

RICS  
**HomeBuyer Report** 

Property address

14 KELSEY PARK ROAD  
BECKENHAM  
KENT  
BR3 6LJ

Client's name

MRS. E. TAYLOR & MR. A. SMITH

Date of inspection

17th August 2016



**RICS**

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property  
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# Introduction to the report

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This HomeBuyer Report is produced by an RICS surveyor who has written this report for you to use. If you decide not to act on the advice in this report, you do this at your own risk.

The HomeBuyer Report aims to help you:

- make a reasoned and informed decision on whether to go ahead with buying the property;
- make an informed decision on what is a reasonable price to pay for the property;
- take account of any repairs or replacements the property needs; and
- consider what further advice you should take before committing to purchase the property.

Any extra services we provide that are not covered by the terms and conditions of this report must be covered by a separate contract.

If you want to complain about the service, please refer to the complaints handling procedure in the 'Description of the RICS HomeBuyer Service' at the back of this report.

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Surveyor's name	Bernard Pett	
Surveyor's RICS number	058279	
Company name	Bernard Pett Surveying	
Date of the inspection	17th August 2016	Report reference number 16/102
Related party disclosure	I can confirm that I have no interest in relation to the property, nor any connection with the vendors, nor their agents. I consider myself completely independent in relation to this transaction. I thus have no conflict of interest by providing this report.	
Full address and postcode of the property	14 KELSEY PARK ROAD, BECKENHAM, KENT, BR3 6LJ	
Weather conditions when the inspection took place	During my inspection it was sunny and clear. In the absence of any rainfall, it is not possible to confirm whether rainwater goods are fully effective although I will comment on specific aspects which rise to concern.	
The status of the property when the inspection took place	The property was occupied by the vendor together with her 3 children. I understand that the current owners have been in residence for 10 years. The property was therefore, fully furnished and was provided with floor coverings throughout. Kitchen cupboards and the understairs cupboard (particularly in the lower section) were obstructed by storage.	

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## About the inspection (continued)

We inspect the inside and outside of the main building and all permanent outbuildings, but we do not force or open up the fabric. We also inspect parts of the electricity, gas/oil, water, heating and drainage services that can be seen, but we do not test them.

To help describe the condition of the home, we give condition ratings to the main parts (the 'elements') of the building, garage and some parts outside. Some elements can be made up of several different parts.

In the element boxes in parts E, F, G and H, we describe the part that has the worst condition rating first and then briefly outline the condition of the other parts. The condition ratings are described as follows.

<b>3</b>	Defects that are serious and/or need to be repaired, replaced or investigated urgently.
<b>2</b>	Defects that need repairing or replacing but are not considered to be either serious or urgent. The property must be maintained in the normal way.
<b>1</b>	No repair is currently needed. The property must be maintained in the normal way.
<b>NI</b>	Not inspected (see 'Important note' below).

The report covers matters that, in the surveyor's opinion, need to be dealt with or may affect the value of the property.

**Important note:** We carry out only a visual inspection. This means that we do not take up carpets, floor coverings or floorboards, move furniture or remove the contents of cupboards. Also, we do not remove secured panels or undo electrical fittings.

We inspect roofs, chimneys and other surfaces on the outside of the building from ground level and, if necessary, from neighbouring public property and with the help of binoculars.

We inspect the roof structure from inside the roof space if there is safe access (although we do not move or lift insulation material, stored goods or other contents). We examine floor surfaces and under-floor spaces so far as there is safe access to these (although we do not move or lift furniture, floor coverings or other contents). We are not able to assess the condition of the inside of any chimney, boiler or other flues.

We note in our report if we are not able to check any parts of the property that the inspection would normally cover. If we are concerned about these parts, the report will tell you about any further investigations that are needed.

We do not report on the cost of any work to put right defects or make recommendations on how repairs should be carried out. Some maintenance and repairs we suggest may be expensive.



Please read the 'Description of the RICS HomeBuyer Service' (at the back of this report) for details of what is, and is not, inspected.

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## C

# Overall opinion and summary of the condition ratings

This section provides our overall opinion of the property, and summarises the condition ratings of the different elements of the property.

If an element is made up of a number of different parts (for example, a pitched roof to the main building and a flat roof to an extension), only the part in the worst condition is shown here.

To make sure you get a balanced impression of the property, we strongly recommend that you read all sections of the report, in particular the 'What to do now' section.

## Our overall opinion of the property

The property is an interesting semi detached corner property which has been reasonably well maintained generally and extended in to the roof space to provide additional accommodation to the original layout.

This conversion appears to have been undertaken well. The corner location results in a retaining structure to the left of the property to support the highway (Burnhill Road). This coupled with some mature trees gives rise to some degree of concern as there is clearly some future expenditure required to maintain the support of this road. This is clearly already concerned yourselves and will concern any future prospective purchaser.

I feel that the purchase price of £978,000 reflects the current shortage of good quality large properties on the market in this location.

3

Section of the report	Element number	Element name
E: Outside the property	E3 E9	Rainwater pipes and gutters Other
F: Inside the property	F3 F9	Walls and partitions Other
G: Services	G1 G2 G4	Electricity Gas/oil Heating
H: Grounds (part)	—	—

2

Section of the report	Element number	Element name
E: Outside the property	E4 E5 E8	Main walls Windows Other joinery and finishes
F: Inside the property	—	—
G: Services	G3 G6	Water Drainage
H: Grounds (part)	H2	Other

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## C

# Overall opinion and summary of the condition ratings

1

Section of the report	Element number	Element name
E: Outside the property	E1	Chimney stacks
	E2	Roof coverings
	E6	Outside doors
	E7	Conservatory and porches
F: Inside the property	F1	Roof structure
	F2	Ceilings
	F4	Floors
	F5	Fireplaces, chimney breasts and flues
	F6	Built-in fittings
	F7	Woodwork
	F8	Bathroom fittings
	G: Services	G5
H: Grounds (part)	H1	Garage

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Type of property

The property is an extended semi detached single family dwelling house.

Approximate year the property was built

1900

Approximate year the property was extended

2015

Approximate year the property was converted

Information relevant to flats and maisonettes

## Accommodation

Floor	Living rooms	Bed-rooms	Bath or Shower	Separate toilet	Kitchen	Utility room	Conser-vatory	Other	Name of other
Lower ground									
Ground	2		1		1				
First		4	1	1					
Second		2	1						
Third									
Other									
Roof space									

## Construction

The property is of traditional construction. It has a replacement slate roof covering to the pitched roof slopes and there is the introduction of dormer structures to the rear slope and back addition slopes. The dormers have flat roofs the coverings to which appear to be a proprietary rubberoid roofing system. Walls are of solid construction which remain fair faced to all elevations. The majority of windows are retained softwood double hung sashes (single glazed) but to the second floor extension uPVC double glazed windows have been introduced.

Floors are of timber construction throughout. The back addition, however, (shower room and kitchen) has a dense covering of stone laid over the existing floor.

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## About the property (continued)

### Energy

We have not prepared the Energy Performance Certificate (EPC). If we have seen the EPC, then we will present the ratings here. We have not checked these ratings and so cannot comment on their accuracy.

