



# Survey Report

Property Address

[REDACTED]  
[REDACTED]

Client

[REDACTED]

Inspection Date 18 January 2019

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 Flat
Approximate year of construction	1890s
Purchase price	£495,000
The front of the property faces	East
Weather conditions during inspection	Fine & Dry
Condition of property when inspected	Owner Occupied
No of floors	1
Access to the property	By Vendor
Present during inspection	The vendor
What is the tenure	Leasehold
How many years if leasehold	79
The roads are	Adopted
Access to site is	<div></div>
Property listed or in a conservation area	No

### Mains Services

- ☒ Gas
- ☒ Water
- ☒ Electricity
- ☒ Drainage
- ☐ LPG

### Outside Facilities

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

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## Structural Repairs and Alterations

### Structural Repairs:

*e.g. underpinning or strengthening*

No

### Details / Defects / Issues:

The vendor advised there had been no structural repair work carried out to the property during their period of ownership.

### Structural Alterations, Extensions or other works:

No

### Details / Defects / Issues:

We were not advised of, and there was no evidence of, structural alterations, extensions or other works having been carried out to the property.

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## 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.

# Services

## Electrical Installation



Fuse board



Main fuse



Electricity meter



Battery powered smoke detection

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### Fuse Board

The fuse board is located in the hallway cupboard. The fuse board is split capacity & fitted with RCD protection. The electric meter is located in the hallway cupboard.

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### 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: Dwelling houses (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

### Details / Defects / Issues

The system should be updated to include improvements to:

- |   |   |
|---|---|
| <input type="checkbox"/> Replacement fuse board               | ✓ 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 £500-600.00

## 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



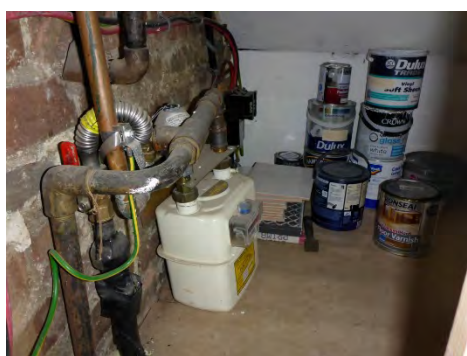
Wall mounted boiler



Fan assisted flue



Boiler programmer



Gas meter



TRV's fitted to one radiator



Thermostatic control

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## Heaters

The heating to the property is provided by a combination boiler which is located in the conservatory. The boiler vents through the rear wall and is fan assisted. The boiler controls are built in to the boiler. The gas meter is located in the hallway cupboard and is earth-bonded.

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

The rooms are heated by panel radiators one of which is fitted with a thermostatic radiator valve (TRV). 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.

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## Hot Water

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 - Sanitation, hot water safety and water efficiency (2015 edition with 2016 amendments).

## Recommendations

### Details / Defects / Issues:

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 £700-800.00

**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

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## Mains

Mains water is connected to the property. An internal stopcock (isolation valve) was not located at the time of the inspection.

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## Stopcock

The external stopcock, we believe, is on the pavement in front of the property. 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.

The property is not connected to a water meter.

**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

Ventilation is important to suspended timber floors and needs to be provided at both sides of the building so that ventilating air will have a free path between opposite sides and to all parts. The actual area of opening needs to be at least equivalent to  $1500\text{mm}^2$  for each meter run of wall and any ventilating pipe should have a diameter of at least 100mm.

225 x 225mm air bricks need to be provided to the external walls in accordance with **BS 5250:2011+A1:2016** Code of practice for control of condensation in buildings. Air bricks need to be provided with grills to prevent entry by rodents.

Where a suspended floor joins a solid floor and particularly to avoid any stagnant corners, ventilating pipes or ducts need to be laid below the solid floor connecting to the air bricks and the solid floor.

