5 Means of Escape

- The double-glazed windows appear to be able to be opened sufficiently to enable the inhabitants to egress from the property satisfactorily in times of emergency.

8.6 Hazardous Materials

- There were no immediately apparent dangers.

8.7 Security

- The locks to external doors are multi-point locking systems which come standard with doors. The windows have enough locks to meet current security regulations. The ones that I tested operated satisfactorily.
9.0 Outbuildings, Grounds & Boundaries

9.1 Gardens & Grounds

- To the rear of the property is a large rectangular garden with a raised patio and lawn area. The boundary timber fencing is satisfactory and covered by hedges. In the rear left corner of the garden is a small patio area which acts as a seating/entertainment area. The property has a slab patio wrapping around the rear and side elevations.

9.2 Garages

- There is a double garage integrated into this property. The two overhead garage doors are located to the left of the main entrance and in keep with the design of the property’s doors. The garage has an exposed concrete floor and exposed breeze block walls. I was informed by the owner’s son that the garage was at one point converted into a living space for an elderly family member. It has now however been converted back into a garage. However, there are still areas which remain semi-residential, I am unsure as to whether some consideration needs to be taken by the prospective purchaser about removing these as they will no doubt be some form of cost involved.

9.3 Conservatories

- There are no conservatories installed to this property.

9.4 Outbuildings

- There is a large timber shed located besides the chimney stack at the right side of the property. I was unable to gain access; however, the structure looks to be in good condition.

9.5 Boundaries

- The boundary demarcation is created by bushes –and panelled timber fencing. Contact the land registry for details of the boundary line. The condition of the fencing is satisfactory.

9.6 Communal Areas

- There are no communal areas in this property.
10.0 Matters for Legal Advisors Attention

10.1 Statutory
- Nonapparent

10.2 Rights of Way, Easements & Shared Services
- That does not appear to be any shared services, but I would recommend that legal advisers investigate as to the responsibility of the shared driveway which services all the houses in the cul-de-sac.

10.3 Boundaries
- I would advise that a copy of the original deed is obtained to determine the boundaries of the property.

10.4 Environmental
- Nothing of any real significance

10.5 Guarantees/ Warranties
- I would advise that a copy of the guarantees for the boiler, the gas installation and electrical installations, windows, bathrooms and toilets be requested.

10.6 Security Issues
- There are no apparent security issues.

10.7 Insurance Rebuilding Cost Assessment
- We can provide an insurance rebuilding cost assessment using the current edition of the BCIS guide to house rebuilding costs at your request for an additional fee.

10.8 Scale Plans
- An accurate drawing can be produced where alteration works are required, at your request for an additional fee.

10.9 Testing of Services
- Tests for running water were made and can confirm it works satisfactorily. We can comment upon the reports once received, if instructed by you, for an additional fee.

10.10 Maintenance Notes
- As mentioned previously within the report, several the fascia boards and soffit boards will require substantial redecoration. This may prove rather costly because access is restricted due to the height and location requiring a possible scaffold tower or scaffolding.
10.11 Feasibility Studies
- This section does not form part of our original appointment

10.12 Further Investigations
- Refer to section 11.5 for information on required further investigations.

11.0 Conclusion & Recommendations

11.1 Surveyors Overall Opinion
- Generally, the property is in extremely good condition and I have no reservations in recommending that the purchase proceeds

11.2 Areas of Concern
- They were no major areas of concern there are a couple of maintenance issues to be dealt with it are not substantial

11.3 Summary of Repairs
- As mentioned previously, some of the soffit boards and fascia boards require redecoration to the rear elevation.

11.4 Cost Guidelines
- £2000 maximum

11.5 Further Investigations
- I recommend enlisting a registered engineer who would undertake an inspection to confirm compliance with current regulations. Gas Safe Register | Ensure your gas engineer is registered with Gas Safe Register.
- Various works have been carried out on the electrical installations. Therefore I would recommend instructing an NIC/EIC http://www.niceicdirect.com/ certified electrician to undertake a test and report.
- All the windows and doors throughout the property are as standard. So should there be registered a certificate of compliance but this will be dependent on the date of installation. FENSA is the standard for replacement windows and doors: Home
## 12.0 Appendixes

### Appendix A

**Classification of visible damage to walls with particular reference to ease of repair and brickwork or masonry.**

<table>
<thead>
<tr>
<th>Category of Damage</th>
<th>Degree of Damage</th>
<th>Description of Typical Damage</th>
<th>Approximate Crack Width</th>
</tr>
</thead>
<tbody>
<tr>
<td>0</td>
<td>Negligible</td>
<td>Hairline crack of less than about 0.1 mm width are classed as negligible.</td>
<td>Up to 0.1mm</td>
</tr>
<tr>
<td>1</td>
<td>Very Slight</td>
<td>Fine cracks which can be easily treated during normal decoration. Perhaps isolated slight fracturing in building. Cracks rarely visible in external brickwork.</td>
<td>Up to 1mm</td>
</tr>
<tr>
<td>2</td>
<td>Slight</td>
<td>Cracks easily filled. Redecoration probably required. Recurrent cracks can be masked by suitable linings. Cracks not necessarily visible externally, some external repointing may be required to ensure weather tightness. Doors and Windows may stick slightly.</td>
<td>Up to 5mm</td>
</tr>
<tr>
<td>3</td>
<td>Moderate</td>
<td>The cracks require some opening up and can be patched by a mason. Repointing of external brickwork and possibly a small amount of brickwork to be replaced. Doors and windows sticking. Service pipework may fracture. Weather tightness often impaired.</td>
<td>5mm to 15mm</td>
</tr>
<tr>
<td>4</td>
<td>Severe</td>
<td>Extensive repair work involving breaking out and replacing sections of walls, especially over doors and windows. Window and door frame distorted, floor sloping noticeably. Walls leaning or bulging noticeably, some loss of bearing in beams. Service pipes disrupted.</td>
<td>15mm to 25mm</td>
</tr>
<tr>
<td>5</td>
<td>Very Severe</td>
<td>This requires a major repair job involving partial or complete rebuilding. Beams lose bearing, walls lean badly and require shoring. Windows broken with distortion. Danger of instability.</td>
<td>Usually greater than 25mm</td>
</tr>
</tbody>
</table>

**Notes**

1. It must be emphasised that in assessing the degree of damage account must be taken of the location in the building or structure where it occurs, and also of the function of the building or structure.

2. Crack width is a factor in assessing the category of damage and should not be used on its own as direct measure of it.

3. Local deviation of slope, from horizontal or vertical, of more than 1/100 will normally be clearly visible. Overall deviations in excess of 1/150 are undesirable.
Appendix B

Ground Floor
Approximate Floor Area
1172 sq. ft
(108.90 sq. m)
13.0 Declaration

I declare that I have personally inspected the above property and have prepared this report.

Name - Mr Gary Sharpe MCIOB FCABE PEng MSPE

[Signature]

Name and Address of Firm - Jackson Ross Steel Ltd
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