home-approved®

your survey report

Flat 2, [redacted], N4 3[redacted]

Client	[redacted]
Date of Inspection	17 February 2015
Inspection Completed by	Matthew Brown AssocRICS

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Introduction

The following Report is based on a visual inspection of Flat 2, [redacted], London, N4 3[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:	A Flat
Approximate year of construction:	1880's
Purchase price:	£560,000
The front of the property faces:	South East
Weather conditions during inspection:	Fine & Dry
Condition of property when inspected:	Owner Occupied
Nº of Floors:	1
Present during inspection:	Key access
What is the Tenure:	Leasehold
How many years if Leasehold:	Not known
The roads are:	Adopted
Access to site is:	Via [redacted]
Property Listed or in a Conservation Area:	Not known

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: Repairs have been carried out to the side elevation and it appears that reinforcing tie bars have been installed between the main building and the rear off-shoot/extension. Your legal adviser should confirm the extent of these works and if a guarantee exists. If a guarantee has been issued this should be fully transferrable on completion. If there is a specification/scope of works for the repairs and documentation to certify the extent and reason for the repairs, we would be able to view and advise.

STRUCTURAL ALTERATIONS, EXTENSIONS or OTHER WORKS YES

If YES Details: To the rear of the property the height of the off-shoot/extension has been increased. Your legal adviser should confirm that these works were carried out in accordance with a Planning / Building Regulation application including issuing of a final completion certificate.

Guarantees and warranties

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

Other: N/A

Details/Defects/Issues: We were not advised of any guarantees or warranties affecting the property.

Electrical installation

The fuse-board is located in the hallway. The fuse-board is not split capacity or fitted with RCD protection. The electric meter is located in the service cupboard in the common area.

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. 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

Estimated costs £1200-1500.00

Heating & hot water installation

The heating to the property is provided by a combination boiler which is located in the kitchen. The boiler vents through the side wall and is fan assisted. The boiler controls are built in to the boiler. The gas meter was not located.

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.

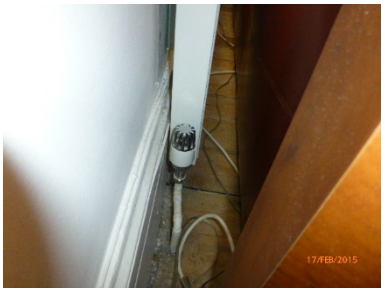
The hot water is produced by the combination boiler and is not stored in the property. The system is adequate and in line with Approved Document G of The Building Regulations 2010.

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

Built in controls



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 not located.

The external stopcock, we believe, is on the pavement to the side 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 suspended timber construction

Details/Defects/Issues: At the time of the inspection unevenness was observed to the lounge and hallway floors. We are of the opinion that this is typical for a building of this age and type of construction. Nothing observed suggested that this represents significant movement or distortion.

Uneven floors to the lounge and hallway

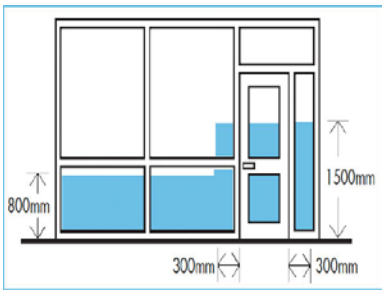
Interior defects, condition issues and cost estimates

Room Description: LOUNGE

Defect: Yes. Items of concern have been listed below

Description of Defect: The glazing to the front facing window 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.

Glass in a critical location



Critical location diagram

Estimated costs £700-800.00

Room Description: KITCHEN

Defect: Yes. Items of concern have been listed below

Description of Defect: 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.

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.

The worktop is wood block and oiled and around the sink there is water damage to the oiled finish which relates to a defective seal between the sink and the worktop. The seal should be raked out and replaced and the worktop will then require complete re-finishing including rubbing down and re-oiling.

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.

The mixer tap is fitted to the kitchen worktop and was loose at the time of the inspection. A plumbing contractor should attend and secure the tap to ensure that unnecessary pressure is not placed on the pipework which can result in leaks.

Water damage to the woodblock worktops around the sink

Extractor not externally ducted

Tap is loose

Estimated costs £200-300.00 (heating)

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

Estimated costs £500-600.00 (worktop)

Estimated costs £400.00 (mechanical ventilation)

Estimated costs £100.00 (tap)

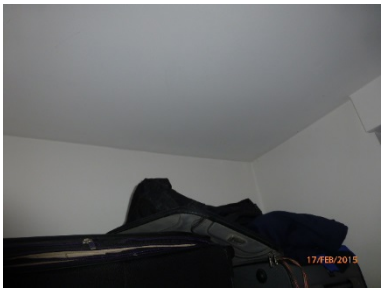
Room Description: BEDROOM 1

Defect: Yes. Items of concern have been listed below

Description of Defect: The ceiling and walls are finished smooth and painted with emulsion. There is some cracking to the ceiling line and also to the wall above the rear facing window. 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 joint between the ceiling and the wall should be raked out, prepared and sealed with flexible acrylic sealant and the rear wall should be lined in Wallrock. 'Wallrock' is a non-woven material which is suitable for covering up untidy and poorly plastered surfaces including cracks.

