



# Survey Report

**Property Address**

[Redacted]  
[Redacted]

**Client**

[Redacted]

**Inspection Date** 6 November 2018

**Inspection by** Matthew Brown AssocRICS MFPWS

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# Introduction

The following Report is based on a visual inspection of [REDACTED]

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. We may also include comments on other matters which we believe may be useful although not considered a defect.

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 is subject to the Terms and Conditions of Business of Home-Approved Building Surveyors Ltd.

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.

## Estimated Costs

Estimated costs are presented in colour coded boxes as follows. The costs are totalled at the end of the report.

### 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.

### Cosmetic

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

*Costs have been provided based on replacement with mid-range fixtures and fittings.*

### 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.

### Advisory

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

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# Property Overview

## Property Details

Type of property	A Bungalow
Approximate year of construction	1960s
Purchase price	£667,500
The front of the property faces	West
Weather conditions during inspection	Showers
Condition of property when inspected	Owner Occupied
No of floors	1
Access to the property	By Vendor
Present during inspection	
What is the tenure	We assume the property is freehold
How many years if leasehold	Not Known
The roads are	Private
Access to site is	
Property listed or in a conservation area	No

### Mains Services

- ☐ Gas
- ☒ Water
- ☒ Electricity
- ☒ Drainage
- ☒ Oil

### Outside Facilities

- ☒ Garage
- ☐ Allocated Parking
- ☒ Off Street Parking
- ☒ Garden
- ☒ Access to Rear



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## Structural Repairs and Alterations

### Structural Repairs:

*e.g. underpinning or strengthening*

Yes

Details / Defects / Issues:

The vendor advised that there had been some underpinning work carried out in July 2017 and that these works were certified and signed off by an engineer instructed by the insurance company. Your legal adviser will need to confirm that the certification and guarantee is fully transferable on completion.

### Structural Alterations, Extensions or other works:

Yes

Details / Defects / Issues:

The property has been extended to the left side. You will need to 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.

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## Guarantees and Warranties

☐ Timber Treatment

☐ Damp-proofing

☐ Wall-ties

☒ Double Glazing

☐ NHBC

### Other:

N/A

Details / Defects / Issues:

The vendor advised that all documentation had been provided to their legal adviser.

# Services

## Electrical Installation



Fuse board



Main fuse &amp; meter

### Fuse Board

The fuse-board is located in the garage. The fuse-board is not split capacity but is fitted with RCD protection. The electric meter is located on the side wall.

### Smoke / Heat Detection

The current provision for smoke/heat detection within the property falls below current standards set out in Approved Document B (Fire safety) – Volume 1: Dwellinghouses (2006 edition incorporating 2010 and 2013 amendments). 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.

### Recommendations

The system should be updated to include improvements to:

- |   |   |
|---|---|
| <input type="checkbox"/> Replacement fuse-board               | <input checked="" type="checkbox"/> Mains powered smoke/heat detection system |
| <input type="checkbox"/> Replacement sockets and switch faces | <input type="checkbox"/> 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.

Estimated Costs £300-400.00

## 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

# Heating & Hot Water Installation



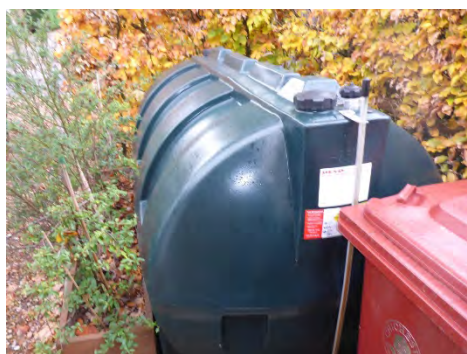
Floor standing oil fired boiler



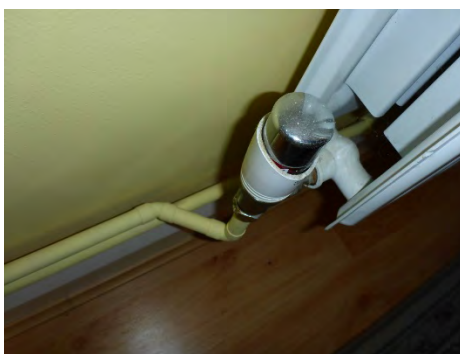
Boiler flue



Boiler programmer



Oil tank



TRV's fitted to radiators



Thermostatic control



Hot water cylinder

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## Heaters

The heating to the property is provided by an oil fired boiler which is located in the garage. The boiler vents through the side wall and is not fan assisted. The boiler controls are in the kitchen. The oil tank is located in the front garden and the supply to the boiler 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 falls below current standards set out in Approved Document L1B: Conservation of fuel and power in existing dwellings (2010 edition incorporating 2010, 2011, 2013 and 2016 amendments) & The Domestic Heating Compliance Guide 2013.



## Hot Water

The hot water is produced by the oil fired boiler and is stored in the foam lagged cylinder which is located in the airing cupboard. The system is adequate and in line with Approved Document G - Sanitation, hot water safety and water efficiency (2015 edition with 2016 amendments).

### Recommendations

**Details / Defects / Issues:** The thermostatic control is located in the hallway and there is thermostatic radiator valve (TRV) fitted to the radiator. The two fittings will cause confusion between the boiler controls and the TRV will need to be removed.

The system needs to be updated to include improvements to:

- ✓ The zoning and control of the heating system.
- ☐ Replacement boiler
- ☐ Replacement radiators
- ☐ Improvements to water storage

**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.**

Estimated Costs £100.00

**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



External stopcock and water meter

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## Internal Stopcock

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

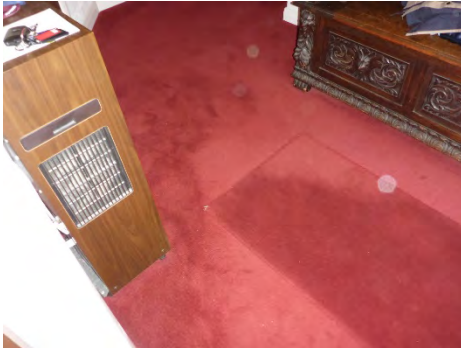
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## External Stopcock

The external stopcock, we believe, is located in the front verge. It is not clear if the water supply to the property is a shared connection and this point needs to 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



Floors are covered with carpet, ceramic tiles and laminate flooring

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

**Details / Defects / Issues:** At the time of the inspection no visible defects were observed.

The floors were covered with carpet, laminate and ceramic tiles 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.

