home-approved®

your survey report

[redacted], [redacted], Tadley, RG26 [redacted]

Client	[redacted]
Date of Inspection	2 April 2015
Inspection Completed by	Matthew Brown AssocRICS

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Introduction

The following Report is based on a visual inspection of [redacted] The Report is subject to the Terms and Conditions of Business of Home-Approved Building Surveyors Ltd.

The Report is for the sole use of the named Client and the Company accepts no responsibility whatsoever to any other third party, person or body.

The Report provides information on the visible condition of the property and the defects which are observed during the Survey. Areas are examined for defects that are accessible and visible at the time of the Survey. The Survey does not involve disturbing the fabric of the building, lifting or moving furniture, floor coverings etc. Parts or areas that are not visible are not examined, but may be reported if a problem is suspected (see main clauses 5 and 6 of the Terms and Conditions of Business).

The Company does not undertake any research as to the presence or possible consequences of contamination by any harmful substance or testing of services or compliance with current regulations.

The Report identifies areas in poor condition and details the defects and the associated estimated cost of repairs according to the home-approved® points of inspection listed below. We may also include comments on other matters which we believe may be useful although not considered a defect.

Estimated costs are presented in colour coded boxes and a full explanation can be found at the end of the report where the costs are totalled. Costs in **red** are considered 'critical', **amber** are 'important', **green** are 'cosmetic' and **grey** are 'advisory'.

The home-approved® points of inspection

Internal

1. Loft space / insulation / ventilation
2. Roof construction
3. Electrical installation
4. Plumbing / heating installation
5. Decoration and finishing
6. Flooring
7. Joinery
8. Basements

External

9. Roof coverings
10. Chimneys
11. Guttering and rainwater pipes
12. Joinery / windows / doors / decoration
13. Walls / subsidence / movement
14. Electrical supplies
15. Damp proof courses
16. Drainage

Property information

Type of Property:	Detached
Approximate year of construction:	1930's
Purchase price:	£600,000
The front of the property faces:	South
Weather conditions during inspection:	Fine & Dry
Condition of property when inspected:	Owner Occupied
Nº of Floors:	2
Access to the property	By Vendor
Present during inspection:	[redacted]
What is the Tenure:	We assume the property is freehold
How many years if Leasehold:	N/A
The roads are:	Adopted
Access to site is:	[redacted]
Property Listed or in a Conservation Area:	No

Mains Services: Gas ✓ Water ✓ Electricity ✓ Drainage ✓ LPG ☐

Outside Facilities: Garage: ✓ Allocated Parking: ☐ Off Street Parking: ✓

Garden: ✓ Access to Rear: ✓

Structural repairs and alterations

STRUCTURAL REPAIRS e.g. underpinning or strengthening YES

If YES Details: In 1991 the ground floors to the property were replaced with a raft foundation slab. This is laid onto concrete piles and tied in to the internal and external structural walls. The vendor explained that the work was carried out as part of an insurance claim and a 15 year guarantee was issued. Since the work was carried out there has been no evidence of continuing movement or distortion. You should ask your legal adviser to confirm whether these works received planning permission and building regulation approval (including the issuing of a final completion certificate) from the local council and advise on the implications.

STRUCTURAL ALTERATIONS, EXTENSIONS or OTHER WORKS YES

If YES Details: The property has been extended to the rear and there have been alterations to the dormer windows in the roof. You should ask your legal adviser to confirm whether these works received planning permission and building regulation approval (including the issuing of a final completion certificate) from the local council and advise on the implications.

Guarantees and warranties

Timber Treatment ☐ Damp-proofing ☐ Wall-ties ☐ Double Glazing ☐ NHBC ☐

Other: N/A

Details/Defects/Issues: The guarantees issued for the strengthening works have expired.

Electrical installation

The fuse-board is located in the garage. The fuse-board is split capacity and fitted with RCD protection. The electric meter is located in the garage.

The current provision for smoke/heat detection within the property falls below current standards set out in Approved Document B of The Building Regulations 2010. Provision should be made for heat detection to the kitchen and smoke detection to the hallway & landing. This should be mains powered and fully linked.

Certification of safety and compliance was not provided at the time of the inspection.

The system should be updated to include improvements to:

☐ Replacement fuse-board ✓ Mains powered smoke/heat detection system

☐ Replacement sockets and switch faces ☐ Improvement to the wiring installation

A qualified engineer should carry out a full inspection of the electrical installation and advise on any additional requirements in regard to Approved Document P of The Building Regulations 2010. We would also advise you to instruct the same engineer to attend and carry out a Periodic Inspection.

It is recommended that Periodic Inspection and testing is carried out at least every:

- 10 years for a domestic installation
- When a property is being prepared to be let/change of occupancy
- Prior to selling a property or when buying a previously occupied property

A Periodic Inspection involves an inspection and tests on the condition of an existing electrical installation, to identify (in order of priority) any deficiencies against BS7671 IEE Wiring Regulations the national safety standard for electrical installations.

A Periodic Inspection will:

- reveal if any of the electrical circuits or equipment are overloaded
- find any potential electrical shock risks and fire hazards in the electrical installation
- identify defective DIY electrical work
- highlight any lack of earthing or bonding

Fuse-board

Main fuse and meter

Battery powered smoke detection

Estimated costs £400-500.00

Heating & hot water installation

The heating to the property is provided by a conventional boiler which is located in the bedroom. The boiler vents through the side wall and is fan assisted. The boiler controls are in the kitchen. The gas meter is located on the side wall and is earth-bonded.

Certification of safety and compliance was not provided at the time of the inspection.

The rooms are heated by panel radiators which are fitted with thermostatic radiator valves (TRV's). The installation is fitted with a thermostatic control located in the hallway. This system is in line with current standards set out in Approved Document L1B of The Building Regulations 2010 & The Domestic Heating Compliance Guide 2008.