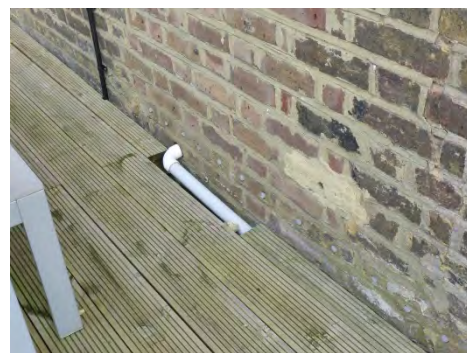
**Where adequate cross ventilation is not achieved significant damage to floor timbers may occur. If alterations or additions have been carried out to the property and cross ventilation has been restricted then further investigation is advisable. This may involve lifting sections of flooring internally in order to thoroughly inspect all timbers. You should instruct a contractor accredited to the Property Care Association (PCA) who will be best placed to advise on the causes, consequences and likely cost implications.**



Air bricks are too small and few



Front air bricks are damaged



No ventilation through the solid floor

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

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

The floors were covered with wood and ceramic flooring 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.

There is a lack of ventilation to the suspended timber floor as the air bricks are either too small, blocked by debris, broken or too few in number. Ventilation needs to be improved in line with Approved Document C of The Building Regulations 2010. The openings should be not less than either  $1500\text{mm}^2$  per meter run of an external wall or  $500\text{mm}^2$  per meter<sup>2</sup> of floor area, whichever gives the greater.

Where the bathroom, bedroom 1 and hallway floors have been constructed in concrete there are no ventilation ducts installed to continue ventilation to the original suspended flooring. Ducts need to be installed and connected through to the original suspended timber floor and terminate through the external wall of the bedroom/bathroom. This work will involve the lifting and relaying/replacement of the existing floor coverings.

Estimated Costs £1200-1500.00

# Internal

## Kitchen



Ceiling line cracks

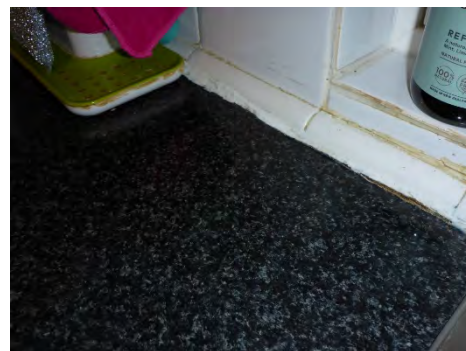
Ceiling cracks



Extractor is not externally ducted



Possible leak under the sink



Poor sealant to the worktops

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

### Decoration

The walls and ceiling are finished smooth and painted with emulsion. There is cracking to the ceiling line which is the joint between the ceiling and the walls and also to the ceiling. None of the cracks suggest significant building movement or distortion and are more likely the result of general settlement and expansion. Prior to decoration the joints to the ceiling line will need to be raked out, prepared and sealed with a flexible acrylic sealant and the ceiling will need to be lined in Wallrock. Wallrock is a non-woven material which is suitable for covering up untidy and poorly plastered surfaces including cracks.

Estimated Costs £300-400.00

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## Smoke / Heat Detection

The current provision for smoke/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

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## Extraction

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 an external wall or install a mechanical means of ventilation in line with Approved Documents F and L of the Building Regulations 2010. This will need to be in the form of an extractor fan with a 15 minute overrun timer facility. A three pole isolation switch will also need to be installed.

Estimated Costs £300-400.00

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## Plumbing

There was moisture on the shelf under the sink and the vendor advised that there was a leak which was due to be fixed by a plumbing contractor. Your legal adviser will need to confirm that these works have been carried out.

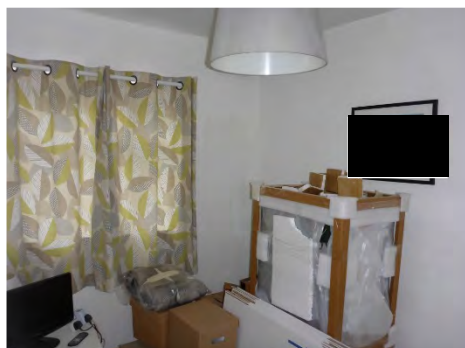
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## Sealant

The silicone sealant to the edges and abutments of the tiling around the worktops has been poorly applied and will need to be replaced. The existing silicone will need to be completely removed prior to applying the new sealant in one continuous application. 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.