# Internal Kitchen



**Details / Defects / Issues:** Yes. Items of concern have been listed below.

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## Decoration

The ceiling is finished smooth and painted with emulsion and there is a Gyproc coving to the perimeter of the ceiling, the joints to which are cracked. 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 will need to be raked out, prepared and sealed with a flexible acrylic sealant.

Estimated Costs £200-300.00

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## Smoke / Heat Detection

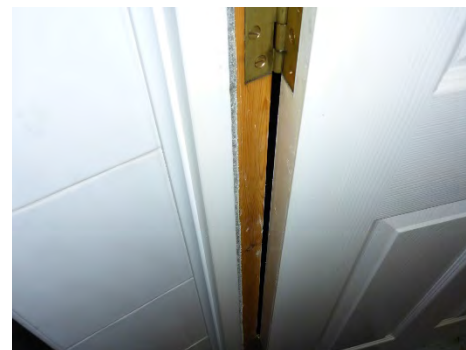
The current provision for heat detection within this room falls below current standards set out in Approved Document F of The Building Regulations 2010. Provision should be made for heat detection to the kitchen. This should be mains powered and fully linked to the smoke detection system. These fittings should comply with BS 5839-6:2004. If one alarm detects fire, all alarms go off.

Note that British Standards are subject to change and you will need to consult the latest version prior to upgrading.

Estimated Costs £ see electrical section for costs



# Garage



Textured coating is peeling

Internal door is not self-closing

**Details / Defects / Issues:** Yes. Items of concern have been listed below.

## Decoration

The ceiling is finished in a textured coating. Textured coatings are known to potentially contain asbestos and further information is provided later in the report. Areas of the textured coating to the joints of the plasterboard have peeled and given that this is just a garage, then repairs to the textured coating in these areas will suffice prior to complete redecoration.

Estimated Costs £300-400.00

## Windows / Doors

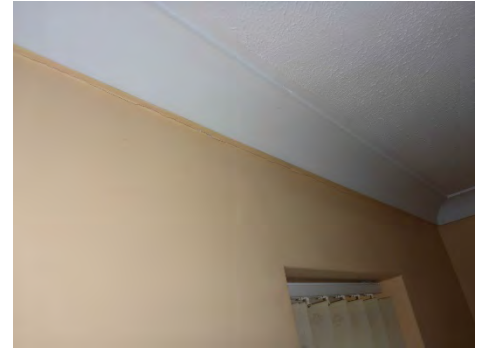
The door between the kitchen and the garage is not labelled as being fire rated and without the correct labelling the presumption is that the door is not of a standard required in order to prevent the spread of fire throughout the property i.e. FD30. The step between the two rooms is too low. Approved Document B of The Building Regulations 2010 advises on the requirements for a door of this type. This document will need to be consulted and where necessary improvements made to the existing door and step in order to bring the door up to current fire safety standards. Whilst there is no obligation to upgrade the door, we would strongly advise that you 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 door.

Estimated Costs £150-250.00

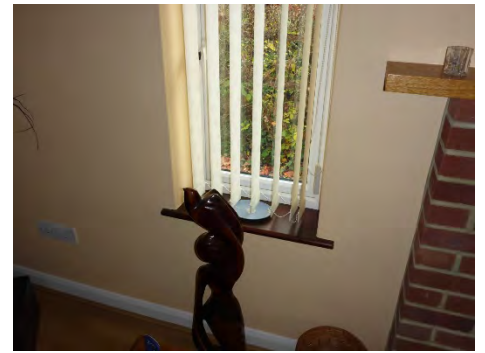
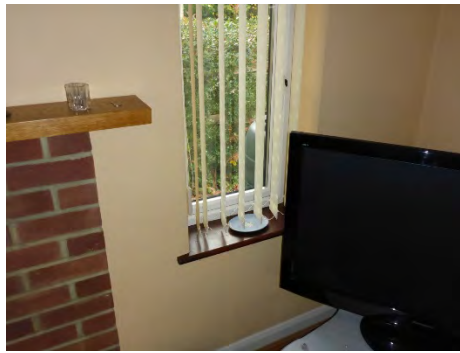
# Lounge



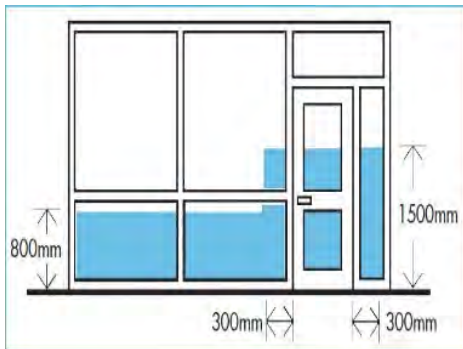
Wall crack



Cracks to coving joints



Glass to the internal doors and the side facing windows is in a critical location



Critical location diagram

**Details / Defects / Issues:** Yes. Items of concern have been listed below.

## Decoration

The walls are finished smooth and painted with emulsion. There is cracking above the chimney breast and above the double doors to the room. There is a Gyproc coving to the perimeter of the room, the joints to which have also cracked. 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 walls will need to be lined in Wallrock and the joints to the coving will need to be raked out, prepared and sealed with a flexible acrylic sealant. Wallrock is a non-woven material which is suitable for covering up untidy and poorly plastered surfaces including cracks.

Estimated Costs £400-500.00

## Windows / Doors

The glazing to the internal doors and the side 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. There are alternatives to replacing the glazed panels such as applying a safety film over the existing glass.