The hot water is produced by the gas fired boiler and is stored in the foam lagged cylinder which is located in the bedroom. The system is adequate and in line with Approved Document G of The Building Regulations 2010.

At the time of the inspection, no certification of gas/oil safety or compliance was provided. Where this is not provided, our recommendation is to have the installation checked and certified by a qualified engineer as soon as practical after completion.

Wall mounted boiler

Fan assisted flue

Boiler timer and control

Gas meter

Thermostatic radiator valves

Thermostatic control

Only detailed specialist tests will confirm the adequacy, efficiency and/or safety of services' installations. Surveyors are not qualified to undertake these tests. Any comments on services in this report are made by way of general observation of the visible parts only. We recommend that you arrange for the services' installations to be inspected by a qualified engineer.

Water supply

Mains water is connected to the property. An internal stopcock (isolation valve) was located in the kitchen under the sink.

The external stopcock, we believe, is in the road in front of the property. It is not clear if the water supply to the property is a shared connection and this point should be clarified by your legal adviser.

In property constructed prior to 1980 it is still possible that lead was used as part of the plumbing installation. Further information in regard to the risks associated with lead pipes is provided later in the Asbestos/Deleterious Materials section of this report.

Floor construction

The ground floors to the property are of a solid construction.

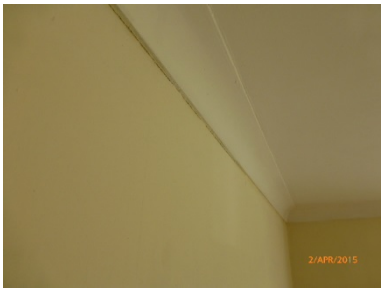
Details/Defects/Issues: The floors were covered with vinyl, ceramic tiles, carpet, laminate and timber at the time of the inspection. This prevented an inspection of the floor structure, however no defects with movement or distortion were observed at the time of the inspection.

Interior defects, condition issues and cost estimates

Room Description: LOUNGE

Defect: Yes. Items of concern have been listed below

Details/Defects/Issues: The ceiling and walls are finished smooth and painted with emulsion. There is coving fitted to the perimeter of the ceiling. There is come cracking to the joints between the walls and ceiling. None of the cracks suggest significant building movement or distortion and are more likely the result of general settlement and expansion. Prior to decoration the joints should be raked out and sealed with flexible acrylic sealant.



Cracks to the coving joints

Estimated costs £200-300.00

Room Description: BEDROOM 1

Defect: Yes. Items of concern have been listed below

Details/Defects/Issues: The ceiling and walls are finished smooth and painted with emulsion. There is coving fitted to the perimeter of the ceiling. There is come cracking to the joints between the walls and ceiling. None of the cracks suggest significant building movement or distortion and are more likely the result of general settlement and expansion. Prior to decoration the joints should be raked out and sealed with flexible acrylic sealant.

Cracks to the coving joints

Estimated costs £200-300.00

Room Description: LOUNGE 2

Defect: Yes. Items of concern have been listed below

Details/Defects/Issues: The ceiling and walls are finished smooth and painted with emulsion. There is coving fitted to the perimeter of the ceiling. There is come cracking to the joints between the walls and ceiling. None of the cracks suggest significant building movement or distortion and are more likely the result of general settlement and expansion. Prior to decoration the joints should be raked out and sealed with flexible acrylic sealant.

There is a crack to the right side external wall. The crack has been made good but is still visible. This type of cracking is consistent with the use of lightweight blocks in the construction of the wall and does not suggest any type of significant building movement or distortion. One way to address the issue would be to line the wall in Wallrock. 'Wallrock' is a non-woven material which is suitable for covering up untidy and poorly plastered surfaces including cracks.

The glazing to the doors to the conservatory and the rear facing windows is not toughened. This is a safety issue and in accordance with Approved Document N of The Building Regulations 2010, glass within a critical location should be toughened with each pane carrying the British Standard reference to confirm compliance.

Cracks to the coving joints

Crack to the wall plaster

Glass to the doors and windows is in a critical location

Critical location diagram

Estimated costs £200-300.00 (decoration)

Estimated costs £1000-1200.00 (glazing)

Room Description: WC

Defect: Yes. Items of concern have been listed below

Details/Defects/Issues: There is no form of heating within this area. It is important that heating is balanced throughout the property to prevent the occurrence of cold spots, which can in turn cause condensation related issues. The central heating system should be extended and a fixed radiator fitted.

No form of mechanical extraction is fitted within the room. You are advised to install a mechanical means of ventilation, in line with Approved Documents F and L of The Building Regulations 2010. This should be in the form of an extractor fan with a 15 minute overrun timer facility. A 3-pole isolation switch should also be installed. You are advised to seek further advice from an electrician and undertake remedial work as recommended.

Estimated costs £200-300.00 (heating)

Estimated costs £400.00 (mechanical ventilation)

Room Description: UTILITY ROOM

Defect: At the time of the inspection no visible defects were observed

Details/Defects/Issues: N/A

Room Description: KITCHEN

Defect: Yes. Items of concern have been listed below

Details/Defects/Issues: The ceiling and walls are finished smooth and painted with emulsion. There is cracking around the boxed beam. None of the cracks suggest significant building movement or distortion and are more likely the result of general settlement and expansion. Prior to decoration the joints should be raked out and sealed with flexible acrylic sealant.

The glazing to the doors to the conservatory and the door to the hallway is not toughened. This is a safety issue and in accordance with Approved Document N of The Building Regulations 2010, glass within a critical location should be toughened with each pane carrying the British Standard reference to confirm compliance.