Estimated Costs £100.00

# Bedroom 1



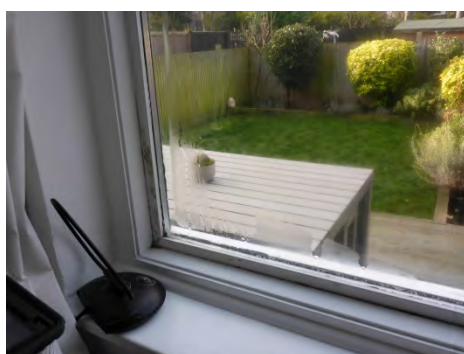
Ceiling cracks



Wall cracks



Ceiling line cracks



Failed glazing panel

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

## Decoration

The ceiling and walls are finished smooth and painted with emulsion. There is cracking to the ceiling, the walls and to the ceiling lines. 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 line joints will need to be raked out, prepared and sealed and the walls and ceiling will need to be lined in Wallrock.

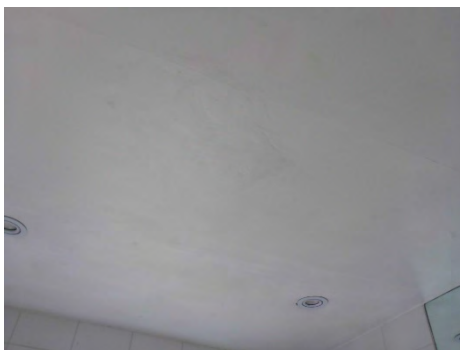
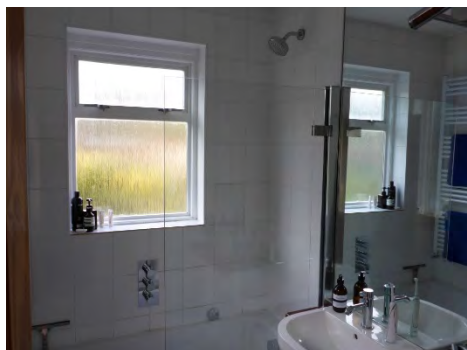
Estimated Costs £200-300.00

## Windows / Doors

The double glazed unit to the window has failed and condensation is forming between the two glass panels. It is not possible to repair and the double glazed unit will need to be replaced.

Estimated Costs £100-200.00

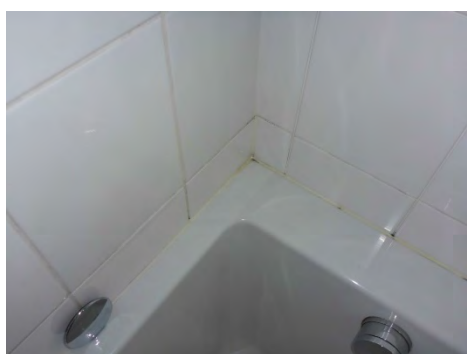
# Bathroom



Ceiling cracks and staining



Lights are not IP rated



Bath sealant is poor

**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 cracking and staining. None of the cracks suggest significant building movement or distortion and are more likely the result of general settlement and expansion. The staining is consistent with high levels of condensation. Prior to decoration the ceiling will need to be fully prepared and sealed with an alkaline based sealer and then lined in Wallrock. In regard to the staining the current extractor fan will need to be checked and a qualified electrician should advise in regard to improvements by installing a larger capacity extractor.

Estimated Costs £100.00

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## Electrical Installation

The lighting is not suitably IP rated and presents a safety issue. As part of any electrical repairs and upgrades the lights will need to be replaced with IP rated fittings.

