



ALEXANDER SCOTLAND CHARTERED SURVEYORS

**HOME BUYERS REPORT
PRIOR TO PURCHASE ON:**

**Flat B College House,
Finchley Road,
London,
NW3 5ES**



**ALEXANDER SCOTLAND
CHARTERED SURVEYORS
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1.0 INTRODUCTION

The subject property known as Flat B, is a second floor flat within a purpose built block with retail use at ground floor level and office and residential use on the first and second floor.

Construction briefly comprises:

The property has a concrete frame with a flat roof and solid external brickwork elevations. There are fully glazed windows for the retail units on the ground floor. On the first and second floor levels are conventional casement windows. There is a communal entrance to the offices and flats with a staircase leading up to second floor level. Internally the flat has a hallway, bathroom, open plan kitchen/reception room and bedroom. Internal walls are of solid painted plaster, with a skylight within the bathroom.

2.0 CIRCUMSTANCES

We have been appointed on behalf of the potential purchasers of the property to undertake a Home Buyers Report, detailing the current condition of the property and highlighting any apparent defects.

At the time of our inspection the property was un-inhabited by the vendor.

Our inspection was undertaken on Tuesday 25th February 2014. The weather was overcast, with sunny spells. The ambient air temperature was noted to be 9°C.



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3.0 CONCLUSIONS & RECOMENDATIONS

On balance we see no reason why you should not proceed with the purchase provided that the matters set out in the Summary are resolved prior to an exchange of contracts.

4.0 SUMMARY

We have listed below a summary of matters arising from our inspection of the property which we consider to be important. However, we recommend that you read the detailed text of the sections that follow. Those items listed in the paragraphs that follow require further investigation, preferably prior to the exchanging of any legal documentation so that you will be aware of the cost implication.

Matters for Further Investigation;

- 01 Establish whether there is a sinking fund to allow for works to the external decorations and communal common parts.
- 02 Obtain details of the service charges and reserve fund.
- 03 Confirm the ground rent and Service Charge, whether it is fixed or rising.
- 04 Establish whether there are any consents for alterations on the lease plans. Obtain a confirmation from London Borough of Camden that there are no outstanding building control requirements.
- 05 Obtain most recent Gas Safety Check Certificate and boiler servicing details.
- 06 Obtain the electrical installation certificate
- 07 Obtain a copy of the FENSA Certificate for the new windows.
- 08 This report is limited to a visual inspection without opening up, so we would recommend should you proceed with the purchase, the roof space is investigated to conclude if there are any issues that need to be addressed.



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5.0 External

5.1 Main Roof & Coverings

We understand that the main roof is constructed as a suspended concrete slab covered in a water proof membrane.

Due to obvious access restrictions, we were unable to undertake an inspection of the main roof externally, we therefore suggest enquiring from the management company if there have been any roof repairs carried out and guarantees. If there are any works due, it should be understood how costs are to be divided.

5.2 External Walls

The front elevation is constructed in red brickwork within the concrete framed building. We did not note any major issues, thus we can confirm that it appears to be in sound condition with no obvious defects to report. We are unaware when the external decorations had last taken place, so we therefore suggest enquiring what works were previously carried out, the cost and when the next works are due.

From our limited inspection at ground level, due to access restrictions we were unable to undertake a full and proper inspection of the condition of all the elevations. We were unable to see any other significant issues with the brickwork in regard of cracking or movement. We can conclude that the structure is generally in a sound condition with no signs of recent structural movement and from this we would make the assumption that the foundations are adequate for the type of building and likely ground conditions.

5.3 Windows & Doors

All windows to the upper floors above the retail units are constructed in uPVC double glazing.

There were no significant issues to report with the uPVC double glazed units as they all appeared to operate satisfactorily with no obvious defects such as defective seals. The windows to the property appear to have been installed 10 – 15 years ago during the refurbishment works, so may not comply with current FENSA regulations.

5.4 Damp Proof Course & Damp Related Issues.

From our internal inspection, and from tests undertaken using a damp meter, we confirm that we were unable to identify high level of dampness to the external walls.



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6.0 INTERIOR

6.1 Walls & Partitions

The internal walls are mainly solid masonry with a plaster and painted finish.

The walls appear to have been recently redecorated to a good standard. Within the bathroom the walls are finished with ceramic tile and painted plaster and generally in good order.

There did not appear to be any significant cracks or structural movement to report. Therefore the walls within the property, they did appear to be in sound condition, with plaster finishes to the walls in sound condition with no obvious areas of loose or hollow finishes.