Further information can be found at:

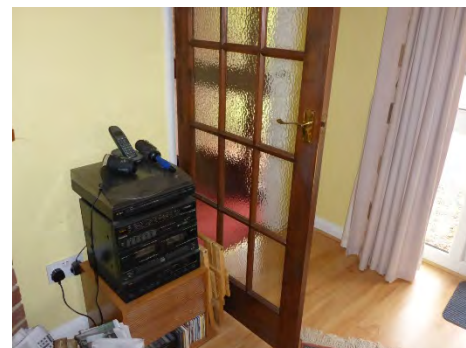
[http://solutions.3m.co.uk/wps/portal/3M/en\\_GB/3MWindowFilm/WindowFilm/Products/Window-Safety-Film/](http://solutions.3m.co.uk/wps/portal/3M/en_GB/3MWindowFilm/WindowFilm/Products/Window-Safety-Film/)

Estimated Costs £400-500.00

## Family Room



Cracks to the coving



Glass in a critical location

**Details / Defects / Issues:** Yes. Items of concern have been listed below.

## Decoration

There is a Gyproc coving to the perimeter the ceiling, the joints to which are cracked. 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 to the coving will need to be raked out, prepared and sealed with a flexible acrylic sealant.

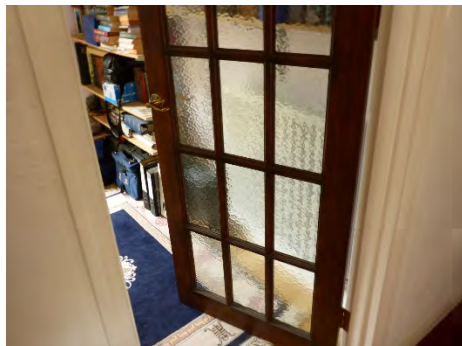
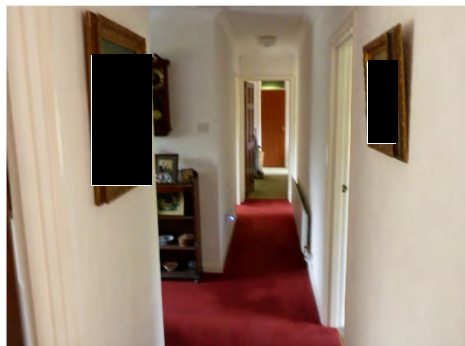
Estimated Costs £100-200.00

## Windows / Doors

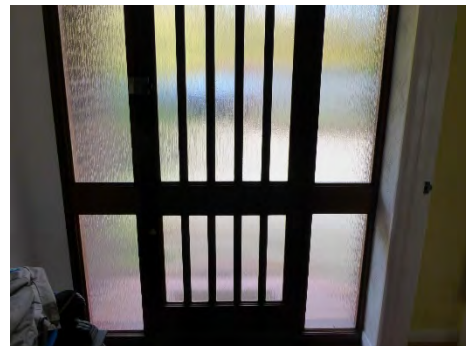
The glazing to the internal door is not toughened. This is a safety issue and in accordance with Approved Document N of The Building Regulations 2010, glass within a critical location should be toughened with each pane carrying the British Standard reference to confirm compliance. Further information about alternatives to replacement of the glass panels is provided earlier in the report.

Estimated Costs £200-300.00

# Hallway



Internal doors not fitted with safety glass



Glass in a critical location

**Details / Defects / Issues:** Yes. Items of concern have been listed below.

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## Windows / Doors

The glazing to the three internal doors and the entrance door and side panels 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. Further information about alternatives to replacement of the glass panels is provided earlier in the report.

Estimated Costs £800-1000.00

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## Heating Installation

The thermostatic control is located in the hallway and there is thermostatic radiator valve (TRV) fitted to the radiator. The two fittings will cause confusion between the boiler controls and the TRV will need to be removed.

Estimated Costs £ (see Heating and Hot Water section for costs)

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## Smoke / Heat Detection

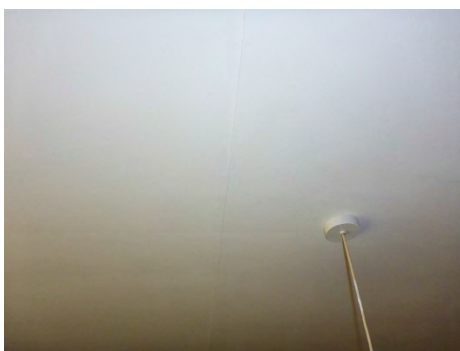
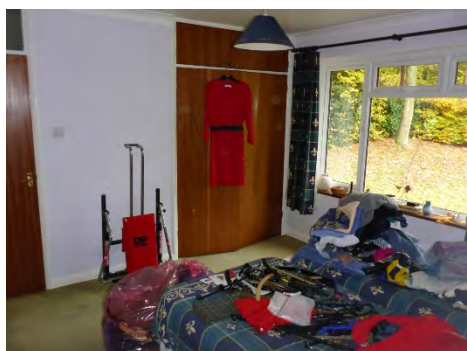
There is no provision for smoke/heat detection which falls below current standards set out in Approved Document F of The Building Regulations 2010. Provision should be made for the installation of a mains powered, fully linked smoke/heat detection system to the property. These fittings need to comply with BS 5839-6:2004. If one alarm detects fire, all alarms go off.



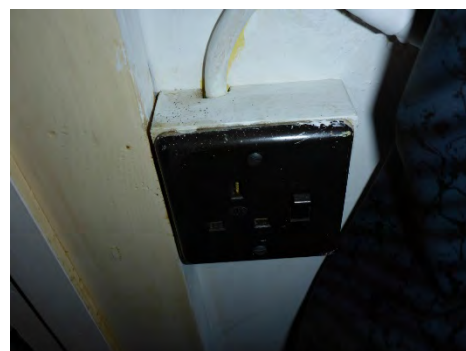
In 2006 there was a higher standard set out in BS 5839 which calls for detectors to be located within kitchens and lounges, in addition to one on each floor of the property. If you are upgrading the property you may wish to consider fitting a heat detector within the kitchen and an optical detector in the living room (s) where there may be an open fire or a stove. Note that British Standards are subject to change and you will need to consult the latest version prior to upgrading.

