



**ALEXANDER SCOTLAND
CHARTERED SURVEYORS**

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

26A Rozel Road,
Clapham,
London,
SW4 0EZ





ALEXANDER SCOTLAND CHARTERED SURVEYORS

1.0 INTRODUCTION

The subject property known as 26A Rozel Road, Clapham, London SW4, is a basement flat within a converted house.

Construction briefly comprises:

The property has a traditional timber frame pitched mansard roof covered in slates and a flat roof with a waterproof membrane. External walls solid brick, with painted render finish to the front bay windows. Internally the property has an entrance hallway, bedroom, bathroom and reception/kitchen. Internal walls are of solid painted plaster and timber stud partitions. Windows are of painted timber construction with single glazing. The front door to the flat is solid painted timber with single glazed painted timber doors to the rear terrace.

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.

We understand the flat is offered for sale on share of freehold basis. In relation to the communal areas we recommend during the purchase legal process clarification is sought regarding the responsibility for the maintenance of the property, and the decision making process for carry out maintenance works. What responsibilities the joint freeholders have and whether the maintenance of the main structure is shared equally between the individual freeholders. How any shared items are funded, and costs are recovered is not known to us but it may be via an annual service charge to cover shared costs including maintenance; with potential funds being built up in a sinking fund to cover future large items of work. So we would advise you check via your solicitor / searches any details of works undertaken in the last few years; any projections of future works and the balance of any sinking fund for maintenance.

In an upper floor flats the building elements which affect the property being purchased may not be confined to the structure and fabric of the individual unit; we have not had access to the upper and lower units within the building but we have commented on elements wherever these can be seen or deduced from visual external inspection and experience.

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

Our inspection was undertaken on Friday 7th March 2020. The weather was bright with sunny spells. The ambient air temperature was noted to be 12°C.



ALEXANDER SCOTLAND CHARTERED SURVEYORS

3.0 CONCLUSIONS & RECOMENDATIONS

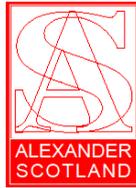
On balance we see no reason why you should not proceed with the purchase provided that the matters set out in the Summary are resolved prior to an exchange of contracts.

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 is any consent for alterations on the lease plans. Obtain a confirmation from the local London borough that there are no outstanding building control requirements.
- 05 During the conversion works, is it known if there is any sound insulation was installed within the floor voids.
- 06 Planning and building regulation approval.
- 07 Obtain most recent Gas Safety Check Certificate and boiler servicing details.
- 08 Obtain the electrical installation certificate
- 09 Guarantee Certificate for the flat roofing works.
- 10 Guarantee Certificate for damp proofing works.
- 11 Provide an inspection by a structural engineer to determine ground heave in reception room.
- 12 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.



ALEXANDER SCOTLAND CHARTERED SURVEYORS

5.0 External

5.1 Main Roof & Coverings

The roof has been traditionally constructed and covered in interlocking concrete tiles. To the rear the roof has been converted into living accommodation, with a large rear dormer with a large flat roof, having vertically hung slates, with a skylight to the front. Above the party wall and rear elevation there is a parapet walls constructed in buff brickwork and painted render, lead flashing up-stands and concrete copings. The roofing works appear to have been undertaken in recent times so would recommend enquiring about any potential guarantees.

Our inspection of the main roof was limited to the front elevation where there was slight sagging to the roof to the lower section of the roof. This is quite common were a roof has had concrete tiles placed on a roof originally finished in slates, as the extra weight of the tiles may cause to roof to sag slightly. Further sagging can be arrested by introducing further timber props below the lateral purlin joists. Allow **£850** to undertake these works.

We were unable to access the roof area from the top flat, so cannot report on its condition in detail.

Due to obvious access restrictions we were unable to undertake a thorough inspection of the main roof externally, although there were no obvious defects, or immediate maintenance measures are deemed to be required. From ground and roof level to the main roof externally, we did not note any signs major of "sagging" or deflection and as such it appears that the structural timbers comprising the main roof structure are in a sound structural condition and as such no remedial / strengthening works are deemed to be required as part of any other recommended works.

5.2 Gutters & Associated Pipework

Gutters and downpipes are constructed of uPVC to the main roof, front bay and terrace roof behind, fixed with plastic brackets. The uPVC downpipe on the front elevation is on the neighbour's property. To the front bay there is a further uPVC downpipe. On the rear of the property there are uPVC hoppers, downpipes, waste pipes and gutters.

