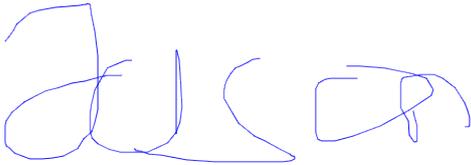




Stock Condition Survey

44 Check Street
Test Avenue
City
1234

QUALITY ASSURANCE DECLARATION

INSPECTION DATE:	26-10-2024
AS RECORDED AT:	46 Check Street, Surrey, CR1 2BG
INSPECTED BY:	Robert Wilson MRICS
STATUS OF PROPERTY:	The property was occupied and fully furnished.
WEATHER CONDITION:	Overcast and Dry.
REPORT ISSUE DATE:	27-10-2024
REVISION:	V2
REFERENCE NUMBER:	BC0017
SIGNATURE:	

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1.0 OVERVIEW

Floorplan provided: No floor plans provided.
 Property Type: 2 Bedroom Flat
 Approx. Year of Construction: 1950 - 1970

IDENTIFICATION PHOTOGRAPH



FIGURE 1 FRONT ELEVATION OF PROPERTY - 44 CHECK STREET, COULDSON, SURREY, CR5 2BG

18/11/2024 16:38 (SAST)

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1.1 SCHEDULE OF ACCOMMODATION

	Living rooms	Bedrooms	Bath or shower	Separate toilet	Kitchen	Utility room	Conservatory or Garden	Other
Flat	1	2	1		1		1	
Ground								
First								

Second								
Third								
Other								
Roof Space								

1.2 ESTIMATED EXPENDITURE

Item	Element/Description	Estimate (£)
1	Roof Structure/Coverings	
2	Chimney Stack/Flashings	
3	Parapets/Gutters/Flashings	
4	Rainwater Goods	£350
5	External Walls	£300
6	Damp Proof Course/Sub-floor Ventilation	
7	External Joinery/Windows/Doors	£90
8	External Decoration	
9	Internal Walls/Partitions/Ceilings	
10	Fireplaces/Flues/Chimney Breasts	
11	Floors	
12	Dampness/Penetrating/Condensation	£250
13	Internal Joinery	
14	Kitchen Fittings	£900
15	Internal Decorations	
16	Cellars Basements & Loft Areas	
17	Infestation/Rot/Timber Defects	
18	Thermal Insulation	
19	Electrical	
20	Gas	
21	Cold Water Plumbing	
22	Bathroom and WCs	£850
23	Hot Water and Heating	£500
24	Above & Below Ground Drainage	
25	TV Aerials/Telephone	
26	Fences/Paths/External Areas	

27 Miscellaneous	
Sub-total	£3240
Contingency @ 10%	£340
VAT @ 20%	£648
Total	£4,228

1.3 DOCUMENTS YOU SHOULD ENSURE THAT YOU HAVE ON FILE

Element no.	Document Name	Received / Recommendation
1	Up to date Gas Safety Certificate	The gas safety certificate has not been received or reviewed. It is recommended that ABC Homes ensure these documents are readily available during scheduled maintenance.
2	Up to date NICEIC certificate	NICEIC certificate had not been received or reviewed. It is recommended that ABC Homes ensure these documents are readily available during scheduled maintenance.
3	EPC Report	The current rating is C and expired in April 2024. It is advisable to conduct a new assessment prior to commencing a new tenancy or selling the property.
4	Asbestos Register	The asbestos register has not been received or reviewed. Ensure that an up-to-date register is readily available. Due to the property's age, it is recommended to conduct an asbestos survey before commencing any maintenance work.
5	RAAC Assessment Report	A Reinforced Autoclaved Aerated Concrete (RAAC) survey was not included in this report. However, due to the building's age, there is low risk that RAAC is present in the property.
6	Leasehold documents (if applicable)	Not applicable as part of this report.
7	Safety Data Sheet	Safety Data Sheets (SDS) were not provided or reviewed for this survey. It is recommended to ensure that this documentation is readily available on file.