Estimated Costs £200-300.00

## Sealant

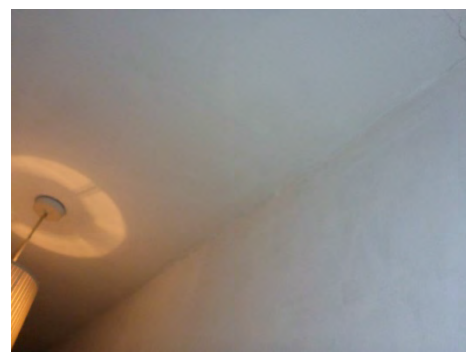
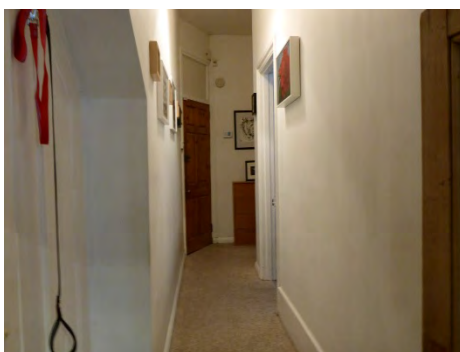
The silicone sealant to the edges and abutments of the tiling around the bath has been poorly applied and will need to be replaced. The existing silicone will need to be completely removed prior to applying the new sealant in one continuous application. It is important to ensure that these areas are correctly sealed as water escaping often goes unnoticed and serious damage can be caused to walls, flooring and floor timbers.

Estimated Costs £150.00

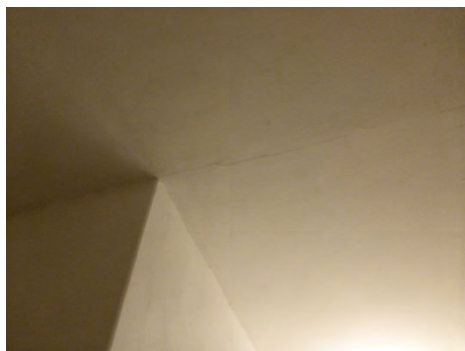
## Hallways



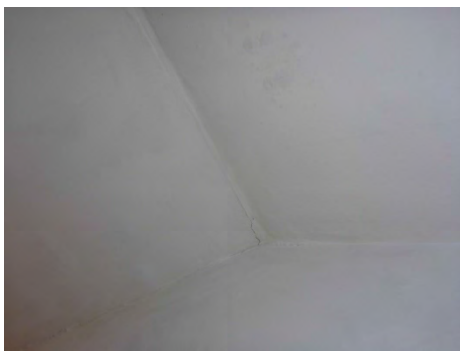
No heat installed to the front or rear hallways



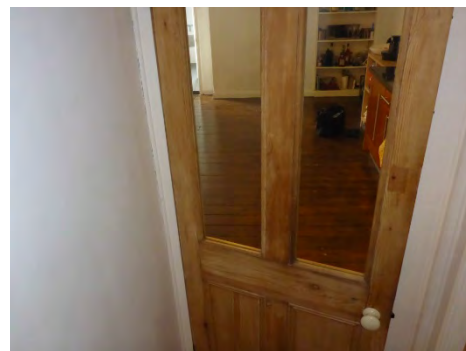
Ceiling line cracks



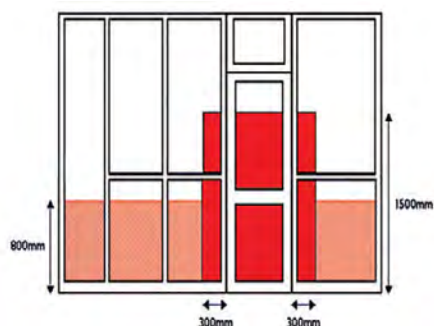
Ceiling cracks



Skedling cracks



Glass in a critical location



Critical location diagram

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

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## Heating Installation

There is no 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 will need to be extended and a fixed radiator fitted.

Estimated Costs £300-400.00

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## Decoration

The ceiling and walls are finished smooth and painted with emulsion. There is cracking to the ceiling, the skirting and to the ceiling line. 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 line and skirting cracks will need to be raked out, prepared and sealed with a flexible acrylic sealant and the ceiling will need to be lined in Wallrock.