The current provision for smoke/heat detection within the property falls below current standards set out in Approved Document F of The Building Regulations 2010. Provision should be made for heat detection to the kitchen. This should be mains powered and fully linked to the smoke detection system.

There is a cooker hood fitted above the hob but this does not duct through an external wall. Use of domestic appliances can create steam and moisture and you are advised to either duct the extractor fan through the rear facing external wall or install a mechanical means of ventilation in line with Approved Documents F and L of the Building Regulations 2010. This should be in the form of an extractor fan with a 15 minute overrun timer facility. A three pole isolation switch should also be installed.



Cracking to the ceiling line around the drop down beam



Glass to both doors is in a critical location

Cooker hood not externally vented

Estimated costs £200-300.00 (decoration)

Estimated costs £600-700.00 (glazing)

Estimated costs £ see electrical section for costs (smoke/heat detection)

Estimated costs £400.00 (mechanical ventilation)

Room Description: CONSERVATORY

Defect: Yes. Items of concern have been listed below

Details/Defects/Issues: The walls are finished smooth and painted with emulsion. At the joint between the wall and the uPVC cladding there is cracking and there is also poor finishing to the wall plaster around the window to the kitchen. None of the cracks suggest significant building movement or distortion and are more likely the result of differential movement between the wall and the uPVC. Prior to decoration the joints should be raked out and sealed with flexible acrylic sealant and the plasterwork around the window frame should be better finished and the joint sealed with flexible acrylic sealant.



Cracks to the tops of the walls and around the window/door frames

Estimated costs £200-300.00 (decoration)

Room Description: DINING ROOM

Defect: Yes. Items of concern have been listed below

Details/Defects/Issues: The ceiling is finished smooth and painted with emulsion. There is cracking to the ceiling surface. None of the cracks suggest significant building movement or distortion and are more likely the result of general settlement and expansion. Prior to decoration the ceiling should be lined in Wallrock.



Cracks to the ceiling

Estimated costs £200-300.00

Room Description: HALL, STAIRS & LANDING

Defect: Yes. Items of concern have been listed below

Details/Defects/Issues: There is a drop down beam in the ground floor rear hallway. The underside to the boxing is poorly finished and has blistered and distorted. This may be due to an historical escape of water and there was nothing observed at the time of the inspection to suggest that any leak was on-going. There was no staining or discolouration to the plasterwork. The defective area of boxing should be cut out and replaced and all decoration made good.

The landing ceiling is finished in a textured coating. Textured coatings are known to potentially contain asbestos and further information is provided later in the report. There is cracking to the landing ceiling surface. None of the cracks suggest significant building movement or distortion and are more likely the result of general settlement and expansion. Due to the textured finish it is not possible to effectively repair these areas and our advice is that the ceiling should be over-boarded with plasterboard, finished smooth in plaster and completely redecorated.

There is cracking above the door to bedroom 2. None of the cracks suggest significant building movement or distortion and are more likely the result of differential movement between the solid wall and the stud wall over the door. Prior to decoration the wall should be lined in Wallrock.

The current provision for smoke/heat detection within the property is battery powered only which falls below current standards set out in Approved Document F of The Building Regulations 2010. Provision should be made for the installation of a mains powered, fully linked smoke/heat detection system to the property.

Damage to beam boxing

Cracks to the landing ceiling

Crack above bedroom door

Battery powered smoke detection

Estimated costs £200-300.00 (decoration)

Estimated costs £ see electrical section for costs (smoke/heat detection)

Room Description: BEDROOM 2

Defect: Yes. Items of concern have been listed below

Details/Defects/Issues: The ceiling is finished smooth and painted with emulsion. There is a skeiling to the front and rear. The finishing to the rear skeiling is poor and as part of any redecoration work this area will need to be caulked and better finished prior to lining in Wallrock. There is also an area of plaster around the light fitting which is missing where the original light fitting has been replaced with a smaller unit. Again, the area around the light should be caulked and finished smooth prior to lining in Wallrock.

Poor finish to the skeiling

Poor finish around the light

Estimated costs £200-300.00

Room Description: MASTER BEDROOM

Defect: At the time of the inspection no visible defects were observed

Details/Defects/Issues: N/A

Room Description: EN-SUITE

Defect: At the time of the inspection no visible defects were observed

Details/Defects/Issues: N/A

Room Description: BATHROOM

Defect: Yes. Items of concern have been listed below

Details/Defects/Issues: The lighting is not suitably IP rated and presents a safety issue. As part of any electrical repairs and upgrades the lights should be replaced with IP rated fittings.

Lights are not IP rated

Estimated costs £200-300.00

Room Description: BEDROOM 4

Defect: At the time of the inspection no visible defects were observed

Details/Defects/Issues: N/A

Loft access & insulation

Fitted Ladder: NO

Boarded: PART

Lighting: NO

Insulation: YES **Type**: Glass Fibre **Thickness:** 50-100mm

Details/Defects/Issues: The loft was accessible from the eaves storage cupboards and a small hatch on the landing. Insulation to both the eaves storage areas and the main loft is inadequate and needs to be upgraded in line with Approved Document L1B of The Building Regulations 2010 which advises an insulation thickness of a minimum 270mm over the entire roof area with an allowance at the eaves for continuous airflow. This should also include insulation to any loft hatches or access panels in the form of compressed foam or similar. Upgrades should also include the stud walls to the eaves storage areas which should be fitted with compressed foam.



