

5. SUMMARY

5.1 Repairs and Improvement Works Required

22 Friday Street is in fair condition for its age. Whilst we could find no serious defects there are a number of maintenance issues and other considerations which will require your attention as follows: (we have not generally included refurbishment works).

	Repairs and Improvement Works	Urgency Category	Approx Costs
1	Repointing of chimney stacks	B	2,000
2	Main roof overhaul	C	5,000
3	Repairs to left hand dormer	B	5,000
4	Provide insulation and ventilation to rear flat roof	C	7,500
5	Replace lead flashing on front porch roof	C	500
6	Eventual replacement of roof covering	D	15,000
7	External timber repairs	B	3,000
8	Repairs to renderwork on rear elevation	B	5,000
9	Repairs to windows and shutters	B	5,000
10	External decorations	B	15,000
11	Cellar ceiling repairs - contingency for removal	B	2,500
12	Internal repairs to plasterwork	B	5,000
13	Contingency for dampness repairs	B	5,000
14	Internal repairs and refurbishment to windows	B	2,000
15	Upgrade electrical installation	C	2,500
16	Upgrade security of windows and doors	A	1,500

Category A Remedial work required immediately to prevent further deterioration of the building fabric.

Category B Remedial work should be carried out in the short term to prevent the possibility of any further deterioration.

Category C Work not urgently required at present but should be programmed to follow in the next 3 - 5 years.

Category D Repairwork that may be needed in the medium term, between 5-15 years time, or improvement work that should be considered.

Mrs West

22 FRIDAY STREET, WOKING

You should be aware that the above are rough estimates and for guideline purposes only. They exclude VAT and professional fees. You should obtain itemised quotations from building contractors prior to commitment to purchase.

When undertaking repairs and improvements of this nature other items of disrepair are often found. Costs often increase during the work.

We have not allowed for improvement works that may be necessary.

6. CONCLUSION

22 Friday Street is in fair structural condition. The list of repairs is extensive but not necessarily exhaustive. The most important aspect of a listed building such as this is the need to maintain on a regular basis and you will note that the budget costs associated with these repairs are not low. The reason for this is to bring to your attention the future maintenance responsibility on such a building. In addition, on this particular property, there will be issues with regards to agreements with neighbours on maintenance of their adjacent flat roofs which should be looked at by your solicitor. Similarly, the rear garden wall on the right hand side is potentially in a dangerous condition but is purportedly not your responsibility, you should ensure this is indeed the case prior to exchange of contracts since this will be another expensive item to repair.

There are a couple of areas of potential asbestos content in the property, these being the ceiling in the cellar and the boiler flue. In both cases the associated danger is not great but we have suggested you allow a contingency for any potential removal costs.

Finally, due to the lack of insulation in the walls and the roof heating costs are likely to be higher than in a modern home.

Overall though 22 Friday Street is an old building which has been well maintained over the years and has not been altered greatly in terms of its original layout whilst undergoing some improvements to its cladding along the way. As far as we can tell its structure remains in sound condition..

We will be pleased to answer any queries you may have on this report, and give you further advice if required. Defects are often discovered when uncovering elements of the building. In addition if some advice is needed with regard to the improvement works listed in this report we will be pleased to help.

Finally we must mention that this report has been prepared for you in connection with your prospective purchase of this property and we can accept responsibility for it only to you as our client. We cannot accept any responsibility to any third party who may become acquainted with its content without prior knowledge or consent in writing.

Maintenance

It must be understood that when purchasing a property of this age, regular maintenance will always be required. It is also likely that areas of defect are uncovered when carrying out repair works. Suitable allowance should be made in the form of a planned maintenance budget and a contingency fund.

I hope this report provides you with the information you need but if you have any queries or require any further information we would be pleased to assist.

Charles Lewis

for

Fredericks Hearl & Gray