The guttering on the left side has sagged slightly and requires re-fixing. Allow **£100** to undertake these works.

Re-fix loose joint to downpipe from rear upper terrace. Allow **£20.00** for repair

To the downpipes on the rear elevation, re-fix the bottom loose bracket next to the doorway and boiler flue. **£30.00**

From our inspection of the front and rear elevation, apart from those repairs identified, we did not highlight any signs of staining and / or mould growth on the external elevations which would generally be considered as an indication that the gutters are



ALEXANDER SCOTLAND CHARTERED SURVEYORS

leaking. We can therefore assume that the gutters are in a good and serviceable condition with no immediate maintenance works required.

5.3 External Walls

The external walls to the front of the house can be seen to be constructed from solid buff brickwork with painted decorative stucco render finish to the front bay windows and above the front entrance. There are painted stone cills and lintels to the windows. At ground level below the bay window, there is a painted rendered plinth with an airbrick. To the rear elevation there is solid buff brickwork with brick arches above the windows. At basement level the elevations are finished in painted pebble dash. We had no access to the side elevation or below the rear timber decking to report on condition of brickwork and rendering.

Above the entrance porch there are cracks between the bricks due to settlement. We would recommend undertaking a repair to include racking out the mortar between the brickwork and injecting an epoxy resin solution to help arrest further movement. Allow **£850** to undertake these works.

There appears to be a minor settlement crack below the central basement window which requires a render repair. Allow **£50** to undertake these works.

At basement level on the front elevation, the painted render is in poor condition with some areas which have blown and some cracking. We recommend hacking of the damp affected render and applying a water proof render to match existing and allow decorations. Allow **£900** to undertake these works.

There is an area of poorly repaired pebble dash render next to the rear French doors which requires hacking out and repairing. Allow **£250** to undertake these works.

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.

5.4 Damp Proof Course & Damp Related Issues.

From our internal inspection, and from tests undertaken using a damp meter, we confirm that we were able to identify high level of dampness to the external and internal walls, in the following locations;

- *The left side of the French Doors into the garden.*
- *The left side of the front door as you enter the flat.*
- *The right side of the bay window to the front bedroom.*
- *Below a double socket in the built in bedroom wardrobe.*
- *Above the doorway into the Reception/Kitchen and half way across the internal wall, as a likely result of a leaking pipe.*



ALEXANDER SCOTLAND CHARTERED SURVEYORS

We were unable to detect any damp readings behind the kitchen base units due to lack of access. We would request as part of solicitors enquiry what form of water proof tanking was undertaken by the builders at basement level.

5.4 Windows & Doors

The windows to the property are constructed as painted timber sashes and casements with single glazing. There is a casement window on the side elevation. The front door to the flat is constructed in varnished solid timber. To the rear of the property there are painted timber glazed doors leading to the garden. The front door to the communal hallway is painted timber with a small glazed panel to the top and glass fanlight above.

We are unable to inspect and report the condition of the windows to the upper floors or side elevation due to lack of access.

The painted timber cills to the front basement bay window are in poor condition with rot and wood filler. We would there recommend repairing the cills by cutting out and piecing in new hard wood timber. Allow **£450** to undertake these works.

The left sash windows to the front basement bay, is rotten and requires replacement. The middle and right sash requires repair. Allow **£900** to undertake these works.

The kitchen casement window is in poor condition with exposed timber and flaking paint requiring redecoration and repair. Allow **£80** to undertake these works.

The painted timber frame and threshold to the kitchen door is rotten and requires replacement. Allow **£350** to replace the door and frame to match existing.

The painted timber frame, doors and threshold to the French Doors are rotten and require replacement. Allow **£500** to replace to match existing.



ALEXANDER SCOTLAND CHARTERED SURVEYORS

6.0 INTERIOR

6.1 Walls & Partitions

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

The walls don't appear to have been recently redecorated and the finish is in fair condition. Within the bathroom the walls are finished with ceramic tile and painted plaster and generally in good order.

As described in the Damp Proof section there are a number of area which require repair as a result of rising damp or leaking internal pipework. Following the damp proofing works and repaired pipework allow **£350** to undertake localised decorations.

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 solid concrete, finished with engineered wood flooring to the hallway and kitchen/living room and ceramic tiles to the bathroom. Within the bedroom floor is finished with carpet.

The engineered wood flooring planks have moved apart in a number of places including the entrance hallway and reception/living room. The flooring planks require to be re-fixed together with epoxy glue. Allow **£500** to undertake these works.