1.4 ELEMENTS AND ALTERATIONS WHICH REQUIRE YOUR URGENT ATTENTION

Element	Alteration	Priority
External Joinery, Windows, and Doors	<p>Main Entrance Door.</p> <p>The entrance door to the property is misaligned, making it difficult to close smoothly. The hinges are misaligned and are no longer securely affixed into the timber frame.</p>	High
Hot Water and Heating	<p>Heating</p> <p>No heating provision in the kitchen. Allow to install heating appliance in kitchen.</p>	High
Bathroom and WCs	<p>Accessibility bathtub</p> <p>The occupant has indicated that the current bathtub specification does not adequately meet her accessibility needs. It is recommended that ABC Homes engage directly with her to better understand her specific requirements and identify a suitable solution.</p>	High

1.5 ELEMENTS THAT REQUIRE ATTENTION BUT ARE NOT SERIOUS OR URGENT

Element	Alteration	Priority
Kitchen Fittings	Kitchen Cupboards are loose and require easing and adjusting.	Medium
Dampness/Penetrating/Condensation	Damp issue Damp is evident throughout the property. While the tenant is managing the issue, it is recommended that ABC Homes takes responsibility for addressing the problem to ensure complete eradication of the mould.	Medium
Bathroom and WCs	Toilet The toilet is experiencing a daily leak. A maintenance engineer should attend the site to inspect the source of the leak and perform necessary repairs.	Medium
Rainwater Goods	Clearing Gutters It's recommended to allocate costs for clearing all downpipes, refixing brackets to secure them to the walls, and flushing the system to ensure proper drainage.	Medium

2.0 DEFINITIONS

The following definitions have been used to describe the condition of various elements of construction:-

- Good – Used to describe an element, finish or material that has recently been fitted, applied or constructed and shows no signs of damage, deterioration or wear and tear.
- Fair/Reasonable – Used to describe an element, finish or material that has minor damage, ageing or where some wear and tear has occurred.
- Poor – Used to describe an element, finish or material where defects exist, and remedial work is required to restore the integrity or appearance of the item.

3.0 INSTRUCTION

Instructions were received from XXXXXXXX to conduct a Condition Survey at 44 Check Street, Coulsdon, Surrey, CR5 2BG.

Our initial inspection took place on 26th October 2024, under overcast and dry weather conditions. The tenant facilitated the inspection and provided insights into the common issues experienced in the property. The Mechanical and Electrical services were reviewed from a Building Surveyor's perspective, and no tests were conducted.

The purpose of this report is to record the condition of the property prior to the scheduled repair and maintenance works to the property.

For the purposes of this report, the front of the property is deemed to face North with all other directional references following this orientation.

Where references left and right etc. have been used within the report this is to be read so the reader is facing the element described.

The reported condition is based on a visual appraisal of readily accessible surfaces. We have not inspected woodwork or any parts of the structure which were covered, unexposed or inaccessible. Therefore, it is not possible for us to accept any liability in respect of any defect which may subsequently become apparent arising from timber defects of any nature, beetle infestation, vermin, insects, defects in constituent of concrete, the position of reinforcement, the extent of bearing, ties or fixings or defects of a similar nature.

4.0 PROPERTY DESCRIPTION

The property is a semi-detached solid masonry structure with a traditional layout, featuring fair faced brickwork to the front and rear elevation and painted walls to the flat front entrance. It has a pitched roof covered with tiles supported by a suspected timber frame. The roof also accommodates a chimney stack with clay flues. The flat comprises a traditionally built space with 2 bedrooms, living diner, kitchen and a bathroom.

The property includes a balcony which is demised to the tenant along with a rear garden space. The property is located in a primarily residential area with access to essential amenities, including local shops, schools, and in close proximity to Coulsdon Town train station.

Energy efficiency rating

The current rating is C and expired in April 2024. It is advisable to conduct a new assessment prior to commencing a new tenancy or selling the property.

Energy efficiency comments

EPC improvements to this building include adding low energy light, replacing boiler with condensing boiler, or upgrading the loft and wall insulation.

Main services

Gas Electric Water Drainage

Central heating

Gas Electric Solid fuel Oil

5.0 STOCK CONDITION SURVEY

Item Element/Description	Condition / Non-Compliance and Recommended Action	Photographic Reference	Estimate (£)
1 Roof Structure/Coverings	The roof structure appears to be in good condition. There is conservable moss growth evident on all section of roof section. Allow costs to remove the moss buildup from the roof covering to prevent future drainage issues.	1, 2, 3	
2 Chimney Stack/Flashings	Chimney stack is in fair condition and repair. Moss growth surrounds the structure and flues. Allow cost to access and inspect chimney separately via drone survey or erecting scaffolding.	1, 3	
3 Parapets/Gutters/Flashings	No parapet wall at this property. The gutters and flashings are in fair condition. Although it was inspected at ground level. Allow cost to inspect all gutters at high level and flush through water to ensure free flowing into drains.		
4 Rainwater Goods	The rainwater goods were visually found to be in poor condition. It's recommended to allocate costs for clearing all downpipes, refixing brackets to secure them to the walls, and flushing the system to ensure proper drainage.		£350
5 External Walls	Painted and exposed masonry walls on both the front and rear elevations are in fair condition, reflecting typical wear consistent with their age and use. The downpipes on the building are obstructed, reducing the drainage system's effectiveness. It is recommended to allocate costs for clearing all downpipes, refixing brackets to secure them to the external walls, and flushing the system to ensure proper drainage.	1, 2, 4	£300
6 Damp Proof Course/Sub-floor Ventilation	During the inspection, we were unable to assess the condition of the damp proof membrane. However, there were no signs of rising damp, which suggests that the damp proof course is		