Estimated Costs £300-400.00

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## Windows / Doors

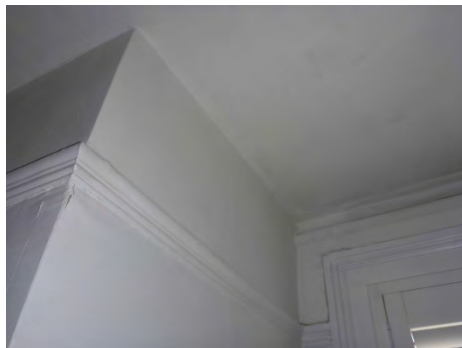
The glazing to the door to the kitchen is not toughened. This is a safety issue and in accordance with Approved Document N of The Building Regulations 2010, glass within a critical location should be toughened with each pane carrying the British Standard reference to confirm compliance. There are alternatives 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 £200-300.00

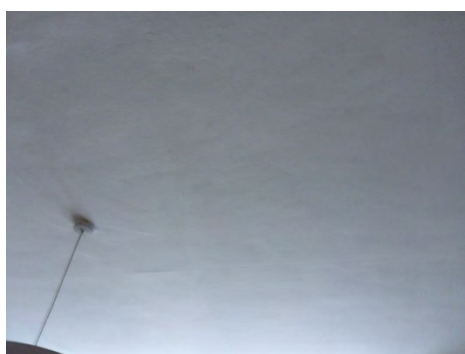
# Lounge



Ceiling line cracks



Wall cracks



Ceiling cracks

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

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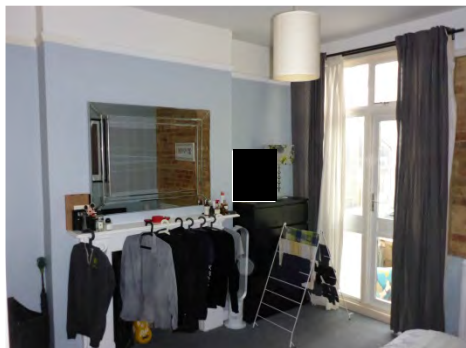
## Decoration

The decoration and finishing is poor. The only way to address this issue would be to redecorate the walls, ceiling and woodwork. This should also include any additional preparation works to poorly finished surfaces such as cornices or woodwork. It would also be advisable to apply Wallrock fibrous paper to defective wall or ceiling surfaces prior to redecoration.

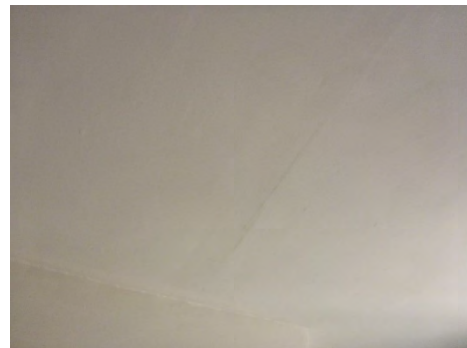
There is cracking to the ceiling, ceiling line and walls. None of the cracks suggest significant building movement or distortion and are more likely the result of general settlement and expansion. Prior to decoration the ceiling line cracks will need to be raked out, prepared and sealed with a flexible acrylic sealant and the walls and ceiling will need to be lined in Wallrock.

Estimated Costs £600-700.00

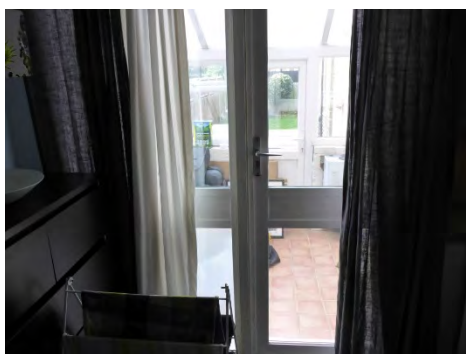
## Bedroom 2



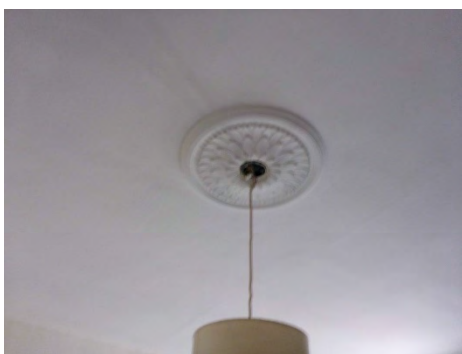
Ceiling line cracks



Ceiling cracks



Glass in a critical location



Poorly fitted light

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

### Decoration

The ceiling and walls finished smooth and painted with emulsion. There is cracking to the ceiling and the ceiling line. 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 line joints will need to be raked out, prepared and sealed with a flexible acrylic sealant and the ceiling will need to be lined in Wallrock

