



**ALEXANDER SCOTLAND
CHARTERED SURVEYORS**

**GENERAL BUILDING SURVEY
PRIOR TO PURCHASE ON:**

Harefield Lodge,
331 Harlesden Road,
Willesden,
London
NW10 3RX



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Tel. 020 7127 0401
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1.0 INTRODUCTION

The subject property known as Harefield Lodge, 331 Harlesden Road, Willesden, London NW10 3RX is a former care home for the National Health in a converted period semi-detached property.

Construction briefly comprises:

The property has a traditional timber frame pitched roof, covered with slates, ridge tiles. To the rear is a single storey extension with pitched slate roofs and a central flat roof. The external walls are of solid buff brick with cavity brickwork to the side and rear extension. The front main entrance door is glazed painted timber, with doors to rear boarded over for security. There are uPVC double glazed windows visible on the first floor, with those on the ground floor boarded over. Internally there is a mixture of both solid and timber framed partitions, suspended timber floors to the first floor and solid floors to the ground floor. On the ground floor there is a main entrance hallway, small offices, resident's bedrooms with en-suite bathrooms, store rooms, kitchen dining room, male and female WC's. On the first floor there are resident's bedrooms with en-suite bathrooms and WC's.

Repair Costs included are graded as follows;

- (1) Urgent; within next 4 weeks
- (2) Less Urgent 6-12 Months
- (3) Recommended 2-5 years

2.0 CIRCUMSTANCES

We have been appointed on behalf of GL Hearn, 280 High Holborn, London WC1V 7EE undertake a Commercial Building Survey detailing the current condition of the property and highlighting any apparent defects.

At the time of our inspection the property was un-occupied by the vendor. Our inspection was undertaken on Tuesday 28th November 2017. The weather was overcast but dry. The ambient air temperature was noted to be 4°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 Obtain a confirmation from the local authority if there aren't any outstanding planning or building control requirements.
- 02 Confirm which boundary fences are the responsibility of the property.
- 03 Obtain most recent Gas Safety Certificate and boiler servicing records.
- 04 Any Electrical Test or Consumer Unit installation Certificates.
- 05 Any Roofing Guarantee Certificates, as roofing works appear fairly recent.
- 06 Any Damp Proofing Guarantee Certificates.
- 07 Fire Alarm Certificate.
- 08 This report is limited to a visual inspection without opening up.



ALEXANDER SCOTLAND CHARTERED SURVEYORS

5.0 FINDINGS & RECOMMENDATIONS

5.1 EXTERNAL

5.1.1 ROOF & COVERINGS

The main roof to the property is traditionally constructed with a front cropped gable roof, covered in slates, with concrete ridge tiles and roof vents. Either side of the front cropped gable roof are lead valley gutters, with a flat roof on the right side leading to the gutter. On the left side of the roof is a brick parapet wall with a lead gully from the lead valley gutter above draining to the ground below. There are painted timber fascia boards below the main roof and decorative painted timber barge boards to the front gable roof. To the rear extended main roof are lead valley gutters where they join the original roof area. On the right are buff brick parapet walls above the party wall with lead flashing upstands and concrete copings above. To the rear is a single storey extension with a large flat roof area and perimeter pitched slate roof, with painted timber fascia boards below.

There a number of areas of loose paint, exposed wood and minor areas of rot to the front decorative timber barge boards to the cropped gable and painted timber fascia boards. We suggest undertaking repairs to the timber work to prevent further decay and decoration works.

There is loose paint and exposed wood to the right side of the rear single storey extension. The timberwork appears in good condition, but will require decoration works.

We were unable to get access onto the rear flat roof and as the first floor windows were boarded up, could not see the water proof membrane covering. The roof appears to have been recovered in recent times, so we would enquire with the vender if there is any form of roofing guarantee certificates.

The loft hatches to the main roof and rear roof void are currently locked so we are unable to confirm the condition of the main roof joists.

From our external inspection at ground level, we confirmed that the roof cover was generally found to be in a sound condition, with no obvious slipped and / or displaced roof slates or signs major of "sagging" or deflection. 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.



ALEXANDER SCOTLAND CHARTERED SURVEYORS

5.1.2 CHIMNEYS AND FLUES

There are front and rear shared buff brick chimney breasts to the left side of the front elevation, with corbeled brickwork above and clay pots on top.