6.2 Floors & Coverings

The floor is constructed as a suspended concrete with solid hardwood flooring to the hallway and living room. Within the bathroom and kitchen the floors are finished in marble tile. The bedroom floor is finished with carpet.

The flooring appears to have been recently installed during the refurbishment works and in excellent condition throughout the property. Without lifting and removing all floor coverings, which were mainly a solid wood finish, we are unable to provide a full and detailed comment in relation to any apparent defects but from what we were able to inspect we can conclude that the floors appeared to be original. We therefore can conclude that the floors are in sound structural condition with no remedial works deemed necessary.

6.3 Ceilings

The ceilings to the property are constructed with a painted plaster finish. All ceilings appear to be in good order with no evidence significant cracks or structural movement to report. Therefore the ceilings within the property, they did appear to be in sound condition, with no obvious areas of loose, hollow, sagging or cracking.

6.4 Ventilation

The only form of natural ventilation is via opening the windows onto a busy highway which is both noisy and polluted with car fumes. We therefore suggest as there are roof lights in the bathroom and bedroom a secondary form of natural ventilation is installed to the living room and bedroom. We would recommend a quotation will need to be obtained prior to exchange of contracts.



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6.5

Services

ELECTRIC –The mains electricity supply is located in the storage cupboard in the hallway. The consumer unit is a modern type using MCBs or RCD protection; a current requirement for new properties. We are unaware of when any rewiring works were undertaken all some may have been undertaken during the refurbishment works. We recommend that an NICEIC qualified electrician is employed to undertake a periodic inspection report to determine the condition.

Electrical installations in houses are recommended for testing on a 5 yearly basis or at change of ownership.

HEATING/HOT WATER – Heating and hot water is provided by an individual Vaillant boiler located in the hall cupboard. There are thermostats on the radiators in each room. The boiler appears to have been recently installed. We would therefore recommend enquiring for a copy of the installation certificate.

DRAINAGE – We were unable to inspect the main drainage to the block of flats. There were no obvious signs of blockages to the drainage from within the flat and therefore appear in good order. This would be our assumption but we were not able to inspect drainage without the benefit of intrusive investigation with a CCTV camera survey so we cannot be certain. However, we did not note any issues of blockages so feel that a further investigation should not be warranted.



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7.0	VALUATION	
7.1	TENURE:	
7.1.1	Freehold YES/No - state	No Share of Freehold
7.1.2	Leasehold - unexpired term of years	To be advised by the solicitor.
7.1.3	Amount of rent: ground/fixed/variable etc.	To be confirmed. Please verify with the solicitor.
7.1.4	Maintenance charge (Approximate)	To be confirmed. Please verify with the solicitor.
7.1.5	In cases of flats, etc. is proper management apparent? YES/NO - state	YES. The building appears well maintained.
7.1.6	State assumptions made where tenure is not confirmed	None
7.2	TENANCIES (if any). Give details and rent(s):	Currently Vacant.
7.3	DESCRIPTION OF PROPERTY (Approximate)	A 1 bedroomed Second Floor Flat in a period purpose built block constructed on 3 upper storeys.
7.4	YEAR OF CONSTRUCTION (Approximate)	1930's.
7.5	APPARENT CONSTRUCTION (Principal walls, floors and roof of main building):	This is a concrete framed building with suspended concrete floors, flat roof with red brickwork. There are double glazed uPVC framed windows.



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7.6

ACCOMMODATION:

Ground Floor

Entrance Lobby/Hallway : 1.15m x 1.53m. Engineered wood flooring. Door entry phone

Services Cupboard : 0.81m x 0.57m. Vaillant boiler

Utility Cupboard : Plumbed in Washer/Dryer. Electrical Consumer unit.

Kitchen/ Living Area : Kitchen Area; 2.20m x 3.50m. Ceramic tiled flooring. White laminate base and wall units, together with a granite worktop. There is a granite up-stand with a back painted glass splash back. Appliances include fridge, freezer, electric oven, extractor and dishwasher.

Living Area; 4.75m x 4.18m. Engineered wood flooring. Large casement windows with Western views of busy Finchley Rd and buildings opposite.

Bedroom : 3.11 x 4.76m. Carpeted flooring. Fitted wardrobe, casement window with Eastern views of busy Finchley Rd and buildings opposite.

Bathroom : 1.85m x 1.72m. Marble tiled flooring, with part wall surfaces and painted plaster. Bath with glass screen, WC with close coupled cistern. Wall hung wash hand basin, with a hot water towel rail.

Gross Internal Floor Area : 536 sq. ft.