We are advised that the property's current energy performance, as recorded in the EPC, is:

Energy-efficiency rating

D59

Environmental impact rating

E54

### Mains services

The marked boxes show that the mains services are present.

Gas

Electricity

Water

Drainage

### Central heating

Gas

Electric

Solid fuel

Oil

None

### Other services or energy sources (including feed-in tariffs)

An alarm system.

### Grounds

The property is situated on an irregular shaped plot with the front elevation parallel with Kelsey Park Road and a tapered boundary along the left hand flank forming Burnhill Road.

There is a crossover to the left of the property in Kelsey Park Road to serve a paved driveway and garage. Ground levels continue to increase from the front to the rear with a distinct rise within the rear garden formed by several steps and retaining concrete structure on either side.

The lower section of garden has a retaining structure to support the highway. There are mature trees to the front left corner of the plot and along the flank elevation as well as some lesser ornamental trees.

### Location

The property is located in the Borough of Bromley on the corner of Kelsey Park Road and Burnhill Road. There are similar properties within the immediate vicinity. The property is located on the west side of Kelsey Park Road and therefore, has the front elevation facing to the east.

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### Facilities

The property is located within close proximity of Beckenham town which provides good shopping facilities and recreational amenities. The entrance to Kelsey Park is within a 100 metres distance. In addition to shopping the town provides a cinema and the area is well represented by schools and churches.

### Local environment

The British Geological Survey indicates that the property is within an area where the bedrock geology is Harwich Formation. As this type of bedrock consists primarily of sand and gravel it is not one associated with subsidence. The close proximity of mature Ash trees within the curtilage of the ground gives rise to concern and these will need to be trimmed to limit their growth.

The incline of Burnhill Road results in a retaining structure being necessary along the left boundary of the property.

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## Limitations to inspection

I have inspected the property from ground level only and viewed from both Kelsey Park Road and Burnhill Road. I have not viewed the flat roofs that form part of the dormer structures.

I have carried out no excavation works nor gained access on to adjoining property.

All directions and room locations are taken as if facing the front elevation.

1 2 3 NI

E1  
Chimney stacks

Along the left flank there are two chimney stacks thought to be of brick construction. However, these are now fully rendered. The stack towards the front of the property retains four pots three of which are capped and one covered. The chimney stack to the rear has two pots one of which remains open. This is likely to serve the wood burning appliance in the back reception room. Lead flashings are incorporated at the base of these stacks where they meet the roof slopes and all appears in good order. A chimney stack previously existed to the party wall of the back addition. This has been subsequently reduced in height and suitably capped to the redundant flues using half round ridge tiles.

1

E2  
Roof coverings

The main roof is of pitched construction and has been provided with a replacement covering of slates (new) together with terracotta (or possibly coloured concrete) ridge tiles. The front slope incorporates three proprietary roof windows but does not include an escape window to this slope.

1

The back slope incorporates a dormer structure as does the side slope of the back addition. These are provided with slates to the vertical sections and there appears to be a proprietary rubberoid flat roof section to each of the dormer structures.

Good lead flashings are inserted in to the party walls. Rendering has been applied above the lead flashings. New valley gutters are installed to the front slope where the bay slopes abut.

I understand that the roof covering and the alteration works were undertaken approximately 1 year ago and that a guarantee exists for the works. I have not had sight of the guarantee, however.

There is a domed light to the hall area of the flat roof. This is openable but does not appear to be sufficiently capable of giving access on to the roof (viewed from the inside).

E3  
Rainwater pipes  
and gutters

The front elevation retains two cast iron downpipes, to the left and to the right party wall. The latter is connected to an original OG section cast iron outlet which shows signs of previous leakage which have required temporary repairs. The guttering, however, has now been replaced with half round plastic. To the right hand side there appears to be some lead work undertaken to direct water in to the main section of guttering. Where the guttering returns to the right of the bay there is evidence that previous leakage occurred which has caused staining to the brickwork of the bay.

3

The replacement guttering should have alleviated this problem.

As referred to earlier, despite having replaced the guttering that originally caused the defect, the new guttering has not resolved the problem.

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## E

# Outside the property

E3  
Rainwater pipes  
and gutters

This has been a problem in the past and has caused staining and dampness to the brickwork to the left side of the bay. The new guttering has therefore, not rectified the problem which will continue particularly during times of high rainfall. I was advised that the guttering works were under guarantee and I drew the vendors attention to this inadequate arrangement. At the rear guttering is again replaced with plastic but along the left flank the guttering has become distorted along its length where fixed by the brackets.

There also appears to be a joint along the length of guttering which has silt retention and the potential to leak. There is a plastic downpipe serving the guttering.

E4  
Main walls

The property is constructed with solid brickwork comprising a soft red facing brick to the front elevation and left hand flank. However, the rear and back addition structure have been constructed in stock brickwork to which the pointing is in sound condition. By contrast the front elevation and the low level section of the flank elevation have weathered and deteriorated pointing with very little of the original finish still intact.

2

A very small area adjacent to the right hand side of the bay sill at ground floor level has had a small repair carried out to the pointing. Despite the general condition of this pointing it is not essential to carry out repointing works. However, the flank wall above ground floor level has been completely repointed.

Water staining has occurred to the front bay on both sides with the most severe being the left side. As referred to earlier despite replacement guttering the defect causing this has not been resolved.

There is the provision of fairly limited sub floor ventilation provided to the elevations and at the rear this is partially submerged by virtue of raised paving levels around the back of the property. Air vents should be clear of obstruction in order to provide ventilation to the sub floor space.

E5  
Windows

Within the extension to the second floor level double glazed uPVC windows are installed. There are also double glazed proprietary roof windows to the front roof slope. These are all in good condition having been newly provided.

2

Remaining windows, however, consist of the original double hung sashes incorporating single glazing. A number of lower sashes have been replaced to the rear of the property but the majority are now quite old and exhibit some general deterioration.

One small crack exists to a pane on the first floor front bedroom window. A small area of timber decay was noted to the ground floor left hand window sill. This corresponds with the area of dampness to the brickwork. There may be further areas where decay is concealed by paintwork but it does not appear that there is any significant rot.

There is a need for some minor general overhaul with some sashes stuck with paint and others requiring a degree of easing.

E6  
Outside doors  
(including patio doors)

There is a painted timber entrance door with two single glazed panes. This remains functional. To the rear there is a pair of timber doors incorporating double glazing. These are in reasonable condition.

1

E7  
Conservatory  
and porches

The front entrance door is recessed in to the house creating an open "porch". There are two steps leading from the front paving which show wear in the centre and are of varying heights which may initially result in a trip hazard.

1

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## E

## Outside the property

E8  
Other joinery  
and finishes

The barge boards to the front and flank gables are of timber construction and these together with fascias (gutter boards) to the front and fascias and soffits (underside of roof) to the rear all consist of painted timber. There is damage to the fascia/soffit against the back wall along the left hand flank of the back addition. A further section of fascia is missing behind the soil and vent pipe. 2

As timber windows have been retained as well as the original roof timbers decoration represents a regular maintenance expenditure. It should, however, not be required in the short term. Decoration also includes stone ornamentation sills and lintels to the front elevation and left flank.