Insulation is missing from the stud walls within the eaves storage area



Glass fibre and polystyrene insulation in some areas


Insulation to the main loft is inadequate

Estimated costs £800-1000.00

Further information on all aspects of insulation, including advice on choosing a reputable contractor, is available from the National Insulation Association and can be found via the link below:

http://www.nationalinsulationassociation.org.uk

Further information can be obtained with regard to energy saving via the links below:

www.est.org.uk - www.cat.org.uk - www.ecocentre.org.uk

Water storage

Water Storage: YES **Material**: Not known **Suitable**: Not known

Bye-Law 30 Kit Fitted: Not known

The requirements of Bye-Law 30 are:

(1) Every pipe supplying water connected to a storage cistern shall be fitted with an effective adjustable valve capable of shutting off the inflow of water at a suitable level below the overflowing level of the cistern.

(2) Every inlet to a storage cistern, combined feed and expansion cistern, WC flushing cistern or urinal flushing cistern shall be fitted with a servicing valve on the inlet pipe adjacent to the cistern.

(3) Every storage cistern, except one supplying water to the primary circuit of a heating system, shall be fitted with a servicing valve on the outlet pipe.

(4) Every storage cistern shall be fitted with-

(a) an overflow pipe, with a suitable means of warning of an impending overflow, which excludes insects;

(b) a cover positioned so as to exclude light and insects; and

(c) thermal insulation to minimize freezing or undue warming.

(5) Every storage cistern shall be so installed as to minimize the risk of contamination of stored water. The cistern shall be of an appropriate size, and the pipe connections to the cistern shall be so positioned, as to allow free circulation and to prevent areas of stagnant water from developing.

Generally, a Byelaw 30(2) kit covers the bits in paragraph (4) above, in other words, a close fitting lid, an insulation jacket, an insect screen on the warning / overflow pipe(s) (on domestic installations warning pipe and overflow are usually combined), a screened air inlet and a close fitting connection for any expansion pipe that enters through the lid. The warning pipe screen ought to be within 1 metre of the cistern - on new domestic installations it is usually where the pipe leaves the cistern and is combined with the tank connector / dip pipe. It must be possible to gain access to the screen for servicing and the area of the screen must be at least 2.5 times the cross-sectional area of the pipe so it should be fairly obvious. The current recommendation is also for the warning pipe to be at least 1" plastic (or steel) or 28mm copper.

Tank Support/Stand: N/A

Details/Defects/Issues: The water storage tank is located in the main loft to the left side however access to the tank was not possible at the time of the inspection due to access restrictions. The loft floor was covered with carpet which meant it was not safe to walk or crawl within the loft space. This also meant that the roof timbers could not be fully inspected.

The floor of the loft was covered with carpet and the access was restricted due to the height

Moisture readings

Moisture readings are measured, where accessible, throughout the ground floor of the property with the use of a Protimeter Surveymaster. This meter will detect where moisture is present but this is only an indication that a problem may exist. Where our report advises high moisture levels have been detected we strongly advise that any issue is further investigated by a contractor accredited to the Property Care Association (PCA) who will be best placed to advise further on the causes, consequences and likely cost implications.

The damp proof course to a property is a material such as; felt, plastic, bitumen, slate or rubber which is built into the walls of a building at low level to offer protection against moisture rising from the ground. In older buildings this material may have broken down or in some cases not ever have been installed.

Where issues arise with a failure in the DPC it may be that the property has been installed with a chemically injected damp proof course. If this is found to be the case then we strongly advise you to ask your legal adviser to confirm; why and when the work was carried out, the presence of any guarantees for the work and that any guarantee is insurance backed and transferable on completion.

Issues can arise where ground levels breach the minimum distance of 150mm below the level of the DPC. External ground levels must be maintained to this distance to reduce the chance of a breach in the DPC which can lead to internal issues with rising or penetrating dampness. Where it is not possible to create this distance, alternative solutions such as a 'French Drain' may be possible to reduce the risk of a breach of the DPC.

Moisture readings were taken throughout the ground floor. None of the readings were high or abnormal.

Roof construction

Roof Timbers: Hand Cut **Treated Timber**: NO

Lateral Restraint: N/A

Lateral Restraint is provided in modern buildings by strapping floors and roofs to the walls, using light weight steel straps.

Older properties often do not benefit from any form of strapping to the external brickwork in this way. Where movement occurs then this can be fitted retrospectively to improve lateral stability.

Further information can be found at - http://insofast.co.uk/insofast-products/remedial-product/lateral-restraint-tie.html

Type of Ventilation: None **Adequate**: NO

It is essential for insulated roof voids with an underlay to be ventilated to reduce the risk of condensation and consequential rot damage to roof timbers

There are several ways to ventilate the roof space but it is important to ensure that the ventilation is continuous, even and at high and low levels of the roof. Tiled ventilators provide a good solution and are relatively easy to install retrospectively.

Further information is available in Approved Document F of The Building Regulations 2010.

Details/Defects/Issues: The loft is accessible from the landing and also from the eaves storage areas in bedroom 2, the master bedroom and bedroom 4. An inspection revealed a traditional timber frame design typical for this type of building with no evidence of significant distortion. Some general splitting and staining of the timbers was observed but this is merely consistent with the building's age. Areas of the eaves storage area have also been fully boarded which restricted full access to the roof timbers.

Ventilation within the loft space is poor with no provision for ventilation provided either to the roof slopes or to the eaves. Cross ventilation at high and low level of the loft space is important to reduce the effects of condensation and resulting rot damage to roof timbers. Tile ventilators should be fitted to the external roof slopes at high and low level on all sides of the pitch roofs to provide suitable cross ventilation to roof timbers.

Roof is constructed in untreated timber

No means of ventilation to the timber

Estimated costs £1000-1200.00

Infestations

Infestation: YES **Type**: Rodent

Details/Defects/Issues: The vendor advised that there had been a recent issue with mice in the loft space and that poison had been laid in an attempt to eradicate the issue. Poison trays were observed to the eaves storage areas and the main loft and there was also a rodent break back trap in the loft. You are strongly advised to ensure that this type of issue is regularly maintained as rodents and pest infestations can cause significant damage to the fabric of the building and in particular problems by chewing through electric cables within the loft space.