Estimated Costs £300-400.00

### Windows / Doors

The glazing to the rear facing doors and 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. Further information about alternatives to replacement of the glass panels is provided earlier in the report.

Estimated Costs £700-800.00

## Electrical Installation

The connection to the light fitting is poor and dangerous as there are exposed cables. A qualified electrician will need to attend and carry out repairs as necessary

Estimated Costs £100-200.00

# Conservatory

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

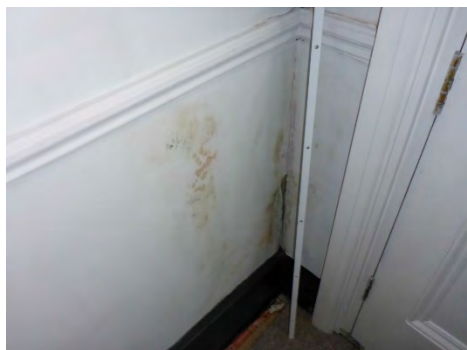
The floor is covered with ceramic tiles. A number of the tiles are loose. This is an indication that the tiles have been fixed with a non-flexible material. The tiles will need to be lifted and replaced and any new ceramic tiles need to be fixed in place with flexible adhesive and the joints grouted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



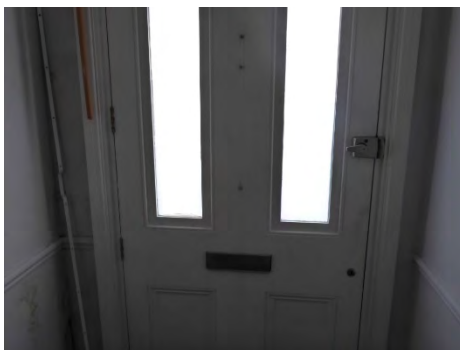
Loose floor tiles

Estimated Costs £800-1000.00

# Communal Hallway



Saturation and damage to walls



Glass in a critical location

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

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## Decoration

There is saturation and staining to the wall and we believe this relates to defective flashings and guttering externally. Once the external issues are addressed internally there will be a need to cut out and patch repair the wall plaster before complete redecoration is carried out.

Estimated Costs £300-400.00

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## Windows / Doors

The glazing to the 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

# 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:** N/A

The property is located on the ground floor and there was no access to the loft at the time of the inspection.

**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:** No

**Suitable:** N/A

**Material:** N/A

**Bye-Law 30 Kit Fitted:** N/A

**Details / Defects / Issues:** N/A

The property is fitted with a combination boiler so there is no requirement for stored water.

# Roof Construction



Ventilation to the roof timber is inadequate

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## 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 [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:** N/A

We were unable to inspect the roof structure as there was no access to the loft at the time of the inspection. It was noted that a loft conversion has been carried out which was confirmed by both the vendor and the owner of the adjoining property who also advised that no building regulation had been obtained for the work. As a result of the loft conversion being carried out there is extensive cracking to the walls of the adjoining owner's property and there is currently a dispute between the owners in relation to the cracking. Where your legal adviser confirms a responsibility for the cost of maintenance and repair to the roof structure as part of your lease then you are strongly advised to seek further advice from a structural engineer who would be best placed to advise further in regard to the integrity of the roof structure. It should also be noted that in order to provide this it is likely that the same structural engineer would need access to the first floor property.