Estimated Costs £ see electrical section for costs

## Bedroom 1



Ceiling cracks



Dated electrical point

**Details / Defects / Issues:** Yes. Items of concern have been listed below.

### Decoration

The ceiling is finished smooth and painted with emulsion. There is cracking to the joints to the plasterboard, none of which suggests significant building movement or distortion and are more likely the result of general settlement and expansion. Prior to decoration the ceiling will need to be lined in Wallrock.

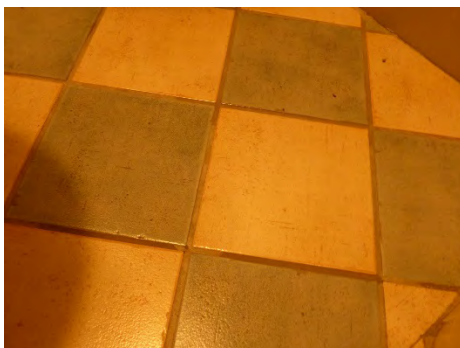
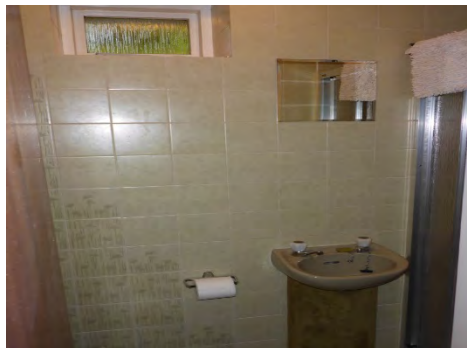
Estimated Costs £200-300.00

### Electrical Installation

There is a Bakelite socket cover to the wall mounted socket in the wardrobe. This fitting is dated and a potential safety risk and will need to be replaced with a more modern plastic fitting.

Estimated Costs £50.00

## En-suite



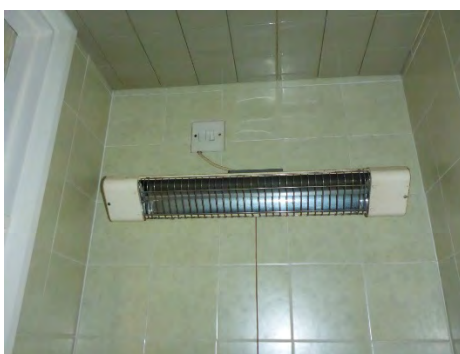
Floor tile joints are cracking



No sealant to the wash hand basin



No sealant around the shower



Dangerous heater

**Details / Defects / Issues:** Yes. Items of concern have been listed below.

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### Flooring

The floor is covered with ceramic tiles. A number of the joints are loose and cracked. This is an indication that the tiles have been fixed with a non-flexible material. The tiles will need to be lifted and replaced and any new ceramic tiles need to be fixed in place with flexible adhesive and the joints grouted with flexible grout.

Estimated Costs £300-400.00

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### Sealant

There is no silicone sealant applied to the wash hand basin and shower. It is important to ensure that these areas are correctly sealed as water escaping often goes unnoticed and serious damage can be caused to walls, flooring and floor timbers. Silicone sealant needs to be applied in one continuous application.

Estimated Costs £100-200.00

## Ventilation

No form of mechanical extraction is fitted within the room. Use of the shower or bath can create steam and moisture. 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 will also need to be installed. You are advised to seek further advice from an electrician and undertake remedial work as recommended.

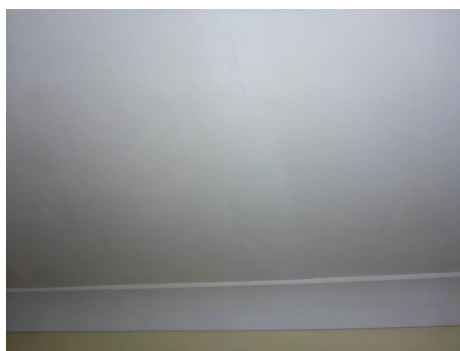
Estimated Costs £300-400.00

## Electrical Installation

There is wall mounted heater with an exposed element and this presents a significant safety issue and does not comply with current Building Regulation standards. The heater will need to be removed.

Estimated Costs £100-200.00

# Bedroom 2



Ceiling cracks

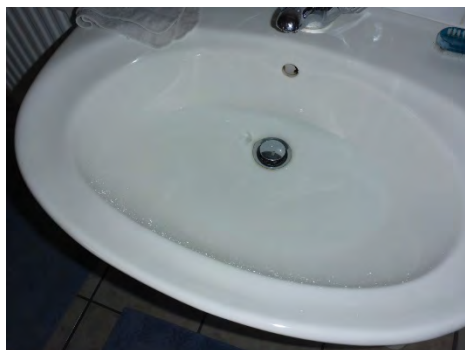
**Details / Defects / Issues:** Yes. Items of concern have been listed below.

## Decoration

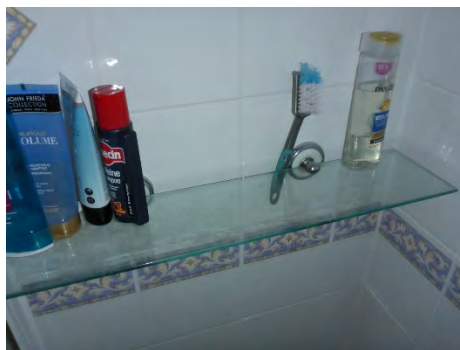
The ceiling is finished smooth and painted with emulsion and there is cracking to the plasterboard joints. None of the cracks suggest significant building movement or distortion and are more likely the result of general settlement and expansion. Prior to decoration the ceiling will need to be lined in Wallrock.