	<p>functioning adequately.</p> <p>Air vents were noted in the property, but their functionality was not tested to confirm adequate operation.</p>		
7 External Joinery/Windows/Doors	<p>The joinery is in fair condition, commensurate with the property's age and use.</p> <p>Kitchen door handle is loose and requires adjusting.</p> <p>The window frames are also generally in fair condition throughout.</p>	4	£90
8 External Decoration	<p>Finishes, architraves and ironmongery to doors are in fair condition.</p> <p>External decoration is generally in good condition.</p>		
9 Internal Walls/Partitions/Ceilings	<p>Walls and Ceilings are generally in fair condition throughout. However, cracks and mould patches were noted throughout at the time of inspection.</p> <p>No major defects noted at the time of inspection.</p>	5, 6, 16	
10 Fireplaces/Flues/Chimney Breasts	<p>Chimney breast is in good condition. No significant defects were noted at the time of inspection.</p>		
11 Floors	<p>Carpet and vinyl floor coverings are in reasonable condition. Additional isolated scratches and soiling were observed.</p> <p>Skirting boards are in good condition.</p>	6, 10	
12 Dampness/Penetrating/Condensation	<p>Damp is evident in the property. While the tenant is managing the issue, it is recommended that Croydon Affordable Homes takes responsibility for addressing the problem to ensure complete eradication of the damp.</p> <p>Allow cost to instruct damp specialist to undertake survey to identify the source of damp prior to specifying remedial works.</p>	12, 19	£250
13 Internal Joinery	<p>Joinery is generally in fair condition commensurate with age and use. Door frames are beginning to deteriorate in areas.</p> <p>However, not of serious concern in the short term.</p>		
14 Kitchen Fittings	<p>The kitchen is in fair repair and condition.</p> <p>Allow for extractor fan to be installed to kitchen.</p> <p>Install plinth beneath kitchen units.</p> <p>Undertake ease and adjusting to cupboard doors and drawers.</p> <p>Fixtures and fittings are affected by damp. Allow to dry space prior to carrying redecorating.</p>	7, 9, 11	£900
15 Internal Decorations	<p>Painted walls are in good condition throughout.</p> <p>Allow cost to redecorate walls in kitchen and living space in the medium term, particularly damp and mouldy areas.</p>		
16 Cellars Basements & Loft Areas	<p>Not applicable to the property.</p>		
17 Infestation/Rot/Timber Defects	<p>No timber decay was noted in this property.</p>		
18 Thermal Insulation	<p>Unable to comment on the condition of the internal insulation.</p> <p>We recommend appointing a suitable contractor to open up internal walls to ascertain the condition of the insulation.</p>		