7.7

GARAGING AND PARKING(S)

YES/NO – state if integral, detached or in a remote block

No.

7.8

OTHER PERMANENT BUILDINGS

None.



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7.9	MATTERS THAT MIGHT AFFECT VALUE	
7.9.1	Obvious evidence of serious disrepair or potential hazard to the property? (not dealt with under Section 11)	None.
7.9.2	Other matters likely materially to affect the value?	None.
	Is mining search needed? YES/NO – state	No.
	Is the property at risk of flooding? YES/NO - state	No.
	Is the property in an area where Radon may be present? YES/NO – state	No.
7.10	BUILDING INSURANCE (These reinstatement figures must not be confused with valuation at 17.0)	
7.10.1	Estimate current reinstatement cost in its present form (unless otherwise stated) including garage, outbuildings, site clearance and professional fees, excluding VAT, except on fees.	£148,000.
7.10.2	State approximate total external floor area of dwelling:	616 sq. ft.



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7.11 GENERAL REMARKS (Other than those previously mentioned)

We understand the property was advertised for £395,000 and an offer has been agreed at £405,000. This equates to £755/sq. ft. have undertaken some comparable evidence of recent similar properties which have sold recently and confirm the following;
Flat L a 1st floor 605sq.ft. 1 bedroom flat within the same block sold for £419,000 which equates to £692/sq.ft.
Flat K a 1st floor 693sq.ft. 1 bedroom flat within the same block sold for £470,000 which equates to £678/sq.ft.
First Floor Flat, 38 Howitt Close, 650sq.ft 1 bedroom flat sold for £472,000 which equates to £843.75/sq.ft.

We believe the property in its current state should achieve £405,000 for this type, age and general condition.

7.12.1 Market Value in present condition: £405,000 (FOUR HUNDRED AND FIVE THOUSAND POUNDS).
(except new properties in the course of construction)

VALUATION CERTIFICATE

I certify that the property in this report has been inspected by me, that I valued the property and prepared this report, and that I am not disqualified from reporting on the property.

Signature of Valuer

STUART ALEXANDER SCOTLAND MRICS
stuartscotland@live.com.

On behalf of: **ALEXANDER SCOTLAND
CHARTERED SURVEYORS**
Labroke Hall, 79 Barlby Road,
North Kensington, London W10 6AN

Telephone No. 020 7127 0401 Mbl. 07956 184490
Date of Report: 3rd March 2014



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8.0 EXTENT OF SURVEY AND LIMITATIONS

For the purpose of this report the front elevation is considered as being the elevation facing the front highway.

This report is based on a visual examination of the building, and covers all parts of the building which were normally and safely accessible without the use of significant access equipment such as scaffolding etc. but with the use of normal access ladders. Parts of the general fabric of the property were not opened up for further investigation works.

Tests were not carried out on the mechanical or electrical services, including heating, water and drainage installations and any further investigations required to these services will have been reported on within this report. In respect to these services comments will be made based on a cursory inspection providing appropriate recommendations on further investigations only. If no recommendations are made then it should be assumed that all services are operating to an acceptable standard.

We cannot accept responsibility noted for any defects within drainage systems that are not easily identifiable without the benefit of intrusive investigations, not undertaken as part of this report.

This report deals primarily with the general structure of the property and as such no comment is provided as to the condition of decorations, kitchen units, and bathroom suites or any integral/built in joinery items such as shelving or wardrobes.

We did not lift fitted carpets or other associated floor coverings, nor disturb any part of the fabric or fittings which were fixed or would have caused damage, and we are therefore unable to report that those parts of the building which were not visible at the time of our inspection are free from defects. However those parts of the structure that were visible without undue damage being caused have been commented upon within this report.

This report is intended for your sole use and consequently no responsibility whatsoever is undertaken or accepted to any third party for the whole of this report or any part of its contents

Where provided, whether formally or informally, all building cost estimates shall be regarded as approximate opinions which will require verification by obtaining quotations from contractors. We will assume that all work would be carried out to a good specification and that work would be carried out by a firm of building contractors of a suitable size. Due to the effects of inflation and the fact that we are not contractors we cannot guarantee the accuracy of cost estimates. All costs are net of VAT and professional fees.



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**APPENDIX A:
PHOTOGRAPH SCHEDULE**



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New boiler installed, request a copy of the installation certificate.



Modern Electrical Consumer unit, request a copy of installation certificate.



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Limited ventilation in the flat. Enquire if the developer can provide an alternate source of fresh air, via mechanical ventilation to living areas from main roof.