Estimated Costs £200-300.00

## En-suite



Slow draining wash hand basin



Glass shelf in the shower

**Details / Defects / Issues:** Yes. Items of concern have been listed below.

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### Plumbing

The drainage to the wash hand basin is slow compared to the pressure of the incoming water supply from the taps. Either the waste fitting will need to be increased in size or the water pressure reduced to eliminate the risk of the basin overflowing.

Estimated Costs £100-200.00

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### Other

There is a glass shelf in the shower which is not etched or marked as safety glass and this does present a significant safety risk and the shelf will need to be removed

Estimated Costs £50.00



# Bathroom



No mechanical extraction installed

**Details / Defects / Issues:** Yes. Items of concern have been listed below.

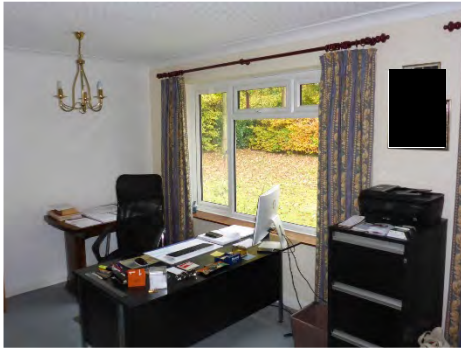
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## Extraction

No form of mechanical extraction is fitted within the room. Use of the shower or bath can create steam and moisture. 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 will also need to be installed. You are advised to seek further advice from an electrician and undertake remedial work as recommended.

Estimated Costs £300-400.00

## Bedroom 3



Wall crack

**Details / Defects / Issues:** Yes. Items of concern have been listed below.

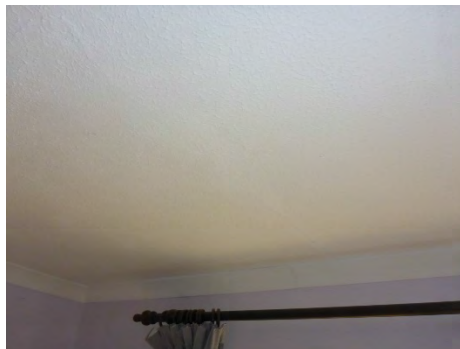
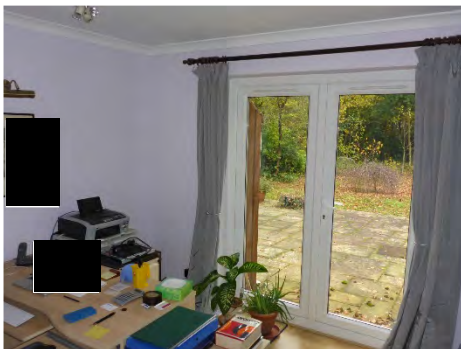
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### Decoration

The walls are finished smooth and painted with emulsion and there is cracking to the wall to the upper right side of the right side 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 wall will need to be lined in Wallrock.

Estimated Costs £100-200.00

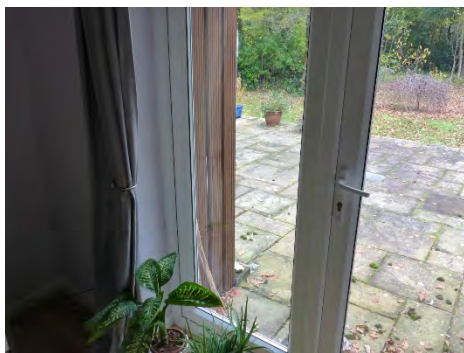
## Bedroom 4



Ceiling cracks



Wall cracks



Glass in a critical location

**Details / Defects / Issues:** Yes. Items of concern have been listed below.

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## Decoration

The ceiling and walls are finished smooth and painted with emulsion and there is cracking to both surfaces. 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 walls and ceiling will need to be lined in Wallrock.

Estimated Costs £300-400.00

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## Windows / Doors

The glazing to the left side door panel 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. Further information about alternatives to replacement of the glass panels is provided earlier in the report.

Estimated Costs £200-300.00

## Loft Access & Insulation



Insulation in the loft space is inadequate

**Fitted Ladder:** No

**Boarded:** Part

**Lighting:** Yes

**Insulation:** Yes

**Type:** Glass Fibre

**Thickness:** 100-200mm

**Details / Defects / Issues:** At the time of the inspection no visible defects were observed.

The loft to the main dwelling is accessible from the hallway and there is a loft accessible in the garage.

The insulation to the loft space of the main dwelling is inadequate. Approved Document L1B of The Building Regulations 2010 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 the loft hatch in the form of compressed foam or similar.

There is no requirement to install insulation above the garage as the space above is not habitable.

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:**

[www.nationalinsulationassociation.org.uk](http://www.nationalinsulationassociation.org.uk)

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

[www.est.org.uk](http://www.est.org.uk)

[www.cat.org.uk](http://www.cat.org.uk)

[www.ecocentre.org.uk](http://www.ecocentre.org.uk)



# Water Storage

**Water Storage:** Yes

**Suitable:** No

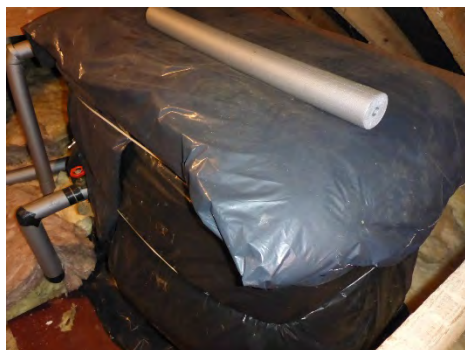
**Material:** Plastic

**Bye-Law 30 Kit Fitted:** No

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 1m 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.



Water storage tank



Insulation beneath the tank stand



No Bye-Law 30 kit installed



Water tank is supported on to chipboard

**Tank Support/Stand:** The cold water storage tank is housed on a sheet of chipboard.

**Details / Defects / Issues:** Yes. Items of concern have been listed below.

The cold water storage tank is housed on a sheet of chipboard which is not acceptable as it is prone to failure when exposed to moisture. The chipboard will need to be replaced with ply.