E9  
Other

Perimeter boundaries are generally in poor condition. At the front there is a low level brick wall that has been rendered and this incorporates horizontal softwood rails above it. Timber decay has occurred to timber posts and damage and cracking has occurred to rendering. Of particular note is the left hand side of the crossover where an Ash tree has caused a large crack within the wall. 3

As this wall returns along the left hand flank it is merely of single brickwork which will have little resistance with the continuing tree root action. A further concern, however, is the fact that Burnhill Road rises and this has resulted in the provision of a buttressing concrete structure within the garden of no. 14 for its support. This appears to be original and the concrete concrete is badly cracked and is weakened by ornamental trees and shrubs within it. There is also a large Ash tree along the left hand flank which adds to concern. Tree root action will continue to deteriorate this structure and it would be appropriate to limit the amount of vegetation that exists.

For the immediate term restriction of vegetation and repairs to existing cracks would be sufficient and this will reduce the likelihood of a need for the structure to be reformed. At some stage, funds allowing, a decision to construct a more appropriate reinforced concrete retaining wall should be considered.

The fencing along this boundary consists of various panels of close boarded and interwoven fencing in varying condition and having had two notable replacements. There is a poorly constructed open jointed low level brick wall between the panels and the retaining structure.

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## Limitations to inspection

I have inspected the property whilst it was occupied. The owner and 3 children were busy playing and all rooms are well furnished and provided with floor coverings. There is laminated flooring as well as carpeting and heavy duty tiles which prevent any inspection of floor surfaces. Storage within the understairs cupboards also restricts visibility.

All references to directions and room locations are taken as if facing the front elevation.

1 2 3 NI

F1  
Roof structure

The roof spaces have been converted in to accommodation. However, to the front there is an eaves cupboard. This has two access doors, one (right) of which, did not seem to open. 1

Although the cupboard was used for storage I could confirm that there is breathable roofing felt between the softwood rafters of the roof structure and the slate covering. A large purlin (side to side member) exists between the party walls to add support to the rafters.

The floor creating the upper level has been created independently of the first floor ceiling and the original ceiling joists could be viewed to the front part of this eaves cupboard and within the bay.

There was isolated debris and the original ceiling has been insulated with fibre glass between the joists. A further cupboard is created to the back section of the back addition roof area. This houses the new central heating boiler and reveals similar construction to that previously described. This area also houses a cold water storage tank and an expansion tank to the central heating system. Fibre glass has been laid within ceiling joists. The decking was slightly incomplete to this area.

The roof conversion was apparently provided with a final certificate by approve inspectors on the 3rd February 2015.

F2  
Ceilings

Ceilings are predominantly of boarded construction but there are a number of lathe and plaster ceilings that have been retained, for example, the first floor front bedroom, the back reception room, hall, ground floor wc and possibly the back bedroom of the first floor. The latter exhibits a small crack adjacent to the chimney breast recess but other lathe and plaster ceilings have an embossed paper to conceal their overall condition. It is likely that with the removal of this covering cracks and crazing will be discovered. Some minor shrinkage cracking has occurred in corners but this is merely cosmetic. 1

F3  
Walls and partitions

Partitions include solid construction, for example, separating the front and rear reception rooms and front and middle bedrooms. Other existing partitioning is of lathe and plaster construction which separates the bedrooms from the hallways but there is also lightweight stud partitioning which separates the kitchen from the shower room and defines the separation of the second floor level. 3

No major faults have developed although it would appear that the front bedroom door head is slightly out of level. A small area of plaster is cracking away from the board fixing over the second floor staircase.

There are a number of hollow areas of plaster noted, for example, within the first

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## F

## Inside the property

F3  
Walls and partitions

floor wc and the back addition bedroom rear wall. Also within this bedroom there is unevenness to the plastering following the removal of the chimney breast to the right hand party wall line. A hairline crack was noted to the left flank of the shower room (cosmetic). However, of some concern is the damp plaster to the front left hand corner of the bay. Following gutter repairs the present owner has been anticipating this plaster drying out. It still remains significantly damp as the source of moisture (rainwater) still occurs. It may be necessary therefore, to remove the plaster in order to allow the wall to dry out properly, following rectification of the gutter defect. Once dry re rendering with sand and cement with a plaster finish can be carried out. It should be noted that if there are any embedded timbers with the walls, which is often the case with this age of construction. These may have been affected by the dampness and may have decayed. This will only be discovered on exposure.

F4  
Floors

The floors would appear to be of timber construction throughout. On the upper levels carpeting is provided. The new construction of the floors is likely to be formed in tongue and grooved chipboard. Squeaks may become apparent as fixings loosen. Loose floor boarding was noted to the first floor back addition bedroom with an unsupported board at the entry position.

1

Laminate flooring exists to the front and back bedrooms as well as the front and rear reception rooms. Dense tiles exist to the bathroom and wc on the first floor and stone slabs form the surface to the kitchen and ground floor shower room.

Due to their density they remain sound despite being secured to a timber floor.

The en suite bathroom to the second floor level has a hexagonal mosaic tile finish with one half tile missing upon entry. This edge is not protected and further tiles are likely to be dislodged.

Floors were found to be sound underfoot and do not exhibit excessive springiness.

F5  
Fireplaces, chimney  
breasts and flues

The majority of fireplaces have been removed and the resulting apertures are sealed. Ideally vents should be included within sealed flues to avoid the potential of condensation that does occur. To the back addition bedroom and the kitchen the slim fire place has been removed with the exception of a small retained high level section in the back bedroom.

1

No specific means of support has been introduced, merely a decorative section of coving below it. However, the external chimney has been reduced in height and the lack of projection from the chimney breast would mean that it is effectively self supporting. There does not appear to be any reference to the removal of this chimney breast in the building regulation portal. In the back reception room there is a fireplace with a wood burning stove. This was confirmed as works complete under building regulations in December 2009. There is also a certificate which is located to the understairs cupboard but no recent testing of this appliance has been undertaken as far as I am aware. A further fireplace exists to the front reception room which is open but not in use. This has a suitable surround and a raised hearth. The hearth will represent a trip hazard.

F6  
Built-in fittings (built-in  
kitchen and other fittings,  
not including appliances)

The kitchen is equipped with a reasonable range of timber fronted units including built in appliances. There is a granite worktop within which there is a stainless steel one and a half bowl sink. The gas hob is also inset in to the worktop. Fittings are considered to be in fair order but do not have the benefit of modern soft closures and at present have the inconvenience of child tamper devices.

1

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## F

# Inside the property

F7  
Woodwork (for  
example, staircase  
and joinery)

Doors within the property are four panel with originals to many of the principal rooms but new hollow core panel doors are provided to the extension rooms on the second floor level. There is also a new hollow core four panel door serving the back bedroom to the first floor rear. 1

The central first floor bedroom door handle hits the partition. The front reception room door binds upon its frame, has no catch and an extended handle. A number of single glazed fanlights have been retained above doors.

The staircase is of traditional construction and incorporates vertical balustrading in good condition. One vertical baluster, however, is broken on the initial flight.

There is a small degree of woodworm infestation (possibly active) within the under stairs cupboard.