Rodent poison in the eaves storage and loft areas

Rodent trap in the loft

Estimated costs £300-400.00

Exterior defects, condition issues and cost estimates

Point of Inspection: **ROOF COVERINGS**

Defects Found: Yes. Items of concern have been listed below

Details/Defects/Issues: The main roof is dual pitched with barn hips to the left and right. To the rear there is a crown roof which is pitched and hipped to the sides and rear and the crown is finished flat and covered with felt. To the front and right side there are dormer windows which are fitted with dual pitched roofs and gables. They protrude the front main roof slope and the side main roof slope. All roof slopes are covered with concrete interlocking tiles. The hip and ridge lines are sealed with segmental tiles bedded onto mortar and the valleys are lined with tiles. To the left side above the garage the roof is finished flat and covered with corrugated plastic and corrugated fibrous sheeting. The fibrous sheeting is a material known to potentially contain asbestos and further information is provided later in the report.

The mortar to the hip and ridge tiles is loose and defective. The tiles need to be stripped, cleaned and then re-bedded on to new sand and cement mortar finished smooth.

There are lead aprons fitted to the front and side dormer windows. The lead has been installed in lengths exceeding 1.5m which has resulted in the lead beginning to ridge and split. The lead will need to be replaced in accordance with The Lead Sheet Association: “Rolled Lead Sheet, The complete Manual”.

At the rear, the top of the hips where the hips meet the flat roof have been capped with lead. The lead is poorly installed and does not extend far enough around the ridge tiles. Alterations should be carried out to ensure that lead is correctly installed and in line with The Lead Sheet Association: “Rolled Lead Sheet, The complete Manual”.

Where the flat roof at the rear joins the pitch roof on all three sides, there is a felt apron installed. The join between the flat and pitch roofs should be sealed with a lead apron which is more flexible and allows for differential movement between the two parts of the roof. Where felt is bonded to the concrete tiles this will not provide a long term seal and in particular during colder conditions the bond between the two materials is likely to fail. Unfortunately, where the flat roof has been installed in this way it is not possible to repair or replace this apron unless the flat roof is replaced at the same time. Whilst there is no current failure in the bond between the two materials, the life expectancy of the roof covering in this area will be significantly reduced.

The join between the garage flat roof and the main building and parapet walls is sealed with lead and flashband tape. Both are in a poor state of repair and flashband tape should not be considered as a long term solution for this type of installation. The lead to both areas should be removed and replaced in accordance with The Lead Sheet Association: “Rolled Lead Sheet, The complete Manual”.

The plastic sheeting to the rear of the garage flat roof is in a poor state of repair and will need to be replaced.

Access Requirements: The estimated costs do not include scaffold access which may be required. You will need to obtain a specialist quotation.

Front roof

Rear dormer roof

Side rear roof

Rear roof

Left side roof

Right side roof

Ridge and hip mortar has cracked

Lead aprons have been poorly fitted and are ridging

Poorly fitted lead to rear hips

Apron has been laid in felt

Poor flashing to garage roof

Poor flashing to garage parapet wall

Potential ACM to garage roof

Damage to plastic sheeting

Estimated costs £2500-3000.00 (roof repairs)

Estimated costs £85-90.00 per sqm to replace the flat roof

Point of Inspection: **CHIMNEYS**

Defects Found: Yes. Items of concern have been listed below

Details/Defects/Issues: There is a single flue brick built chimney which protrudes the base of the rear roof slope. There are a number of spalled and defective bricks to the top corbelling and left side rear. All defective bricks should be cut out and replaced. At the same time the flaunching around the base of the chimney pot will need to be cut out and replaced.

The chimney pot is open and vulnerable to weather ingress. The flue should be fitted with a pot and vented cowl to aid and promote cross ventilation to the chimney flue and in turn reduce the potential for internal damage due to condensation and weather ingress.

Access Requirements: The estimated costs do not include scaffold access which may be required. You will need to obtain a specialist quotation.

Rear chimney services the lounge

Spalled bricks & cracked flaunching

Open flue

Estimated costs £1000-1200.00

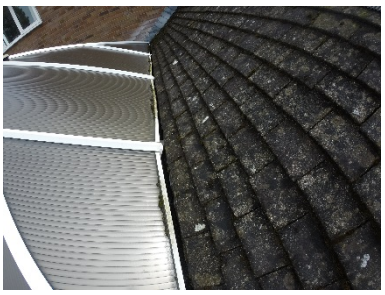
Point of Inspection: **GUTTERING AND RAINWATER PIPES**

Defects Found: Yes. Items of concern have been listed below

Details/Defects/Issues: The guttering and rainwater pipes are plastic. At the rear of the property the joint between the conservatory and the main building is sealed with a plastic trough. However, where the conservatory roof has been finished so close to the building and to the roof, it is difficult to access the guttering for clearing and maintenance. Unfortunately, this is a design issue and cannot be addressed as to do so would involve increasing the size of the box gutter to allow for a reduction in the length of the roof sheets.

There are a number of joints and fittings to the gutters and rainwater pipes which are showing signs of leakage. All defective joints should be replaced.

Access Requirements: N/A



Narrow box gutter to both sides of the conservatory

Some leaking gutter joints to the front and side

Estimated costs £150-200.00 (gutters)

Point of Inspection: **JOINERY / WINDOWS / DOORS / DECORATION**

Since April 2002 the replacement of windows and doors has required building regulation approval. The alternative is that the contractor you use is registered with the government's competent person scheme. It is our opinion that the windows/doors may have been replaced after this date. Your legal adviser should confirm the presence of building regulation or competent person scheme approval including the existence of a final completion certificate.