19 Electrical	<p>Electrical appliance and fittings were in good condition at the time of inspection.</p> <p>Obtain NICEIC certificates. It is recommended that Croydon Affordable Homes allows cost to obtain this statutory document during scheduled maintenance.</p>		
20 Gas	<p>Carry out gas safety test and provide certificate. Boiler system was not tested at the time of inspection.</p> <p>It is recommended that Croydon Affordable Homes allows cost to obtain these statutory documents during scheduled maintenance.</p>		
21 Cold Water Plumbing	<p>Water pressure from taps were satisfactory however, cold water plumbing system was not tested at the time of inspection.</p> <p>Allow cost to undertake hydrostatic pressure testing.</p>		
22 Bathroom and WCs	<p>The bathroom is also in a deteriorated state. Allow cost to redecorate bathroom walls.</p> <p>The occupant has indicated that the current bathtub specification does not adequately meet her accessibility needs. It is recommended that Croydon Affordable Homes engage directly with her to better understand her specific requirements and identify a suitable solution.</p> <p>Bathroom is also prone to leaks emanating from the bathtub.</p> <p>The toilet is experiencing a daily leak. A maintenance engineer should attend the site to inspect the source of the leak and perform necessary repairs.</p>	15, 16, 17	£850
23 Hot Water and Heating	<p>No heating provision in the kitchen. Allow to install heating appliance in kitchen.</p> <p>The occupant has expressed frustration regarding non-functioning radiators. It is recommended to engage a heating engineer to assess the system's condition and address any issues found.</p> <p>Allow cost to appoint suitably qualified heating engineer to test heating and hot water systems.</p>		£500
24 Above & Below Ground Drainage	<p>Unable to comment on the condition of drainage or pipework.</p> <p>Recommend undertaking CCTV drainage survey to ensure satisfactory condition of below ground drainage systems.</p>		
25 TV Aerials/Telephone	<p>Unable to comment on the condition of telephone outlet as not tested.</p> <p>Allow cost to appoint specialist to inspect systems and fittings to the property.</p>		
26 Fences/Paths/External Areas	<p>External walls are in fair condition. No repairs recommended at the time of inspection.</p> <p>The fence and external areas are in fair condition and repair. Generally, well-kept external areas.</p>		
27 Miscellaneous	<p>Allow cost to undertake Asbestos Survey. Due to the property's age. It is recommended to conduct an asbestos survey before commencing any maintenance work.</p> <p>A Reinforced Autoclaved Aerated Concrete (RAAC) survey was not included in this report. However, due to the building's age, it is recommended to conduct a survey prior to any major refurbishments, renovations, or if concerns about structural integrity arise.</p>		
28 Total			£3,240

6.0 PHOTOGRAPHS



18/11/2024 16:49 (SAST)

Photograph 1



18/11/2024 16:50 (SAST)

Photograph 2



18/11/2024 16:50 (SAST)

Photograph 3



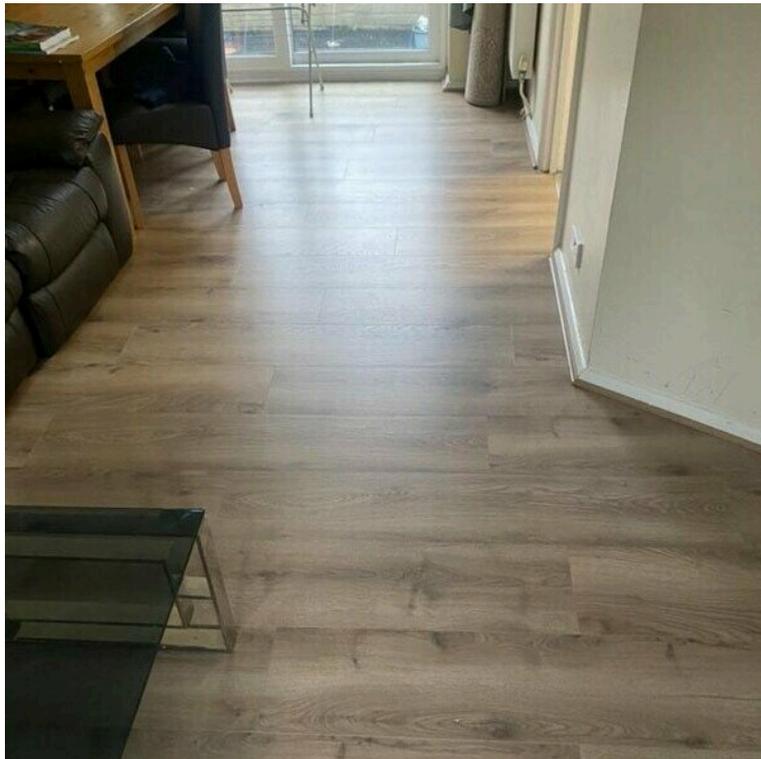
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Photograph 4



18/11/2024 16:51 (SAST)

Photograph 5



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Photograph 6

7.0 WHAT TO DO NOW

7.1 OBTAINING QUOTATIONS

Now that you have an overview of the necessary work for the property, we recommend taking the following actions:

1. **Request Documentation:** Where highlighted in our table, please obtain the specified documents.
2. **Obtain Quotations:** We advise that you seek quotations for all repairs and any further investigations recommended by the surveyor.

7.2 FURTHER INVESTIGATIONS

In this report, we may have highlighted areas that require further investigation to determine the full extent of the issue. If indicated, we recommend engaging the services of an appropriately qualified specialist to carry out these investigations.

7.3 HAVE ANY QUESTIONS?

We're on the other end of the line, or one email away should you have any questions. For more information about this report please contact:

Robert Wilson

Chartered Building Surveyor on behalf of Hilites Group Ltd

Tel: 020 3752 5087

Email: services@hilites.co.uk