The external door to the rear which leads to the rear staircase is difficult to open and close and is binding on the frame. The door will need to be eased and adjusted prior to redecoration.

The structural wall has been removed. The method of support was fully boxed at the time of the inspection so we are unable to confirm if this is adequate. A detailed inspection was carried out to the walls and ceiling around the beams and no movement or distortion was observed. The only way to be certain of the method of support and its adequacy would be to remove a small section of plaster on both sides.



Cracking to the ceiling line around the external walls

Crack to the rear external wall

Door is sticking

Drop down beam

Estimated costs £400-500.00 (decoration)

Estimated costs £100.00 (door)

Room Description: BEDROOM 2

Defect: Yes. Items of concern have been listed below

Description of Defect: The ceiling and walls are finished smooth and painted with emulsion. There is some minor distortion to the ceiling and cracking to the ceiling line of the external wall. There is also a small crack to the boxing around the drop down 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 joint between the ceiling and walls should be raked out and sealed with flexible acrylic sealant. The wall around the boxing of the drop down beam should be lined in Wallrock.

The structural wall has been removed. The method of support was fully boxed at the time of the inspection so we are unable to confirm if this is adequate. A detailed inspection was carried out to the walls and ceiling around the beams and no movement or distortion was observed. The only way to be certain of the method of support and its adequacy would be to remove a small section of plaster on both sides.

Cracks to the celling line

Crack to the boxing around the beam

Drop down beam

Estimated costs £400-500.00 (decoration)

Room Description: BATHROOM

Defect: Yes. Items of concern have been listed below

Description of Defect: This a wall mounted extractor fan which was not working at the time of the inspection. A qualified electrician should attend and repair or replace as necessary.

Room Description: HALLWAY

Defect: Yes. Items of concern have been listed below

Description of Defect: There is no provision for smoke/heat detection within the property 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.

Estimated costs £ see electrical section for costs

Loft access & insulation

Fitted Ladder: N/A

Boarded: N/A

Lighting: N/A

Insulation: N/A **Type**: N/A **Thickness:** N/A

Details/Defects/Issues: There was no access to the loft as the property is a ground floor flat.

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: NO **Material**: N/A **Suitable**: N/A

Bye-Law 30 Kit Fitted: N/A

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.

Details/Defects/Issues: The property is fitted with a combination boiler that heats water on demand. There is no requirement to store water in the property.

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.

The property is an elevated ground floor flat constructed with solid walls. No moisture readings were taken at the time of the inspection.

Roof construction

Roof Timbers: N/A **Treated Timber**: N/A

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: There was no access to inspect the roof structure at the time of the inspection as the property is located on the ground floor. From an external inspection there was no evidence of the roof timbers being correctly ventilated. It is important to ensure that roof timbers are ventilated 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.



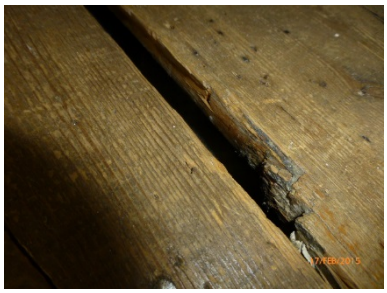
No evidence of ventilation being provided to the roof timber

Estimated costs £1200-1500.00

Infestations

Infestation: YES **Type**: Wood Boring Insects

Details/Defects/Issues: The floors to the lounge, hallway and kitchen are finished in exposed floorboards. There was some evidence of wood boring insect infestation however it is not possible during one short inspection to establish if this activity is live or historical. Given the age of the property and the overall condition of the floors we would strongly advise that you seek further specialist advice from a contractor accredited to the Property Care Association (PCA) who would be best placed to advise further in regard to implications and costs.


Some evidence of wood boring insects to the exposed floorboards

Exterior defects, condition issues and cost estimates

Point of Inspection: **ROOF COVERINGS**

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

Description of Defect: The roof is dual pitched and hipped covered with a substitute slate covering. The ridge and hip lines are sealed with segmental tiles secretly bedded with mortar. Edges and abutments are sealed with a combination of lead and zinc. To the rear there is a box gutter which is surrounded by a parapet wall. The box gutter is lined with lead.