FENSA, BM TRADA , Benchmark, BSI, CERTASS, NAPIT, Network VEKA and Sroma are all competent person schemes. Please see the link below for further information.

https://www.gov.uk/competent-person-scheme-current-schemes-and-how-schemes-are-authorised#current-schemes

Window repairs do not require approval but we would always recommend that the repairs meet current standards.

Replacement external doors and frames are considered as 'controlled fitting' but replacement doors are not so are not covered by the regulations.

Approved Document L1B of The Building Regulations 2010, 4.17, page 14 provides additional information.

Defects Found: Yes. Items of concern have been listed below

Details/Defects/Issues: The windows and doors to the main property are uPVC fitted with double glazed sealed units. The front entrance door is a composite door fitted with double glazed sealed units. The soffits and fascia boards are clad in uPVC.

The door frame to the garage is constructed in timber and the windows are metal casements fitted into timber frames. The joinery, metal frames and the main door to the front of the garage are in a poor state of repair and will require complete overhaul including burning off loose and defective paintwork, application of bare wood primer to any exposed timber and then re-finishing in undercoat and gloss paint to all joinery, metal frames and doors.

Access Requirements: N/A



Garage joinery and door are in a poor state of repair

Estimated costs £600-700.00

Point of Inspection: **WALLS / SUBSIDENCE / MOVEMENT**

Wall Construction: Cavity - Insulation Unknown

Defects Found: Yes. Items of concern have been listed below

Details/Defects/Issues: The main walls to the property are a cavity construction however it is not known if or how the cavities are insulated.

There is cracking to the right side of the right bay window. The vendor advised that this crack related to the subsidence and movement issues which were addressed as part of the insurance claim. The crack however has not been made good or re-pointed. The joints will need to be raked out to a minimum depth of 20mm and then re-pointed in sand and cement mortar.

Repaired cracking was observed to the left side return wall above the side facing dining room window. The cracks have been re-pointed and again the vendor advised this work was carried out at the same time as the floor repairs. No re-cracking was observed suggesting that the issue of building movement has been correctly addressed in this area.

The parapet wall to the garage is in a poor state of repair and will require complete rebuilding. The top coping should also be finished in an engineering brick to prevent spalling and water penetration through the parapet wall.

Cracking was observed at the joint between the garage and the main building. There was nothing observed to suggest this relates to significant building movement and in our opinion is more likely the result of differential movement between the two parts of the building. The joint should be raked out and re-pointed.

Access Requirements: N/A

Crack to right of right side bay

Crack to the left side wall

Garage parapet is loose and defective

Crack between the garage and house

Estimated costs £800-1000.00

Point of Inspection: **ELECTRICAL SUPPLIES**

Approved Document P of The Building Regulations 2010 controls external electrical installations/alterations. This includes electrical installations in sheds, garages and greenhouses. If you intend to carry out alterations or repairs we would advise you check first in relation to compliance with current regulations.

Defects Found: Yes. Items of concern have been listed below

Details/Defects/Issues: There are a number of loose and poorly fitted cables to the front left and rear. All cables should be clipped securely against the building and at the point of entry should be looped downwards and sealed with silicone to prevent weather ingress.

Access Requirements: N/A

Poorly fitted cables to the front left and the rear

Estimated costs £100.00

Point of Inspection: **DAMP PROOF COURSES**

The damp proof course (DPC) to a property is a material such as; felt, plastic, bitumen, slate or rubber which is built into the walls of a building at low level to offer protection against moisture rising from the ground. In older buildings this material may have broken down or in some cases not ever have been installed.

If this report highlights issues with the DPC we strongly advise that you seek advice from a contractor accredited to the Property Care Association (PCA) who will be best placed to advise on the causes, consequences and likely cost implications. It should also be noted that more serious issues may be present as a result of this type of defect.

Where a replacement DPC has been installed your legal adviser should confirm the presence of an insurance backed guarantee and ensure that this is transferable on completion.

Defects Found: Yes. Items of concern have been listed below

Details/Defects/Issues: A DPC was identified and in some areas this was plastic and others felt.

Ground levels should finish at a level 150mm below the level of the damp proof course which is usually to the underside of the door sills or to the top of air bricks in the case of suspended timber floors. In the case of the ground levels around the conservatory these finish above this minimum requirement and should be reduced accordingly. Where it is not possible to reduce the ground level then a French drain should be installed which consists of a channel being cut between the ground surface and the main building to a depth and width of 150mm, a perforated land drain should then be installed discharging to a water course or soak away and the channel filled with shingle.

Ground levels around the conservatory are finished too high

Estimated costs £800-1000.00

Point of Inspection: **DRAINAGE**

Defects Found: Yes. Items of concern have been listed below

Details/Defects/Issues: Inspection chambers were present to the right side pathway. The covers were lift and both inspection chambers were soiled and dirty and will need to be cleaned and left free flowing.

Access Requirements: N/A

We believe the property is connected to the main drainage system although your legal adviser should confirm this prior to exchange. They should also check and confirm proper necessary easements exist and establish liability for maintenance and upkeep of any section of private sewer that runs through land outside your boundaries before connecting with the mains.

If the water supply is found to be shared, check that proper legal arrangements are in hand.



Inspection chambers to the side of the property are soiled

Estimated costs £150-200.00

Point of Inspection: **OUTBUILDINGS**

Defects Found: At the time of the inspection no visible defects were observed

Details/Defects/Issues: There is a timber building in the rear garden which is connected to the power supply to the main property. The roof is finished dual pitched and covered with felt shingles. The doors and windows are timber fitted with single glazed panels.