F8  
Bathroom fittings

New sanitary fittings are provided to the en suite shower room to the second floor level including a shower unit, a basin within a vanity unit and a close coupled wc suite. The first floor bathroom has a pressed steel bath with shower over. Leakage occurs from the hose connection. There is a square wash hand basin. Supplies are pumped within the bathroom due to the low pressure created by stored water in the roof space. There is an adjacent close coupled wc suite separately located. 1

To ground floor level a corner shower unit is equipped with an independently electrically operated shower unit. There is a wash hand basin and wc suite, the seat to which is badly discoloured. Fittings are considered to be serviceable.

F9  
Other

Dampness exists to the front left bay section to the front reception room. This will require removal of plaster following rectification of the guttering defect. Re plastering can then be carried out once the wall has dried. 3

There are very limited signs of slight woodworm infestation to the understairs cupboard. Once the cupboard is clear of storage local treatment would be prudent.

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Services are generally hidden within the construction of the property. This means that we can only inspect the visible parts of the available services, and we do not carry out specialist tests. The visual inspection cannot assess the services to make sure they work efficiently and safely, and meet modern standards.

### Limitations to inspection

The majority of cabling and pipework could not be observed.

1 2 3 NI

#### G1 Electricity

*Safety warning: The Electrical Safety Council recommends that you should get a registered electrician to check the property and its electrical fittings at least every ten years, or on change of occupancy. All electrical installation work undertaken after 1 January 2005 should have appropriate certification. For more advice contact the Electrical Safety Council.*

Electricity is supplied from the mains. A service head and meter are located within the taller downstairs cupboard. There is a circuit breaker consumer unit which includes an RCD (residual current device) for safety purposes. The second floor wiring includes circuits that were approved under building control. Other works were carried out in relation to the kitchen and installation of the shower in 2007.

3

In general terms the retained electrical installation has power outlets that are not in abundance and include only single socket outlets within the bedrooms to the front of the building. There is a combination of recess lighting within the new extension with pendent fittings operated by rocker switches or dimmer switches within the original building. Recess lighting is also provided within the kitchen. The lack of power outlets is likely to require extension leads. There can therefore, be a tendency to overload the individual sockets.

Although there is documentation confirming approval for the second floor extension and kitchen and there is an RCD for protection, nevertheless there is no paperwork that I have had sight of to confirm that the system is safe and compliant. I have not had sight of any recent testing of the installation.

It was noted that heat detectors were provided within the kitchen and reception rooms. There are smoke detectors in the hallway and bedrooms on the first floor level. These are wired to the mains system and there was one battery operated smoke detector to the lobby of the kitchen.

#### G2 Gas/oil

*Safety warning: All gas and oil appliances and equipment should regularly be inspected, tested, maintained and serviced by a registered 'competent person' and in line with the manufacturer's instructions. This is important to make sure that the equipment is working correctly, to limit the risk of fire and carbon monoxide poisoning and to prevent carbon dioxide and other greenhouse gases from leaking into the air. For more advice contact the Gas Safe Register for gas installations, and OFTEC for oil installations.*

Gas is connected to the mains. There is an external meter box to the left hand flank. This serves a boiler to the ground floor level kitchen, a supply to the kitchen hob and a further supply to the boiler within the back addition cupboard. A supply once appears to have served the living room but this is now redundant and there is externally located pipework. I am unaware as to whether there is a British Gas, or similar maintenance contract in place. You are strongly advised to maintain any contract in existence.

3

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We have not had sight of any documentation relating to a recent test to the installation.

G3  
Water

Water is connected to the mains supply. I was advised that a water board stopcock exists within the road beyond no. 12. I have not identified which meter serves this property. 2

Cold water is supplied under mains pressure to the ground floor shower and sink and the top floor appliances and boiler. This also supplies the cold water storage tank in the back addition roof space. The latter is an enclosed structure (coffin tank). The lack of pressure from the tank has resulted in a pumped system to the first floor appliances.

G4  
Heating

Heating is provided by two independent boilers. The modern boiler to the second floor was installed in July 2015 with building regulation completion approval. This supplies radiators to the upper level and the heated towel rail to the en suite. I was surprised to note that there was only one relatively small double radiator to the main bedroom. This room is considered to be inadequately heated. 3

A dated system was provided to the first and ground floor levels with a boiler located to the kitchen. Older boilers do tend to outlive those of modern installations but nevertheless due to the age of this boiler I would recommend that you budget for its replacement.

The boiler has a conventional system to supply the hot water to a cylinder on the first floor and has an expansion tank within the back addition roof space. There are heated towel rails to the bathroom and shower room but no heating to the wc. A number of radiators have the benefit of thermostatic valves (but not all). There is, however, a room thermostat located to the entrance hall between the reception rooms.

G5  
Water heating

A combination boiler serves the upper level en suite and this was newly installed last year. A hot water cylinder, however, provides the hot water to the first floor bathroom, ground floor shower room and kitchen sink. This cylinder is suitably insulated and was located in an airing cupboard formed within the first floor bathroom. A close inspection was not possible. 1

G6  
Drainage

**ABOVE GROUND DRAINAGE** A soil and vent pipe receives wastes from the ground floor, first floor and second floor level. It is a plastic pipe and suitably installed. There is an open gulley which receives the sink waste via a long run from the back of the back addition to the left hand flank. 2

**BELOW GROUND DRAINAGE** There were no inspection chambers within the curtilage of the property to inspect the drains.

There was, however, a chamber within the pavement (Burnhill Road) but its design and condition prevented any access. I therefore, cannot comment as to whether there is any blockages nor whether the condition of the drains are adequate.

G7  
Common services

I cannot confirm whether the drains are common to other users. NI

Property address

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## Limitations to inspection

I have inspected the grounds from within the boundary definition and from the roadside. I have not carried out any excavations nor gained access on to adjacent properties.

1 2 3 NI

H1  
Garage

There is an independent garage located to the side of the property. It has a brick wall constructed on the left hand flank but the remainder of the structure is timber construction with feather edge boarding externally and brief areas of plaster board internally. There is a pitched roof with a plain tile covering and plastic guttering is provided to the front and rear.

1

The double doors giving access to the front will restrict the size of any vehicle that might be placed within the garage.

There is the benefit of a storage level and the provision of an electrical supply with independent circuit breaker board. A painted solid floor exists.

H2  
Other

Attached to the rear of the garage is further storage. The construction is somewhat makeshift with the rear access door being swollen without the capability of being shut.

2

The rear storage is at a raised level from the front to the central storage area behind the garage and as such there is a significant drop between the two storage areas. This is considered a danger.

The interconnecting storage facility has a plastic roof which provides daylight. The roof to the rear storage area is flat with a felt covering. This is not in good condition.

H3  
General

The positioning of the property results in a significantly splayed site line to the left hand side with the widest dimension of the gardens to the front boundary narrowing severely to the rear boundary.

The left hand boundary has a buttressing concrete structure to support Burnill Road and this has become cracked, deteriorated and is being weakened by vegetation and root action. There are also two significant trees within the curtilage of this property, one to the left hand flank and the other to the front left corner. Each of these trees appears to have been unattended and you should seriously consider restricting their further growth and seek advice from an arboriculturalist.

Additional saplings have spouted in the past including from where stumps have been created by reducing the size of the tree.