The current cold water storage is not fitted with a Bye-law 30 kit. A Bye-law 30 kit will need to be fitted to the cold water storage tank.

Estimated Costs £400-500.00

# Roof Construction



Hand cut roof is well braced and supported to the main building



Trussed timber roof above extension



No visible means of ventilation to the roof timbers



## Construction

**Roof Timbers:** Hand Cut & Trussed

**Treated Timber:** Yes

**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 [www.insofast.co.uk/insofast-products/remedial-product/lateral-restraint-tie.html](http://www.insofast.co.uk/insofast-products/remedial-product/lateral-restraint-tie.html)

**Details / Defects / Issues:** At the time of the inspection no visible defects were observed.

The roof to the main dwelling is constructed in hand cut treated timber and to the garage and extension in trussed treated timber. The roof is well braced and supported and of a typical construction for a building of this age and type.

## Ventilation

**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 - Ventilation (2010 edition incorporating 2010 and 2013 amendments).

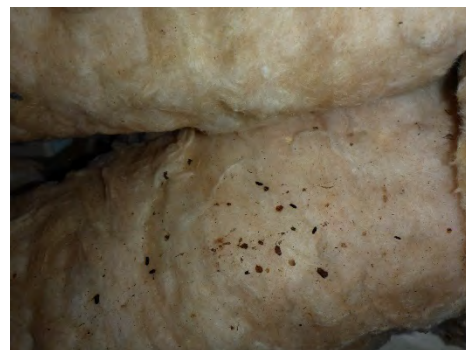
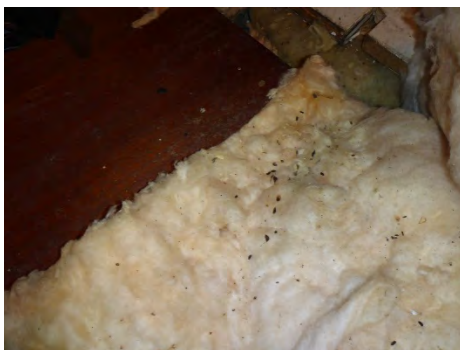
**Details / Defects / Issues:** Yes. Items of concern have been listed below.

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 will need to 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.

Estimated Costs £1200-1500.00



# Infestations



Rodent droppings on the insulation in the roof space

**Infestations:** Yes

**Type:** Rodent

**Details / Defects / Issues:** Yes. Items of concern have been listed below.

Rodent droppings were observed in the roof space. You are advised to seek advice from a specialist contractor and instigate a programme of eradication in relation to the rodents. Rodents can cause significant damage to the fabric of the building and in particular electrical cables in the loft space.

Estimated Costs £400-500.00



# Moisture Readings

Moisture readings are measured, where accessible, throughout the ground floor of the property with the use of a Protimeter Mini. 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 where accessible. None of the readings were high or abnormal.

# External

## Roof Coverings



Extension roof slopes



Front roof slopes



Rear roof slopes



Heavy moss covering to the roof tiles



Bottom tile course has dropped



Mortar to the ridge and hip tiles is loose and cracking



**Details / Defects / Issues:** Yes. Items of concern have been listed below.

The main roof is dual pitched and hipped with a hipped off-shoot to the front and rear which forms the extended parts. The roof slopes are covered with concrete interlocking tiles. Ridge and hip lines are sealed with segmental tiles bedded onto mortar. Abutments and valleys are sealed with lead.

There is a heavy moss covering to the roof slopes. This moss will need to be brushed clear and under no circumstances should the roof be jet washed or cleaned with the use of harsh chemicals as this will undoubtedly accelerate wear and cause significant damage to the granular finish of the tiles.

There are signs of the front tiles above the front entrance and window to the right side having dropped which is likely due to where the replacement fascia boards have been installed and they are slightly smaller than the original timber.



This can present an issue where water is able to creep under the headlap of the tiles and a way to address this would be to strip off the front tiles and install furrings which are graded pieces of timber on the bottom of each joist so as to lift the tiles and close the gap.

The mortar to the ridge and hip 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. It is the practice of unscrupulous contractors to point over the existing mortar joints. This is not an acceptable form of repair.

Estimated Costs £2500-3500.00

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

## Chimneys



Spalled bricks, capped flue and poor flaunching

**Details / Defects / Issues:** Yes. Items of concern have been listed below.

There is a brick built chimney which protrudes the centre of the main roof slopes and provides two flues to the subject property.

The pointing to the brickwork of the chimney is loose and defective in several places and there are a number of spalled bricks. The defective bricks will need to be cut out and replaced and the joints will need to be raked out, prepared and re-pointed.

One of the chimney flues to the chimney has been capped with mortar which is likely to restrict ventilation to the chimney flue and may result in internal issues due to condensation forming within the flue. The mortar will need to be replaced with a pot fitted with a weather directional cowl to aid and promote cross ventilation to the chimney flues.

The cement bedding (flaunching) around the base of the chimney pot is defective. This will need to be removed and replaced with new mortar.

Estimated Costs £700-800.00

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

# Guttering & Rainwater Pipes



Gutters are full of leaves, moss and debris



Leaky gutter joint to the front



Broken rainwater connection



Rainwater pipe connected to gulley



Rainwater gulley full of leaves and shingle



Water butt

**Details / Defects / Issues:** Yes. Items of concern have been listed below.

The gutters and rainwater pipes are plastic.

Some of the gutters contained leaves, moss and debris. The gutters will need to be cleared and left free flowing.

A joint to the left side of the front entrance is leaking. The defective parts will need to be replaced.

The left side rainwater rear pipe is connected to a water butt and whilst this is an environmentally friendly way of collecting rainwater, it is important to ensure that the water butts are regularly emptied as leaking and overflowing water butts have the potential to cause damage to the fabric and foundations of the building.