Due to access restrictions we were unable to undertake a full and proper inspection of the condition of the chimney but from what we were able to observe from ground level we could not identify any major issues that would, in our opinion, warrant further investigation, other than monitoring them for further movement. Thus, we can therefore confirm that the chimney is generally in a sound structural condition. Where the visible, the chimneys to the main roof has a junction made up of a lead flashing up-stands.

5.1.3 GUTTERS & ASSOCIATED PIPEWORK

The guttering to the property appear to be constructed in uPVC fitted with brackets. On the front elevation there are uPVC gutters to the main roof and single storey extension below. Next to the main entrance door is a rain water downpipe to a gully below and uPVC S/V waste pipe. To the left side of the front elevation is a shared cast iron hopper and downpipe draining into the neighbour's gully below. To the rear there is a uPVC downpipe on the right side of the main roof, next to the uPVC S/V waste stack.

Both front gullies below the rainwater pipes are blocked and require water jetting through to clear. Allow **£150** (1) to undertake these works.

The end cap to the rear single storey extension is missing and requires renewal. Allow **£100** (1) to replace and make good.

There appears to be debris to the front central gutter and rear right side of the rear single storey extension, which requires clearing out. Allow **£150** (1) to undertake these works.

From our inspection, other than the repairs noted we did not reveal any signs of staining and or mould growth on the remaining external elevations which would generally be considered as an indication that the downpipes are leaking. We can therefore assume that the remaining downpipes are generally in a good and serviceable condition with no immediate maintenance works required.

5.1.4 EXTERNAL WALLS

The external walls to the front of the property are constructed with solid buff brickwork, with arched brickwork above the window and door openings. On the right rear elevation are cavity buff brickwork to the single storey extension.

From our inspection of the property, we were unable to see any 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.



ALEXANDER SCOTLAND CHARTERED SURVEYORS

5.1.5 WINDOWS AND DOORS

The windows to the property are predominantly constructed of uPVC double glazed casements fitted with vents. On the ground floor all window openings are boarded up so we are unable to confirm the condition behind the boarding. There is a painted half glazed timber door with a fanlight serving the main front entrance. To the rear there are further door openings which have been boarded over so we are unable to confirm the condition.

The front communal entrance door appears to be in good order and functions satisfactory.

5.1.6 DAMP PROOF COURSE & DAMP RELATED ISSUES

From our external inspection we could not determine if the main property has been constructed with a damp proof course. This is not to say that one does not exist but due to the external wall construction there is no visible evidence to determine its type etc.

From our internal inspection, and from tests undertaken using a damp meter, we confirm that we were unable to identify dampness to the property.

There was no access behind the base and wall units in the kitchen, so cannot be certain if further dampness exists. We would request as part of solicitors enquiry, as to what form of damp proofing guarantees exist if any.

5.1.7 REAR METAL FIRE ESCAPE

The rear external steel staircase provides emergency escape to residents on the first floor. The stairs is steel framed with painted steel framework, steel treads, balustrades and handrails.

There are a number of areas of loose paint exposed steel and small areas of corrosion. The staircase appears solidly constructed with no significant defects to report.



ALEXANDER SCOTLAND CHARTERED SURVEYORS

5.2 INTERNAL

5.2.1 WALLS & PARTITIONS

The internal walls are mainly solidly constructed, finished with painted plaster, lining paper, painted skirting's and architraves. On the ground and first floor there are ceramic tiles to the en-suite bathrooms and utility room on the ground floor.

The painted timber boxing to the waste pipes behind the WC in Room 5 & 6 is rotten due to plumbing leaks, so we suggest repairing the leaks and replacing the boxing. Allow **£300** (1) to undertake these works.

Generally the partition walls appear to be in a sound condition, with no significant obvious structural issues noted or areas of loose or hollow finishes. The decorated wall surfaces are in fair condition and would benefit from decoration works.

5.2.2 FLOORS & COVERINGS

There are solid floors at ground level finished with carpet. The first floor areas are supported with suspended timber, finished with vinyl sheet flooring.

Without lifting and removing all floor coverings, 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 both the solid and the timber floor structure appears to be solidly constructed and generally in good order.

5.2.3 CEILINGS

The ceilings to the ground floor are painted plaster with period style plaster covings and decorative mouldings. On the first floor there is painted plaster with period plaster covings in the hallway area.