Boundaries generally require some attention as they are all in poor condition to the front and left side. Rear pavings are at a raised level and a "trough" is provided partially around the building to eliminate the potential of bridging of any damp proof course and in an attempt to maintain the sub floor ventilation. This area should be kept clear of shrub growth and debris.

The changes in levels within the rear garden has also resulted in old concrete buttressing as well as old eroded brick steps.

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# I Issues for your legal advisers

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We do not act as 'the legal adviser' and will not comment on any legal documents. However, if during the inspection we identify issues that your legal advisers may need to investigate further, we may refer to these in the report (for example, check whether there is a warranty covering replacement windows).

11 Regulation	During normal enquiries your legal advisers will determine the approvals gained under building regulations. These can be seen on the Bromley Portal. Alteration works to this property appear to have had approval with the exception of the removal of the narrow chimney breast to the back addition.
12 Guarantees	I was advised that there are guarantees in relation to the roof works and guttering. This should be confirmed particularly in relation to the guttering which is clearly not installed correctly (at the front).
13 Other matters	<p>Your legal advisers should establish the ownership and responsibility in respect of boundaries. It should be established whether tree preservation orders apply to the trees to the property. You will need approval to carry out any significant works to these trees if this is the case.</p> <p>This Homebuyers Report has been undertaken on the basis that your legal advisers will provide you with a full environmental search which would include issues relating to flooding and other aspects.</p>

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This section summarises defects and issues that present a risk to the building or grounds, or a safety risk to people. These may have been reported and condition rated against more than one part of the property or may be of a more general nature, having existed for some time and which cannot be reasonably changed.

J1  
Risks to the building

**DAMPNESS** Penetrating dampness occurs to the front of the building to the left side of the bay. There has been previous penetration to the right which no longer appears to be an issue. An incorrectly designed gutter arrangement to the front left of the building appears to be the continuing cause of the dampness. Concealed timbers may be suffering from decay and this will be discovered upon the removal of the defective plastering. The gutter defect needs to be rectified, the plastering removed and the area allowed to dry out before re plastering works.

**STRUCTURAL DAMAGE** Although the property is situated on a bedrock of Harwich Formation and this is not associated with subsidence the size and close proximity of the Ash trees and, to a lesser extent, the larger Lime tree to the pavement give rise to concern. Obviously structural damage could occur to the building should branches fall.

**TIMBER INFESTATION** There is evidence of minor infestation within the understairs cupboard. Once this is cleared the extent of the infestation can be established. It may mean that localised treatment of this area is required.

J2  
Risks to the grounds

The mature trees have the potential to cause pavings to lift and possible damage to the driveway due to tree root action.

Furthermore, Ash trees are notorious for providing seeds that then result in sapling growth.

The buttressing concrete to the left hand boundary is cause for concern due to it being in a cracked condition and further affected by vegetation/tree growth. Repair works are likely in the future. At some stage it may be prudent to contact the Highways Authority to establish whether a structurally calculated retaining reinforced concrete wall could replace the existing arrangement.

J3  
Risks to people

**ELECTRICAL INSTALLATION** I have not had sight of any documentation to confirm that the electrical installation is safe and compliant.

**GAS INSTALLATION** I have not had sight of any documentation in relation to a recent test to either boilers albeit that one was newly installed last year. Any agreement that is in place with regards to the ground floor boiler should be continued with if possible.

**TRIP HAZARDS** There are a number of trip hazards and safety issues including the front entrance steps with varying height, the level change within the storage areas to the rear of the garage, changes in levels generally with pavings along the left hand flank and the steps between the lower and upper garden area. Hearths also represent trip hazards.

J4  
Other

Property address

14 KELSEY PARK ROAD, BECKENHAM, KENT, BR3 6LJ

In my opinion the Market Value on  as inspected was:

(amount in words)

Tenure

Area of property (sq m)\*

\* Approximate gross internal area of the building or flat.

In my opinion the current reinstatement cost of the property (see note below) is:

(amount in words)

In arriving at my valuation, I made the following assumptions.

With regard to the materials, construction, services, fixtures and fittings, and so on I have assumed that:

- an inspection of those parts that I could not inspect would not identify significant defects or a cause to alter the valuation;
- no dangerous or damaging materials or building techniques have been used in the property;
- there is no contamination in or from the ground, and the ground has not been used as landfill;
- the property is connected to, and has the right to use, the mains services mentioned in the report; and
- the valuation does not take account of any furnishings, removable fittings or sales incentives.

With regard to legal matters I have assumed that:

- the property is sold with 'vacant possession' (your legal advisers can give you more information on this term);
- the condition of the property, or the purpose the property is or will be used for, does not break any laws;
- no particularly troublesome or unusual restrictions apply to the property, that the property is not affected by problems which would be revealed by the usual legal inquiries and that all necessary planning permissions and Building Regulations consents (including consents for alterations) have been obtained and complied with; and
- the property has the right to use the mains services on normal terms, and that the sewers, mains services and roads giving access to the property have been 'adopted' (that is, they are under local-authority, not private, control).

#### Any additional assumptions relating to the valuation

Your legal advisers, and other people who carry out property conveyancing, should be familiar with these assumptions and are responsible for checking those concerning legal matters.

My opinion of the Market Value shown here could be affected by the outcome of the enquiries by your legal advisers (section I) and/or any further investigations and quotations for repairs or replacements. The valuation assumes that your legal advisers will receive satisfactory replies to their enquiries about any assumptions in the report.

#### Other considerations affecting value

Property address

**Note:** You can find information about the assumptions I have made in calculating this reinstatement cost in the 'Description of the RICS HomeBuyer Service' provided. The reinstatement cost is the cost of rebuilding an average home of the type and style inspected to its existing standard using modern materials and techniques, and by acting in line with current Building Regulations and other legal requirements. This will help you decide on the amount of buildings insurance cover you will need for the property.

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# Surveyor's declaration

"I confirm that I have inspected the property and prepared this report, and the Market Value given in the report."

Signature	Security Print Code [374781 = 5116 ]		
Surveyor's RICS number	058279	Qualifications	FRICS
For and on behalf of			
Company	Bernard Pett Surveying		
Address	First Floor, Anley House, 323 Upper Elmers End Road,		
Town	Beckenham	County	Kent
Postcode	BR3 3QP	Phone number	0208 658 9002
Website	www.thepropertysurveyor.com	Fax number	
Email	bernard@thepropertysurveyor.com		
Property address	14 KELSEY PARK ROAD, BECKENHAM, KENT, BR3 6LJ		
Client's name	MRS. E. TAYLOR & MR. A. SMITH	Date this report was produced	22 August 2016

## RICS Disclaimers

1. This report has been prepared by a surveyor ('the Employee') on behalf of a firm or company of surveyors ('the Employer'). The statements and opinions expressed in this report are expressed on behalf of the Employer, who accepts full responsibility for these.

Without prejudice and separately to the above, the Employee will have no personal liability in respect of any statements and opinions contained in this report, which shall at all times remain the sole responsibility of the Employer to the exclusion of the Employee.

In the case of sole practitioners, the surveyor may sign the report in his or her own name unless the surveyor operates as a sole trader limited liability company.

To the extent that any part of this notification is a restriction of liability within the meaning of the *Unfair Contract Terms Act 1977* it does not apply to death or personal injury resulting from negligence.