The connection between the rainwater pipe and the ground to the rear of the property is broken meaning that water, when discharged from the rainwater pipe will leak around the foundations of the building and there is potential for damage. The connection will need to be repaired and made good.

The front rainwater pipe to the right side of the garage is connected to the rainwater gulley in front of the garage and at the same time this gulley is full of leaves and shingle. It is not appropriate for a rainwater pipe to be connected in this way and improvements will need to be carried out to ensure that this rainwater pipe is directly connected to the soakaway system. At the same time it is important to ensure that this gulley is kept clear and free-flowing as blockages may result in water ingress into the garage.

Estimated Costs £300-400.00

**Access Requirements:** N/A



# 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.

[www.gov.uk/competent-person-scheme-current-schemes-and-how-schemes-are-authorised#current-schemes](http://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: Conservation of fuel and power in existing dwellings (2010 edition incorporating 2010, 2011, 2013 and 2016 amendments), 4.17, page 13 provides additional information.



Wooden window to the right side

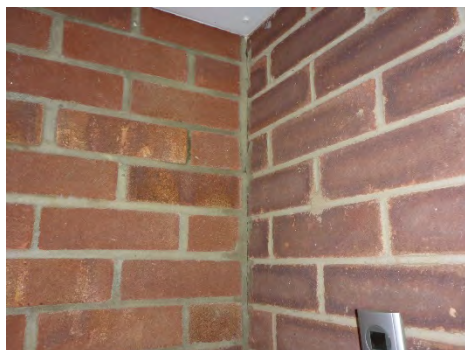
**Details / Defects / Issues:** Yes. Items of concern have been listed below.

The windows and doors are PVCu fitted with double glazed sealed units with the exception of the right side window to the en suite bathroom which is painted timber and will need to be replaced. The vendor advised that a certification of the installation of the windows has been provided by Fensa and this has been provided in turn to their legal adviser. Your legal adviser will need to confirm that the necessary certification is in place and any guarantees or warranties are fully transferable on completion.

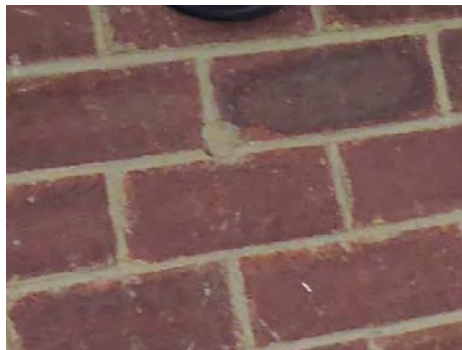
Estimated Costs £400-500.00

**Access Requirements:** N/A

## Walls / Subsidence / Movement



Vertical crack at junction



Evidence of retrospective cavity insulation having been injected



**Wall Construction:** Cavity - Insulation Unknown

**Details / Defects / Issues:** Yes. Items of concern have been listed below.

The main walls are of a cavity construction.

The vertical joint between the original and the extended part of the building at the front and to the left side of the front entrance is cracking. This does not suggest significant building movement or distortion and is more likely the result of general settlement and expansion. The joint will need to be raked out and re-pointed in new mortar.

There is evidence of a possible retrospective injection of cavity insulation which is visible by way of various repairs to the mortar joints. Your legal adviser should confirm if this work has been carried out and ensure that any guarantees or warranties are fully transferable on completion.

Estimated Costs £100-200.00

**Access Requirements:** N/A

# 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.



Overhead power supplies

**Details / Defects / Issues:** Yes. Items of concern have been listed below.

There is an overhead power supply and we are not sure if this is connected to the subject property, however the supply does encroach above the boundaries and your legal adviser will need to confirm that the necessary way leaves and agreements are in place for maintenance, repair and upkeep to this installation.

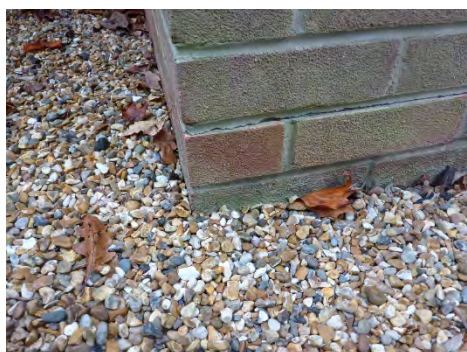
**Access Requirements:** N/A

# 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.



Ground levels to the front side and rear are too high



DPC steps to the front and right side

**Details / Defects / Issues:** Yes. Items of concern have been listed below.

Felt and plastic DPC's were identified to the original building and the extension.

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 left hand side rear right hand side and front right hand side the ground levels finish above this minimum requirement and will need to be reduced accordingly. Where it is not possible to reduce the ground level then a French drain will need to 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.

The DPC steps upwards on the front, right side and rear which means that the floors in these areas are below the external ground level. There was no indication of an issue internally with penetrating or rising moisture, however as a

precaution we would advise that the levels are reduced as suggested above in order to reduce the risk of this type of issue in the future.

Estimated Costs £1200-1500.00



# Drainage

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.



Blocked and open hoppers to the side and rear



Durgo fitted to rear drainage vent pipe



No cap to side vent pipe



Inadequate rodding to the drainage



Cesspit inspection chamber cover to the rear

**Details / Defects / Issues:** Yes. Items of concern have been listed below.

There are a number of open hoppers to the front, sides and rear which are exposed to blockages by leaves and debris. All hoppers need to be fitted with concrete shrouds and removable covers.

There are two main drainage connections, one to the rear and one to the right side. The one to the rear is fitted with a Durgo which is a non-return air admittance valve and the one to the right is not correctly terminated as the pipe remains open. It is also noted that neither of the pipes extend and terminate above the roof line which is a requirement for at least one of the drainage connections to be terminated in this way. The pipework will need to be extended accordingly so as to comply with current Building Regulation requirements as set out in Approved Documents G & H of The Building Regulations 2010.

The soil vent pipe which provides drainage connections from the bathroom and kitchen is located at the right side of the property. The rodding points are inadequate and this is essential for clearing and maintenance. All branch connections need to be fitted with extra rodding points.