To the rear and above bedrooms 1 and 2, there is a flat roof balcony to the first floor flat. From an inspection through the running outlet we were able to identify that a new roof has been constructed over the original. This has been finished in felt and covered with an astro-turf finish. The edges and abutments to this roof are finished with a felt upstand which is cut into the brickwork. To the front and above the bay window there is a dual pitched and hipped roof which was originally covered with zinc. The centre panel has been recently covered with felt which indicates that the zinc covering may have failed. This should only be considered as a temporary measure as problems can often occur with different levels of expansion between the felt and the zinc resulting in splits to the felt covering. The centre panel should be removed and replaced with zinc.

To the rear balcony there is no cover flashing between the felt upstand and the wall, a lead cover flashing should be installed in accordance with The Lead Sheet Association: “Rolled Lead Sheet – The Complete Manual”.

Access Requirements: N/A

Side roof slope

Rear roof slope

Front roof slope

Rear roof above the bedrooms has been constructed over the original

Poor repair to the front bay window

Estimated costs £500-600.00

Point of Inspection: **CHIMNEYS**

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

Description of Defect: There are three chimneys to the property; two of which protrude the centre party wall and are shared with the adjoining property and one which protrudes the rear right side wall.

The pointing to the centre chimneys is loose and defective and will require complete repointing including raking out all mortar joints to a minimum depth of 20mm and re-pointing in new lime, sand and cement mortar.

The chimney pots are open and vulnerable to weather ingress. All flues should be fitted with pots and vented cowls to aid and promote cross ventilation to the chimney flues and in turn reduce the potential for internal damage due to condensation and weather ingress.

The cement bedding (flaunching) around the base of the side chimney is poor. This should be removed and replaced with new mortar.

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

Front and rear centre chimneys

Side rear chimney

Loose and defective pointing

Open flues

Poor flaunching

Estimated costs £2000-2500.00

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

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

Description of Defect: The gutters and rainwater pipes are plastic. At the time of the inspection the gutters were clear and free flowing. It was not raining so we are unable to comment on the integrity of the gutter joints and fittings however a close inspection did not reveal any evidence of issues.

Access Requirements: N/A

Guttering was clear

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 some of the the windows/doors may have been replaced or fitted 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

Description of Defect: The windows are painted timber. The main entrance door is timber and the rear door from bedroom 1 is painted timber. The soffits and fascia boards to the front and side are painted timber.

Decoration to the external joinery is in a state of disrepair and will require complete overhaul including burning off loose and defective paintwork, application of bare wood primer to any exposed timber and finishing in undercoat and gloss paint.

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

Window frames are in a poor state of repair particularly to the rear

Soffit and fascia decoration is poor

Estimated costs £1800-2000.00

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

Wall Construction: Soild Construction

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

Description of Defect: The main walls are of a solid construction and do not benefit from any type of insulated cavity. To the side of the property there is evidence of structural repairs between the main building and the rear off-shoot. It is not known when these repairs were carried out but the condition of the pointing suggests that this work is recent. Your legal adviser should confirm the nature of the repair work and the reason this was carried out and ensure that any guarantees issued are fully transferrable on completion. Repairs appear to have been carried out to a good standard and there was no evidence of re-cracking to any joints.

The mortar joints to the side elevation including the brick wall to the front staircase are in a poor state of repair and are loose and defective. All joints will need to be raked out and fully prepared to a minimum depth of 20mm and then re-pointed in new sand, lime and cement mortar.

The mortar joints and flaunching to the coping of the rear parapet wall are loose and defective. The bricks are also not suitable for this type of installation as they are a stock brick and very porous. The bricks should be replaced with engineering bricks bedded onto and flaunched with 4:1 sand and cement mortar.

Access Requirements: N/A


Evidence of structural repairs to the rear section of the side wall



Pointing to the base of the side wall and the front stairs is loose and defective


Copings to the rear parapet wall are poor

Estimated costs £2500-3000.00

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

Description of Defect: There are a number of loose and poorly fitted cables to both front and rear. All cables should be securely clipped and at the point of entry should be looped downwards to prevent weather ingress and resulting internal damage.

Access Requirements: N/A

Poorly fitted cables to the front and 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: At the time of the inspection no visible defects were observed

Description of Defect: No DPC was identified at the time of the inspection. Given the age of the property this is likely to be a bonded slate. However, there was evidence of an additional chemically injected DPC to the side elevation. Your legal adviser should confirm when this work was carried out and if a guarantee has been issued and ensure this is fully transferable on completion. The DPC does not affect the subject property as this is at the same level as the sub-basement property.

Drill holes to the side wall

Point of Inspection: **DRAINAGE**

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

Description of Defect: The drainage connections to the property are internal and your legal adviser should confirm that the necessary access arrangements are in place for clearing and maintenance purposes.

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.