2. This document is issued in blank form by the Royal Institution of Chartered Surveyors (RICS) and is available only to parties who have signed a licence agreement with RICS.

RICS gives no representations or warranties, express or implied, and no responsibility or liability is accepted for the accuracy or completeness of the information inserted in the document or any other written or oral information given to any interested party or its advisers. Any such liability is expressly disclaimed.



Please read the 'Description of the RICS HomeBuyer Service' (at the back of this report) for details of what is, and is not, inspected.

Property address

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# What to do now

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## Getting quotations

The cost of repairs may influence the amount you are prepared to pay for the property. Before you make a legal commitment to buy the property, you should get reports and quotations for all the repairs and further investigations the surveyor may have identified. You should get at least two quotations from experienced contractors who are properly insured.

You should also:

- ask them for references from people they have worked for;
- describe in writing exactly what you will want them to do; and
- get the contractors to put the quotations in writing.

Some repairs will need contractors with specialist skills and who are members of regulated organisations (for example, electricians, gas engineers, plumbers and so on). Some work may also need you to get Building Regulations permission or planning permission from your local authority.

## Further investigations

If the surveyor is concerned about the condition of a hidden part of the building, could only see part of a defect or does not have the specialist knowledge to assess part of the property fully, the surveyor may have recommended that further investigations should be carried out to discover the true extent of the problem.

## Who you should use for these further investigations

You should ask an appropriately qualified person, though it is not possible to tell you which one. Specialists belonging to different types of organisations will be able to do this. For example, qualified electricians can belong to five different government-approved schemes. If you want further advice, please contact the surveyor.

## What the further investigations will involve

This will depend on the type of problem, but to do this properly, parts of the home may have to be disturbed and so you should discuss this matter with the current owner. In some cases, the cost of investigation may be high.

## When to do the work

The condition ratings help describe the urgency of the repair and replacement work. The following summary may help you decide when to do the work.

- Condition rating 2 – repairs should be done soon. Exactly when will depend on the type of problem, but it usually does not have to be done right away. Many repairs could wait weeks or months, giving you time to organise suitable reports and quotations.
- Condition rating 3 – repairs should be done as soon as possible. The speed of your response will depend on the nature of the problem. For example, repairs to a badly leaking roof or a dangerous gas boiler need to be carried out within a matter of hours, while other less important critical repairs could wait for a few days.

## Warning

Although repairs of elements with a condition rating 2 are not considered urgent, if they are not addressed they may develop into defects needing more serious repairs. Flat roofs and gutters are typical examples. These can quickly get worse without warning and result in serious leaks.

As a result, you should regularly check elements with a condition rating 2 to make sure they are not getting worse.

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# Description of the RICS HomeBuyer Service

## The service

### The RICS HomeBuyer Service includes:

- an **inspection** of the property (see 'The inspection');
- a **report** based on the inspection (see 'The report') and
- a **valuation**, which is part of the report (see 'The valuation').

### The surveyor who provides the RICS HomeBuyer Service aims to give you professional advice to help you to:

- make an informed decision on whether to go ahead with buying the property;
- make an informed decision on what is a reasonable price to pay for the property;
- take account of any repairs or replacements the property needs; and
- consider what further advice you should take before committing to purchase the property.

## The inspection

The surveyor inspects the inside and outside of the main building and all permanent outbuildings, but does not force or open up the fabric. This means that the surveyor does not take up carpets, floor coverings or floorboards, move furniture, remove the contents of cupboards, roof spaces, etc., remove secured panels and/or hatches or undo electrical fittings. If necessary, the surveyor carries out parts of the inspection when standing at ground level from public property next door where accessible.

The surveyor may use equipment such as a damp-meter, binoculars and torch, and may use a ladder for flat roofs and for hatches no more than 3 metres above level ground (outside) or floor surfaces (inside) if it is safe to do so.

## Services to the property

Services are generally hidden within the construction of the property. This means that only the visible parts of the available services can be inspected, and the surveyor does not carry out specialist tests. The visual inspection cannot assess the efficiency or safety of electrical, gas or other energy sources; plumbing, heating or drainage installations (or whether they meet current regulations); or the inside condition of any chimney, boiler or other flue.

## Outside the property

The surveyor inspects the condition of boundary walls, fences, permanent outbuildings and areas in common (shared) use. To inspect these areas, the surveyor walks around the grounds and any neighbouring public property where access can be obtained.

Buildings with swimming pools and sports facilities are also treated as permanent outbuildings, but the surveyor does not report on the leisure facilities, such as the pool itself and its equipment, landscaping and other facilities (for example, tennis courts and temporary outbuildings).

## Flats

When inspecting flats, the surveyor assesses the general condition of outside surfaces of the building, as well as its access areas (for example, shared hallways and staircases). The surveyor inspects roof spaces only if they are accessible from within the property. The surveyor does not inspect drains, lifts, fire alarms and security systems.

## Dangerous materials, contamination and environmental issues

The surveyor does not make any enquiries about contamination or other environmental dangers. However, if the surveyor suspects a problem, he or she should recommend a further investigation.

The surveyor may assume that no harmful or dangerous materials have been used in the construction, and does not have a duty to justify making this assumption. However, if the inspection shows that these materials have been used, the surveyor must report this and ask for further instructions.

The surveyor does not carry out an asbestos inspection and does not act as an asbestos inspector when inspecting properties that may fall within the *Control of Asbestos Regulations 2006*. With flats, the surveyor assumes that there is a 'dutyholder' (as defined in the regulations), and that in place are an asbestos register and an effective management plan which does not present a significant risk to health or need any immediate payment. The surveyor does not consult the dutyholder.

## The report

The surveyor produces a report of the inspection for you to use, but cannot accept any liability if it is used by anyone else. If you decide not to act on the advice in the report, you do this at your own risk. The report focuses on matters that, in the surveyor's opinion, may affect the value of the property if they are not addressed.

### The report is in a standard format and includes the following sections.

- A Introduction to the report
- B About the inspection
- C Overall opinion and summary of the condition ratings
- D About the property
- E Outside the property
- F Inside the property
- G Services
- H Grounds (including shared areas for flats)
- I Issues for your legal advisers
- J Risks
- K Valuation
- L Surveyor's declaration
  - What to do now
  - Description of the RICS HomeBuyer Service
  - Typical house diagram

## Condition ratings

The surveyor gives condition ratings to the main parts (the 'elements') of the main building, garage and some outside elements. The condition ratings are described as follows.

**Condition rating 3** – defects that are serious and/or need to be repaired, replaced or investigated urgently.

**Condition rating 2** – defects that need repairing or replacing but are not considered to be either serious or urgent. The property must be maintained in the normal way.

**Condition rating 1** – no repair is currently needed. The property must be maintained in the normal way.

**NI** – not inspected.

The surveyor notes in the report if it was not possible to check any parts of the property that the inspection would normally cover. If the surveyor is concerned about these parts, the report tells you about any further investigations that are needed.

The surveyor does not report on the cost of any work to put right defects or make recommendations on how these repairs should be carried out. However, there is general advice in the 'What to do now' section at the end of the report.