Log cabin in the rear garden

Point of Inspection: **TREES & SHRUBS**

Defects Found: Yes. Items of concern have been listed below

Details/Defects/Issues: There are a number of shrubs, small trees and creeping plants planted in the front flower beds and in close proximity to the building. To the left and right side the boundaries are divided with conifer trees/bushes, some of which are planted in close proximity to the main building. Trees and shrubs can cause damage to foundations and underground services such as drainage. Where there are trees or large shrubs in close proximity to the property it would be appropriate to draw up a programme of management to restrict future growth to prevent possible damage.



Trees and shrubs planted next to the front of the building



Conifer trees planted to the left and right side boundaries are close to the house

Point of Inspection: **BOUNDARY WALLS & FENCING**

Defects Found: Yes. Items of concern have been listed below

Details/Defects/Issues: The boundaries are divided with a combination of fencing, hedges and trees. To the front the boundary is divided with a brick wall. The wall is in a state of disrepair and is leaning. You will need to consider the cost of rebuilding this wall.

Your legal adviser should confirm ownership and responsibility for maintenance to the boundaries.



Front boundary wall is leaning and cracked

Estimated costs £1800-2000.00

Security issues

Defects Found: At the time of the inspection no visible defects were observed

Details/Defects/Issues: Your insurance provider will have requirements in terms of locks and security to doors and windows. We strongly advise you to confirm these requirements and carry out the necessary upgrades in line with these requirements to ensure than your insurance cover remains effective.

Fire & safety issues

Defects Found: Yes. Items of concern have been listed below

Details/Defects/Issues: Advice in regard to smoke and heat detection and safety glass has been provided earlier in the report.

Asbestos/deleterious materials

Some surfaces in the property are finished in a textured coating (more commonly known as Artex). Textured coatings are known to be potential asbestos containing materials. It is not possible to establish from our visual inspection whether or not these coatings contain asbestos. To establish whether or not asbestos is present, a small sample would need to be sent away for specialist analysis.

Asbestos has been widely used in the building industry over the last 100 years and particularly in the last 50 years up until it was finally banned in the late 1990s. Many homes contain asbestos without the owners even being aware of its presence.

Most people know what an asbestos roof looks like but very few home owners realise that asbestos can also be found in quite a diverse range of relatively common building products. Some of these are as follows:

Asbestos roofing material.	Asbestos wall panels.
Asbestos ceiling panels.	Asbestos fire blankets.
Some acoustic ceiling tiles.	Some sound proofing wall panels.
Some soffit panels (located under the eaves).	Some felt roof lining materials.
Some insulation materials	Some insulation materials used in ceilings.
Some hessian covered cork notice boards.	Some vinyl floor tiles.
Some artex type wall and ceiling coverings.	Some bricks used in night storage heaters.
Some pipe and tank lagging	Some bricks and products used in fireplaces.

It is quite possible that you will have asbestos in your home but while you should be wary of this there might not be any great cause for alarm. Asbestos can cause lung cancer if inhaled as a fine dust and as such it should never be sawed, sanded, drilled, brushed or disturbed in any way whereby the production of dust might result. Provided asbestos is not disturbed, the likelihood of major problems developing is very much reduced.

Recent legislation (Asbestos at Work Regulations 2002) has meant that owners of commercial and communal premises must make up a plan to manage asbestos in their property. They must ensure that any asbestos present is not disturbed in a way that may result in a hazard to health.

It should be noted that at this point in time (2013) there is no UK legislation covering requirements for home owners to manage the asbestos in their homes. However, some industry sources believe that legislation to address this will eventually be introduced. In any event it would be prudent for any purchaser to consider the possible presence of asbestos before agreeing to buy a property

Please see http://www.hse.gov.uk/asbestos/hiddenkiller/index.htm for further information.

Lead pipes were not observed in the property, however according to the Drinking Water Inspectorate, about 60% of properties are supplied through service pipes that do not contain lead, leaving more than 7 million properties in England and Wales with lead supply pipes.

Until the 1950s lead pipe was used as the supply line from the water main to the house. Lead was also a component in the solder used on copper pipes. Lead-based solder has been banned since the 1980s for domestic hot and cold supplies and other installations where the water may be consumed. Lead-based solder is not as significant an issue as lead piping because, with age, sulphates, minerals and various oxides build up and coat the interior surface of the pipe forming a barrier between the lead solder joints and the water passing through it.

Lead from pipework or plumbing fittings can be ingested via water supplies. The degree of contamination of water will depend upon the plumb solvency of the local water supply - which varies from region to region. The amount of lead dissolved from the service pipe or internal plumbing depends on several factors, such as:

- pH;
- temperature;
- water softness; and
- standing time of the water.

The remedy to replace lead pipes requires a measured approach. Lead pipes are potentially hazardous and, where practical, exposed sections should be removed. Limescale can build up and provide a protective lining, but if other metals are present in the system a bi-metallic reaction could break the limescale down. There are still areas of original Victorian infrastructure where mains supplies are in lead, so there is potentially always a risk from lead pipes.

Lead contamination of domestic water supplies can occur as a result of dissolution from natural sources, but it is most likely to originate from the metal dissolving in either a lead water main (service pipe) or from within plumbing systems within a building. The service pipe connects the water supplier's water main to individual property or properties.

The water supplier owns the part of the service pipe from the water main in the street up to the stopcock (usually at the boundary of the property), and is responsible for any work needed on pipes up to this point. Beyond this point, the pipework belongs to the owner of the property, **who is responsible for its condition and maintenance.**

The UK Drinking Water Inspectorate put in place regulatory programmes of work under Regulation 41 of the 2000/2001 Regulations. These programmes required water companies to:

- install additional treatment at water treatment works to reduce the plumb solvency of water supplied at the tap;
- optimise the treatment measures installed;
- carry out opportunistic lead pipe replacement in the distribution system;
- carry out strategic lead pipe replacement in the distribution system to meet 25µg/l; and
- carry out strategic lead pipe replacement in the distribution system to meet 10µg/l.