There is loose plaster due to condensation in the en-suite bathroom above the shower to room 8, at the front building on the first floor. This is a minor defect which requires localised repair and decoration.

There are some minor water stains to the ceiling in bedroom 7 on the first floor, which is a minor defect and requires localised repair and decoration.

The ceilings to the property were generally found to be in a reasonable condition with only very minor defects, no obvious significant cracking or sagging. The ceilings would generally benefit from decoration works.



ALEXANDER SCOTLAND CHARTERED SURVEYORS

5.2.4 FIREPLACES & CHIMNEY BREASTS

There are 2 main chimney breasts within the property located on the left party wall. The chimney breasts have been blocked in and fitted with vents to help prevent condensation and damp.

The chimney breasts within the property appear to be original having not been removed internally.

5.2.5 INTERNAL DOORS

There are fire doors throughout the property, with smoke detectors and a Fire Alarm with the main panel in the entrance hallway. We suggest obtaining the latest Fire Certificate to confirm the system is fully functioning.

5.2.6 STAIRCASE

There is a traditionally constructed enclosed timber staircase, supported by the timber structure below and adjacent walls from the ground to first floor, finished with vinyl floor tiles and access to an under stairs cupboard. Within the under stairs cupboard is the electrical intake and the electric meter.



ALEXANDER SCOTLAND CHARTERED SURVEYORS

5.3 SERVICES

ELECTRIC – The electricity supply is distributed through a modern electrical consumer unit with MCB & RCD protection. The electrical installation generally appears to be in fairly good order with numerous modern switches and sockets, however no tests have been undertaken on the installation.

As stated most operational sockets outlets and light fittings have been replaced and therefore should be adequately insulated. It is possible a partial rewire maybe necessary following the electrical test.

Generally electrical installations are recommended for testing on a 5 yearly basis or at change of ownership. As a minimum requirement we recommend that the system be inspected and tested by a NICEIC qualified electrician and a periodic inspection report obtained with all subsequent recommendations duly undertaken.

HEATING / HOT WATER – Heating is provided by a wet central heating system served by traditional copper pipework throughout the property to all rooms, with traditional panel radiators.

The heating and hot water system was in the locked cupboard, so we were unable to provide a visual inspection of it. We therefore recommend instructing a central heating and hot water engineer to provide a detailed report of the condition and any necessary repairs.

DRAINAGE – We were unable to access the drainage covers or identify any issues, although there were a number of gullies blocked with leaves and debris. We have allowed for cleaning out the gullies earlier in the report. 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.



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6.0 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.

Stuart Scotland (B.Sc. Hons) MRICS
Alexander Scotland CHARTERED SURVEYORS
4th December 2017



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**APPENDIX A:
PHOTOGRAPH SCHEDULE**



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Loose paint exposed timber and rot to the front decorative barge board



Blocked gullies below rainwater downpipes



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Missing end cap to gutter on single storey extension



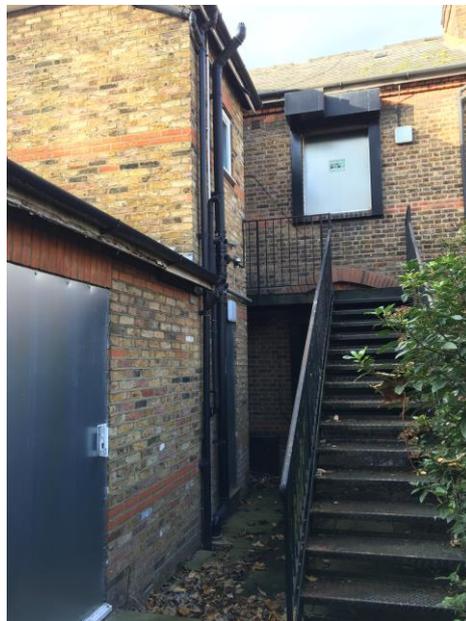
Limited access to window openings as boarded over



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Loose paint and exposed wood to fascia board, but timber appears solid



Rear metal fire escape stairs appears solidly constructed



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Locked loft hatch restricts access into the roof void



Loose paint due to condensation in en-suite bathroom



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Defective boxing behind WC's in en-suites to Room 5 & 6



Modern Electrical Consumer Unit.



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Fire Alarm Panel