## Energy

The surveyor has not prepared the Energy Performance Certificate (EPC) as part of the RICS HomeBuyer Service for the property. If the surveyor has seen the current EPC, he or she will present the energy-efficiency and environmental impact ratings in this report. The surveyor does not check the ratings and cannot comment on their accuracy.

## Issues for legal advisers

The surveyor does not act as 'the legal adviser' and does not comment on any legal documents. If, during the inspection, the surveyor identifies issues that your legal advisers may need to investigate further, the surveyor may refer to these in the report (for example, check whether there is a warranty covering replacement windows).

Continued...

# Description (continued)

## Risks

This section summarises defects and issues that present a risk to the building or grounds, or a safety risk to people. These may have been reported and condition rated against more than one part of the property or may be of a more general nature, having existed for some time and which cannot reasonably be changed.

If the property is leasehold, the surveyor gives you general advice and details of questions you should ask your legal advisers.

## The valuation

The surveyor gives an opinion on both the Market Value of the property and the reinstatement cost at the time of the inspection (see the 'Reinstatement cost' section).

## Market Value

'Market Value' is the estimated amount for which a property should exchange on the date of the valuation between a willing buyer and a willing seller, in an arm's length transaction after the property was properly marketed wherein the parties had each acted knowledgeably, prudently and without compulsion.

When deciding on the Market Value, the surveyor also makes the following assumptions.

## The materials, construction, services, fixtures and fittings, and so on

The surveyor assumes that:

- an inspection of those parts that have not yet been inspected would not identify significant defects or cause the surveyor to alter the valuation;
- no dangerous or damaging materials or building techniques have been used in the property;
- there is no contamination in or from the ground, and the ground has not been used as landfill;
- the property is connected to, and has the right to use, the mains services mentioned in the report; and
- the valuation does not take account of any furnishings, removable fittings and sales incentives of any description.

## Legal matters

The surveyor assumes that:

- the property is sold with 'vacant possession' (your legal advisers can give you more information on this term);
- the condition of the property, or the purpose that the property is or will be used for, does not break any laws;
- no particularly troublesome or unusual restrictions apply to the property, that the property is not affected by problems which would be revealed by the usual legal enquiries and that all necessary planning and Building Regulations permissions (including permission to make alterations) have been obtained and any works undertaken comply with such permissions; and
- the property has the right to use the mains services on normal terms, and that the sewers, mains services and roads giving access to the property have been 'adopted' (that is, they are under local-authority, not private, control).

The surveyor reports any more assumptions that have been made or found not to apply.

If the property is leasehold, the general advice referred to earlier explains what other assumptions the surveyor has made.

## Reinstatement cost

Reinstatement cost is the cost of rebuilding an average home of the type and style inspected to its existing standard using modern materials and techniques and in line with current Building Regulations and other legal requirements.

This includes the cost of rebuilding any garage, boundary or retaining walls and permanent outbuildings, and clearing the site. It also includes professional fees, but does not include VAT (except on fees).

The reinstatement cost helps you decide on the amount of buildings insurance cover you will need for the property.

## Standard terms of engagement

**1 The service** – the surveyor provides the standard RICS HomeBuyer Service ('the service') described in the 'Description of the RICS HomeBuyer Service', unless you and the surveyor agree in writing before the inspection that the surveyor will provide extra services. Any extra service will require separate terms of engagement to be entered into with the surveyor. Examples of extra services include:

- costing of repairs;
- schedules of works;
- supervision of works;
- re-inspection;
- detailed specific issue reports; and
- market valuation (after repairs).

**2 The surveyor** – the service is to be provided by an AssocRICS, MRICS or FRICS member of the Royal Institution of Chartered Surveyors, who has the skills, knowledge and experience to survey, value and report on the property.

**3 Before the inspection** – you tell the surveyor if there is already an agreed or proposed price for the property, and if you have any particular concerns (such as plans for extension) about the property.

**4 Terms of payment** – you agree to pay the surveyor's fee and any other charges agreed in writing.

**5 Cancelling this contract** – you are entitled to cancel this contract by giving notice to the surveyor's office at any time before the day of the inspection. The surveyor does not provide the service (and reports this to you as soon as possible) if, after arriving at the property, the surveyor decides that:

- (a) he or she lacks enough specialist knowledge of the method of construction used to build the property; or
- (b) it would be in your best interests to have a building survey and a valuation, rather than the RICS HomeBuyer Service.

If you cancel this contract, the surveyor will refund any money you have paid for the service, except for any reasonable expenses. If the surveyor cancels this contract, he or she will explain the reason to you.

**6 Liability** – the report is provided for your use, and the surveyor cannot accept responsibility if it is used, or relied upon, by anyone else.

## Complaints handling procedure

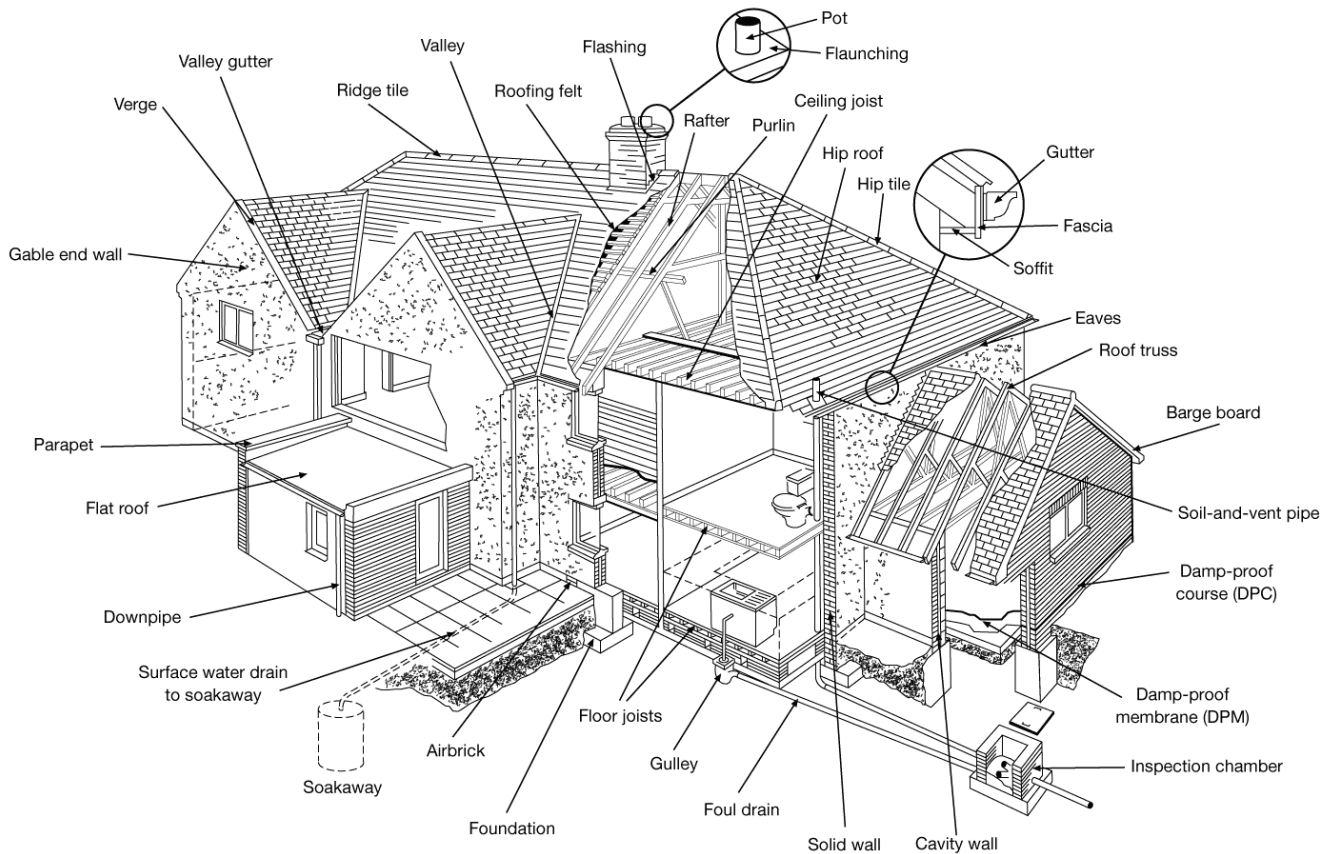
The surveyor will have a complaints handling procedure and will give you a copy if you ask.