Two inspection chambers were identified; one to the right side and one to the rear. The vendor advised that the property is connected to the main drainage system but had been previously been connected to a cesspit, the cover to which is located in the rear garden. The vendor also advised that the cesspit is no longer in use for foul drainage and is instead used for disbursement of rain and surface water. In this regard and given the other drainage implications, you are strongly advised to instruct a specialist contractor to attend and conduct a CCTV survey of the drainage and surface water drainage installations and advise further.

Estimated Costs £500-600.00

**Access Requirements:** N/A

# Trees & Shrubs



Trees and shrubs in close proximity to the property

**Details / Defects / Issues:** Yes. Items of concern have been listed below.

There are a number of large trees, shrubs and hedges which are in close proximity to the subject property and given that the vendor advised there had been a problem with subsidence to an internal wall relating to external trees, you are strongly advised to seek further advice from an arboriculturist in regard to the proximity and potential for damage to the property.

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.

# Boundary Walls & Fencing

**Details / Defects / Issues:** At the time of the inspection no visible defects were observed.

The boundaries are divided with shrubs and hedges.

The vendor advised that the road which services the subject property is private and that each owner has a responsibility to contribute to the maintenance, repair and upkeep.

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

# Security Issues

**Details / Defects / Issues:** At the time of the inspection no visible defects were observed.

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 that your insurance cover remains effective.



# Fire & Safety Issues

**Details / Defects / Issues:** Yes. Items of concern have been listed below.

Advice in regard to smoke and heat detection, safety glass and the fire door between the kitchen and garage 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.

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## Asbestos

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

It is quite possible that you will have asbestos in your home but while you need to 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 2012) 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 (2018) 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. In this regard if you do have additional concerns then you are strongly advised to commission a specialist survey by a professional company accredited to The Asbestos Testing and Consultancy Association (ATAC). [www.atac.org.uk/asbestos-testing-and-consultancy-association](http://www.atac.org.uk/asbestos-testing-and-consultancy-association)

Please also see [www.hse.gov.uk/asbestos/hiddenkiller/index.htm](http://www.hse.gov.uk/asbestos/hiddenkiller/index.htm) for further information.

## Lead Pipes

Lead pipes were not observed in the property.

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 need to 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.

# Summary of Estimated Costs

## Estimated Costs

### Critical Costs: £8,950-11,850.00

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 Costs: £3,000-3,900.00

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 Costs: £1,800-2,600.00

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

### Advisory Costs: £0.00

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

Total Estimated Costs: **£13,750-18,350.00**

The costs 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.

## 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 and private service road.
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 vendor advised that there had been some underpinning work carried out in July 2017 and that these works were certified and signed off by an engineer instructed by the insurance company. Your legal adviser will need to confirm that the certification and guarantee is fully transferable on completion.
12. The property has been extended to the left side. You will need to 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.
13. The vendor advised that a certification of the installation of the windows has been provided by Fensa and this has been provided in turn to their legal adviser. Your legal adviser will need to confirm that the necessary certification is in place and any guarantees or warranties are fully transferable on completion.
14. There is evidence of a possible retrospective injection of cavity insulation which is visible by way of various repairs to the mortar joints. Your legal adviser should confirm if this work has been carried out and ensure that any guarantees or warranties are fully transferable on completion.
15. There is an overhead power supply and we are not sure if this is connected to the subject property, however the supply does encroach above the boundaries and your legal adviser will need to confirm that the necessary way leaves and agreements are in place for maintenance, repair and upkeep to this installation.



# Additional Advice

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## 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.

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## 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 [www.tradingstandards.gov.uk/advice/trustmark.cfm](http://www.tradingstandards.gov.uk/advice/trustmark.cfm)

Another useful source of reputable and local contractors can be found from 'Which Local'

[www.which.co.uk/home-and-garden/home-improvements/guides/employing-a-builder/](http://www.which.co.uk/home-and-garden/home-improvements/guides/employing-a-builder/)

# Declaration

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

**Signed**



**Dated** 8 November 2018

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

**Title** Building Surveyor

**Company** Home-Approved Building Surveyors Ltd

**Address** 3 Saxton, Parklands, Railton Road, Guildford, Surrey GU2

**Telephone** 0800 980 3113

**Email** [m.brown@home-approved.com](mailto:m.brown@home-approved.com)

**Web** [www.home-approved.com](http://www.home-approved.com)

# Thank You

Thank you for asking Home-Approved to carry out your property survey.

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

0800 980 3113

info@home-approved.com

www.home-approved.com



## Feedback

Happy with our service? We'd be grateful for your feedback. You can click [here](#) to leave us a review, or visit our [website](#). Read our excellent reviews on [reviews.co.uk](#) and [checkaprofessional.com](#).



Checkaprofessional.com  
Where reputation matters

*"A very thorough report issued covering all aspects of the property which was then used as a successful negotiating tool. Very happy with the service supplied."*

– Tom Everard

*"Home-Approved were very prompt in responding and provided us with a very good quality survey report including responses to specific requests made prior to the survey. They also very kindly responded to additional queries from our solicitor after the report."*

– Edouard Guillabert

# Our Other Services

We hope your house buying experience is a good one, and we offer several other services that may be of interest.



## Party Wall Advice

Are you planning to carry out work on a wall, ceiling or floor structure shared with a neighbouring property? Are you going to build on or at the boundary with another property? Do you need to excavate ground near your neighbour's property?

[Read more](#)

## Specific Defect Surveys

Specific Defect Surveys investigate a particular defect on a building that has been identified in a pre-purchase report or because the building owner has become concerned about some cracking or evidence of potential damage.

[Read more](#)

## Project Management

Home-Approved's Project Management Services involve the selection of professional consultants, contractors, specialists and other key people to ensure that the client objectives are met.

[Read more](#)

## Post Works Surveying

Post works surveys are necessary when you have issues with the standard of work that has been carried out on your property.

[Read more](#)