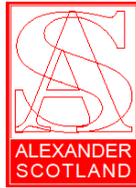
The bedroom carpet is in poor condition with heavy soiling of dirt with marks. Allow **£50** to clean the carpet.

Within the living room next to the kitchen area there has been some ground heave, which appears to be an ongoing issue as the engineered floor boards above have been additional screwed down to the floor. We recommend removing the engineered boards above and checking the condition of the concrete slab below to determine the best form of repair. Allow **£350** to remove engineered boards and Building Survey /Structural Engineer to visit and determine repair.

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



ALEXANDER SCOTLAND CHARTERED SURVEYORS

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 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 Worcester boiler located in the kitchen. 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 access the rear garden to confirm the condition of the drainage. However we did not note any obvious issues with blocked/overflowing gullies etc. and as such further intrusive investigations may not be necessary. This would be our assumption as we were not able to inspect the drainage system without the benefit of further intrusive investigations with a CCTV camera survey.



ALEXANDER SCOTLAND CHARTERED SURVEYORS

7.0 MARKET VALUATION

The property located just to the North of Clapham Common near Wandsworth Road on the Clapham Old Town Conservation area. We have undertaken valuation comparables of the following properties to confirm the property's value as follows;

Flat 1 35 Rectory Grove, SW4, is a ground floor 1 bed flat within a similar Victorian conversion in average condition with a small garden. The flat sold for £375,000 on 09.08.19

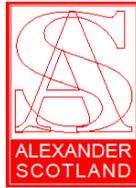
Flat 3, 19 St Alphonson Rd, is a 1st floor 1 bed flat within a modern block in good condition with no outside space, but off street parking. The flat sold for £375,000 on 21.11.19.

Flat 2, 22 Clapham South, is a 1st floor 1 bed flat within a similar Victorian conversion in average condition with a small roof terrace, closer to Clapham Common and the underground. The flat sold for £395,000 on 08.11.19

Flat 2a St Luke Av, is a ground floor 1 bed flat within a similar Victorian conversion in average condition with a small garden close to Clapham High Street and the underground. The flat sold for £370,000 on 22.08.19.

Property prices have continued to rise strongly over the last 12 months within Clapham and surrounding areas. We believe the property in its current state should achieve between £375 - £390,000 for this type, age and current general condition.

Stuart Scotland (B.Sc. Hons) MRICS
Alexander Scotland
11th April 2020



ALEXANDER SCOTLAND CHARTERED SURVEYORS

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.



**ALEXANDER SCOTLAND
CHARTERED SURVEYORS**

**APPENDIX A:
PHOTOGRAPH SCHEDULE**



**ALEXANDER SCOTLAND
CHARTERED SURVEYORS**



Repair crack to brickwork above communal entrance



Blown render at basement level requires repair



**ALEXANDER SCOTLAND
CHARTERED SURVEYORS**



Rotten timber to front bay windows.



Blown pebble dash render to rear French doors.



ALEXANDER SCOTLAND CHARTERED SURVEYORS



Door frames to kitchen and reception rooms rotten, require replacement



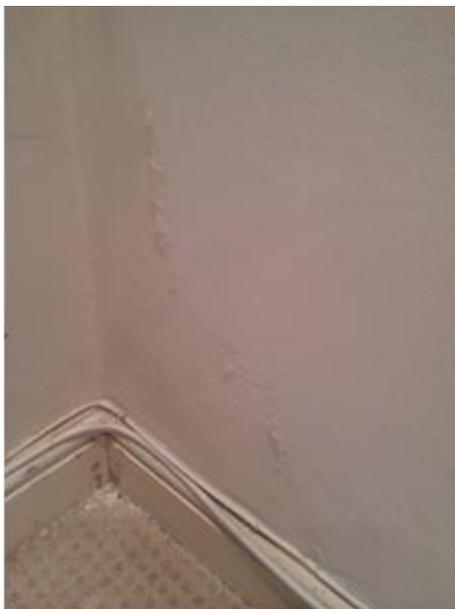
Engineered wooden floor planks require re-fixing.



**ALEXANDER SCOTLAND
CHARTERED SURVEYORS**



Damp staining to walls above reception doorway appear to be a plumbing issue



Plaster damage to left of bedroom bay as a result of dampness



ALEXANDER SCOTLAND CHARTERED SURVEYORS



Boiler appears recently installed, check installation certificate and service records if any.



Modern electrical consumer unit, although wiring should be tested.