**Note: These terms form part of the contract between you and the surveyor.**

This report is for use in England, Wales, Northern Ireland, Channel Islands and Isle of Man.

# Typical house diagram

This diagram illustrates where you may find some of the building elements referred to in the report.



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# Maintenance tips

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Your home needs maintaining in the normal way, and this general advice may be useful when read together with your report. It is not specific to this property and does not include comprehensive details. Problems in construction may develop slowly over time. If you are concerned contact an RICS qualified surveyor for further advice.

## Outside the property

You should check the condition of your property at least once a year and after unusual storms. Your routine redecoration of the outside of the property will also give you an opportunity to closely examine the building.

- **Chimney stacks:** Check these occasionally for signs of cracked cement, split or broken pots, or loose and gaping joints in the brickwork or render. Storms may loosen aerials or other fixings, including the materials used to form the joints with the roof coverings.
- **Roof coverings:** Check these occasionally for slipped, broken and missing tiles or slates, particularly after storms.

Flat roofing has a limited life, and is at risk of cracking and blistering. You should not walk on a flat roof. Where possible keep it free from debris. If it is covered with spar chippings, make sure the coverage is even, and replace chippings where necessary.

- **Rainwater pipes and gutters:** Clear any debris at least once a year, and check for leaks when it is raining. You should also check for any loose downpipe connectors and broken fixings.
  - **Main walls:** Check main walls for cracks and any uneven bulging. Maintain the joints in brickwork and repair loose or broken rendering. Re-paint decorated walls regularly. Cut back or remove any plants that are harmful to mortar and render. Keep the soil level well below the level of any damp proof course (150mm minimum recommended) and make sure any ventilation bricks are kept clear. Check over cladding for broken, rotted or damaged areas that need repairing.
  - **Windows and doors:** Once a year check all frames for signs of rot in wood frames, for any splits in plastic or metal frames and for rusting to latches and hinges in metal frames. Maintain all decorated frames by repairing or redecorating at the first sign of any deterioration. In autumn check double glazing for condensation between the glazing, as this is a sign of a faulty unit. Have broken or cracked glass replaced by a qualified specialist. Check for broken sash cords on sliding sash windows, and sills and window boards for any damage.
  - **Conservatories and porches:** Keep all glass surfaces clean, and clear all rainwater gutters and down pipes. Look for broken glazing and for any leaks when it's raining. Arrange for repairs by a qualified specialist.
  - **Other joinery and finishes:** Regularly redecorate all joinery, and check for rot and decay which you should repair at the same time.
-



## Maintenance tips

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### Inside the property

You can check the inside of your property regularly when cleaning, decorating and replacing carpets or floor coverings. You should also check the roof area occasionally.

- **Roof structure:** When you access the roof area, check for signs of any leaks and the presence of vermin, rot or decay to timbers. Also look for tears to the under-felting of the roof, and check pipes, lagging and insulated areas.
- **Ceilings:** If you have a leak in the roof the first sign is often damp on the ceiling beneath the roof. Be aware if your ceiling begins to look uneven as this may indicate a serious problem, particularly for older ceilings.
- **Walls and partitions:** Check these when you are cleaning or redecorating. Look for cracking and impact damage, or damp areas which may be caused by plumbing faults or defects on the outside of the property.
- **Floors:** Be alert for signs of unevenness when you are cleaning or moving furniture, particularly with timber floors.
- **Fireplaces, chimney breasts and flues:** You should arrange for a qualified specialist to regularly sweep all used open chimneys. Also, make sure that bricked-up flues are ventilated. Flues to gas appliances should be checked annually by a qualified gas technician.
- **Built-in fittings, woodwork and joinery:** Check for broken fittings.

### Services

- Ensure all meters and control valves are easy to access and not hidden or covered over.
- Arrange for an appropriately qualified technician to check and test all gas and oil services, boilers, heating systems and connected devices once a year.
- Electrical installations should only be replaced or modified by a suitably qualified electrician and tested as specified by the Electrical Safety Council (recommended minimum of a ten year period if no alterations or additions are made, or on change of occupancy).
- Monitor plumbing regularly during use and when you are cleaning. Look out for leakage and breakages, and check insulation is adequate particularly as winter approaches.
- Lift drain covers annually to check for blockages and clean these as necessary. Check any private drainage systems annually, and arrange for a qualified contractor to clear these as necessary. Keep gullies free from debris.

### Grounds

- **Garages and outbuildings:** Follow the maintenance advice given for the main building.
  - **Other:** Regularly prune trees, shrubs and hedges as necessary. Look out for any overhanging and unsafe branches, loose walls, fences and ornaments, particularly after storms. Clear leaves and other debris, moss and algae growth. Make sure all hard surfaces are stable and level, and not slippery or a trip hazard.
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# Specialist Report Required?

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If your survey has recommended further investigations or reports, it may have raised some questions. Who do I contact? How much will they charge? Will they tell me what I need to know? Will this hold up my mortgage?

To help our clients, we are pleased to refer you to the services of SpecialistXpress Ltd. They are an independent company who have been providing these reports for over 15 years and are well recognised in the industry.

The national service of SpecialistXpress can help provide straightforward advice at competitive prices and help you get the reports you need in quick time.

- **Structural Engineers' Reports**
- **Timber and Damp Reports**
- **Arboriculturist / Tree Reports**
- **Wall Tie Reports**
- **CCTV Drain Reports**
- **Electrical and Gas Reports**

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**The sx team will be happy to talk with you through your requirements**

Every SpecialistXpress report includes these features:

<b>Quick turnaround of reports</b>
<b>Easy-to-follow bullet point summary</b>
<b>Fixed fee - no hidden costs</b>
<b>All reports from reputable, qualified firms</b>
<b>Clear, concise and to-the-point content</b>

**Chief Executive, Louise McCausland, says,**

"When people face problems with property, they need definitive answers in quick time. Our ability to give positive, helpful reports at reasonable cost has been the key to our rapid growth"

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# SpecialistXpress

the easy solution to property problems  
[www.specialistxpress.com](http://www.specialistxpress.com)

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