Point of Inspection: **OUTBUILDINGS**

Defects Found: N/A

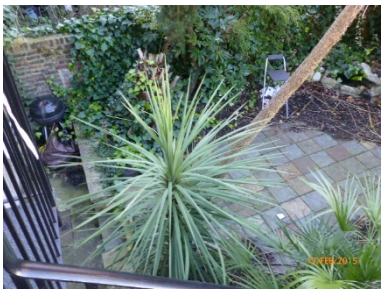
Description of Defect: N/A

Point of Inspection: **TREES & SHRUBS**

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

Description of Defect: There are a number of large trees to the front and a small tree to the rear which are in close proximity to the 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 planted in close proximity to the building in the front and rear gardens

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

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

Description of Defect: There is a large brick wall to the rear side boundary which is finished in smooth render and painted with emulsion. There is saturation at low level which has caused damage to the render/paint finish. This is likely due to the wall not having any type of damp proof course and ground surface moisture therefore rising through the brickwork,. You should seek further advice from a specialist contractor in regard to the installation of a chemically injected DPC. Once this work is complete sections of the render will need to be cut out and patch repaired prior to complete decoration.

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

Saturation to the base of the render

Estimated costs £800-1000.00

Security issues

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

Description of Defect: 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

Description of Defect: There is a main entrance door to the property which leads to a communal hallway and the entrance to the flat along with a staircase to the other flats.

Approved Document B of The Building Regulations 2010 advises that a fire door should be provided to the internal opening of habitable rooms of this type of property. The frames should be centrally fitted with intumescent strips and smoke seals down both sides and across the top of the doors. When fitted in its frame, the door must be capable of meeting the performance requirements for a FD30S door, eg provide 30 minutes fire resistance. It is not clear if the internal doors are fire rated, as there are no labels to indicate this and the frames are not fitted with intumescent strips or smoke seals. There is no overhead closer to the entrance door. Whilst there is no obligation to upgrade the doors we would strongly advise you to do so.

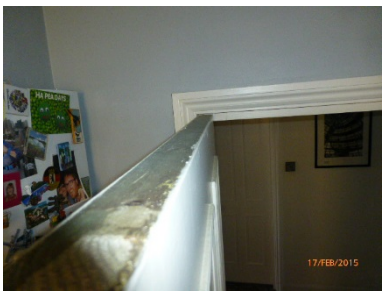
As this work is a controlled item it may be necessary to obtain Building Regulation approval for any alterations carried out to the doors. This should also apply to the internal doors of the flat excluding the bathroom and any cupboards.

Approved Document B of The Building Regulations 2010 advises in relation to the fire safety requirements for properties of this type. This document should be consulted and, where necessary, changes made to the existing doorways in order to bring the property up to current Fire Safety Standards.

All doors which can be locked, including the final exit door to the flat, must be fitted with Yale type locks or mortice locks with a thumb turn device on the inside of the door. None of the doors should have mortice locks which can only be opened from the inside with a key. The entrance door should also be fitted with an overhead closer.

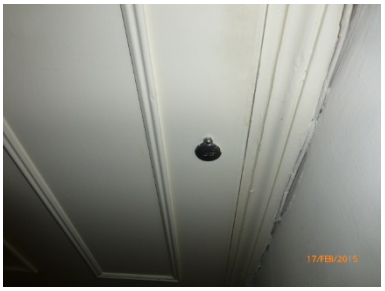
Advice has been provided in regard to the smoke and heat detection in the Electrical Section of the report and advice should be followed to ensure compliance and safety.

Advice has been provided in regard to safety glass earlier in the report.



Doors are not labelled

No smoke seals or intumescent seals fitted and closers removed



No thumb latches or overhead closer to the front and rear doors

Estimated costs £1000-1200.00

Asbestos/deleterious materials

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. The drainage connections to the property are internal and your legal adviser should confirm that the necessary access arrangements are in place for clearing and maintenance purposes

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. Repairs have been carried out to the side elevation and it appears that reinforcing tie bars have been installed between the main building and the rear off-shoot/extension. Your legal adviser should confirm the extent of these works and if a guarantee exists. If a guarantee has been issued this should be fully transferrable on completion. If there is a specification/scope of works for the repairs and documentation to certify the extent and reason for the repairs, we would be able to view and advise.

12. To the rear of the property the height of the off-shoot/extension has been increased. Your legal adviser should confirm that these works were carried out in accordance with a Planning / Building Regulation application including issuing of a final completion certificate.

13. To the side of the property there is evidence of structural repairs between the main building and the rear off-shoot. It is not known when these repairs were carried out but the condition of the pointing suggests that this work is recent. Your legal adviser should confirm the nature of the repair work and the reason this was carried out and ensure that any guarantees issued are fully transferrable on completion.

14. There was evidence of an additional chemically injected DPC to the side elevation. Your legal adviser should confirm when this work was carried out and if a guarantee has been issued and ensure this is fully transferable on completion.

Declaration

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

Signed: 

Dated: 19 February 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
£8,600-10,500.00	£4,500-5,200.00	£800-1,000.00	£0.00

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/

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

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