Under the 2000/2001 Regulations, water companies are required to replace their part of a lead service pipe if a consumer replaces his or her lead pipe. Water companies are also required to replace their part of a lead service pipe if the 25µg/l standard is contravened or if the water company has reason to believe that the 10µg/l standard is likely to be contravened.

Points for your legal adviser

1. The road is believed to be made up and adopted by the Highways Authority. Your legal adviser should carry out the necessary checks and advise you further in this respect.

2. No enquiries have been made of the Local Authority in connection with planning or building regulation matters. Your legal adviser should carry out the necessary checks and advise you further in this respect.

3. The survey does not provide a detailed environmental report. You may wish to obtain a full environmental report or make further enquires through your legal adviser.

4. No enquiries have been made of the Local Authority in connection with rights of way. Your legal adviser should carry out the necessary checks and advise you further in this respect.

5. Your legal adviser should confirm ownership and responsibility for maintenance to the boundaries.

6. Your legal adviser should confirm that the property is connected to the mains drainage before purchase.

7. Your legal adviser should check and confirm proper necessary easements exist and establish liability for maintenance and upkeep of any section of private sewer that runs through land outside your boundaries before connecting with the mains.

8. We do not believe the property to be adversely affected by highway or development proposals but your legal adviser should check in the normal pre-contract enquiries.

9. Your legal adviser should confirm the presence of building regulation or competent person scheme approval including the existence of a final completion certificate in relation to any replacement doors and windows.

10. Where a replacement DPC has been installed your legal adviser should confirm the presence of an insurance backed guarantee and ensure that this is transferable on completion.

11. The property has been extended to the rear and there have been alterations to the dormer windows in the roof. You should ask your legal adviser to confirm whether these works received planning permission and building regulation approval (including the issuing of a final completion certificate) from the local council and advise on the implications

12. In 1991 the ground floors to the property were replaced with a raft foundation slab. This is laid onto concrete piles and tied in to the internal and external structural walls. The vendor explained that the work was carried out as part of an insurance claim and a 15 year guarantee was issued. Since the work was carried out there has been no evidence of continuing movement or distortion. You should ask your legal adviser to confirm

whether these works received planning permission and building regulation approval (including the issuing of a final completion certificate) from the local council and advise on the implications

Declaration

I declare that I have personally inspected the above property and have prepared this report.

Signed: 

Dated: 8 April 2015

Name: Matthew Brown AssocRICS (**Membership No**: 1214825)

Title: Building Surveyor

Company: Home-Approved Building Surveyors Ltd

Address: The Old Mission Hall, 53a Woking Road, Guildford, Surrey, GU1 1QD

Telephone: 0800 980 3113

Email: m.brown@home-approved.com

Web: www.home-approved.com

Summary of estimated costs

The costs below are an indication of what home-approved believe to be a fair and reasonable cost for the repair of any defects listed within the report. The costs are based on repairs being carried out on a 'like-for-like' basis unless otherwise stated in the report.

Estimated Costs are calculated based on the going rate for tradesmen, all necessary materials, sundries and an allowance for a contractor margin. The costs provided within this report are estimated and may differ from those suggested by individual contractors. When quotes are obtained we are happy to discuss with you issues of cost.

Please note that all estimated costs are net of any VAT.

Critical	Important	Cosmetic	Advisory
£6,250-7,700.00	£6,950-8,100.00	£1,600-2,400.00	£80-95 per sqm

Critical
These are repairs that we believe are necessary as soon as your purchase is complete. These repairs may also relate to safety or structural issues.

Important
These repairs will generally be required within 1-2 years. However, items should still be reviewed individually and perhaps addressed within a shorter timeframe.

Cosmetic
These are not essential repairs, but may need to be considered as an additional expense.

Grey
These are advisory costs that may be dependent on specification or final finishes i.e. kitchen/bathroom installation.

Additional advice

Obtaining estimates

When dealing with contractors we would offer the following advice:

- Ask for a written quotation.
- Ask for the contractor's payment terms to be included in the quotation.
- Request and check references from previous or existing clients.
- Ask for photographs of any defects a contractor suggests they might have found in areas that you cannot view or access.
- Advise contractors that you intend to have any work they carry out checked before you make the full and final payment. Any objection to this will suggest they are not confident in their own workmanship.
- Make payment in a form that can be traced such as cheque or credit card.

Finding a reputable contractor

We would suggest contacting your local Trading Standards and using the TrustMark scheme.

TrustMark is a Government-backed initiative to help consumers find reliable and trustworthy local tradesmen. If a contractor is on this list then it means that:

- Their technical skills have been independently checked through on-site inspections.
- They work to Government endorsed standards.
- The quality of their work, trading practices and customer satisfaction is monitored.
- Checks have been made on their trading records and financial status.
- They are able to offer an insurance-backed warranty.
- They have a clear and user-friendly complaints procedure should you need it.

For more information please visit http://www.tradingstandards.gov.uk/advice/trustmark.cfm

Another useful source of reputable and local contractors can be found from 'Which Local' http://www.which.co.uk/home-and-garden/home-improvements/guides/employing-a-builder/

home-approved®

We hope you have found the Survey Report clear and easy to understand.

If you have any questions regarding any of the points in the Report please do not hesitate to contact us.

contact us via...

- Telephone **0800 980 3113**
- Email **info@home-approved.com**

happy with our service?

We'd be grateful for your feedback

0800 980 3113
info@home-approved.com
www.home-approved.com

Thank you for asking home-approved® to carry out your property survey.