## Ventilation

**Type of Ventilation:** Tiles

**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.

Tile ventilators were noted to the roof slopes, however these were only located at high and mid level of the roof slopes. It is important to ensure that there is adequate cross ventilation to the roof timbers to prevent issues with condensation and prevent issues with resulting rot damage to roof timbers. Tile ventilators will need to be fitted to the external roof slopes at low level and additional ventilation at high level on all sides of the roof to provide suitable cross ventilation to the roof timbers.

Estimated Costs £1200-1500.00

# Infestations



Rodent bait traps in the hall cupboard

**Infestations:** Yes

**Type:** Rodent

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

Rodent bait boxes were observed in the hallway cupboard. 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 £300-400.00

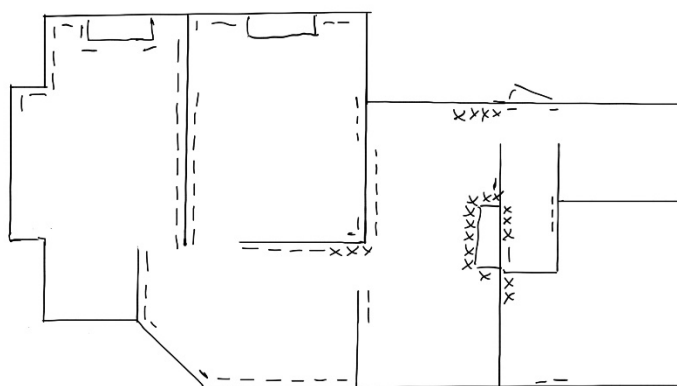
# Moisture Readings

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.



XXX High moisture

--- Normal moisture

**Floor Plan Disclaimer: While every attempt has been made to ensure the accuracy of our floor plans, measurements/locations of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error omission, or mis-statement. Our plans are for illustrative purposes only.**

The walls to the kitchen, hallways and bedroom one provided high moisture readings. Without further investigatory work, it is not possible to be certain of the cause of the problem but in our view, it is likely to be due to the high ground levels and possibly a failure in the DPC.

Formulating a solution to the dampness problem will require further consideration but is likely to include the re-lining of all walls, lowering of outside ground levels and other general maintenance work.

It is strongly recommended you seek advice from a contractor accredited to the Property Care Association (PCA) who can determine the cause of any issue, most effective method of treatment and the associated costs.

# External

## Roof Coverings



Front roof slopes



Side roof slopes



Rear roof slopes



Lead flashing are longer than 1.5m



Poorly repaired slate to the front



Cement fillets to the porch



Broken ridge tiles to the main roof



Loose and defective mortar to the ridge/hip tiles

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

The main roof is dual pitched and hipped with a gabled off-shoot to the front and a mono-pitched off-shoot to the rear. The roof slopes are covered with Eternit slates which are a substitute cement fibre material. Ridge and hip lines are sealed with segmental tiles bedded onto mortar. Abutments are sealed with lead and valleys lined with zinc.

The lead flashings to the parapet walls at the front have been laid in lengths exceeding 1.5m and whilst there was no evidence at the time of the inspection it is likely that as a result the lead will, over time, ridge and split. The lead will need to be replaced in accordance with The Lead Sheet Association: "Rolled Lead Sheet, The Complete Manual".

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.

A slate repair has been carried out to the front off-shoot and this has been completed to a poor standard where the old slate has not been removed fully prior to the installation of the new slate. Both the new and the old slate will need to be removed and then the new slate correctly re-fitted.

The edges and abutments to the front porch are currently sealed with cement/tiled fillets. These are inadequate and need to be replaced with a more flexible material such as lead. The lead should be cut, wedged and pointed into the building.

The ridge tiles to the main roof are broken and have been bedded onto new mortar in several pieces. Over time it is likely that the mortar will crack and there is potential for water ingress. The ridge tiles will need to be stripped and replaced.

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



Open flues



Spalled bricks and loose pointing



Cracked and defective flaunching

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

There are two brick built chimneys which protrude the base of the left side roof slope and provide a total of two flues to the subject property. The chimney to the rear has been removed meaning that the kitchen fireplace is no longer serviceable.

The chimney flues 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. At the same time all flues need to be vented internally with permanently open vented air bricks a minimum of 225x225mm.

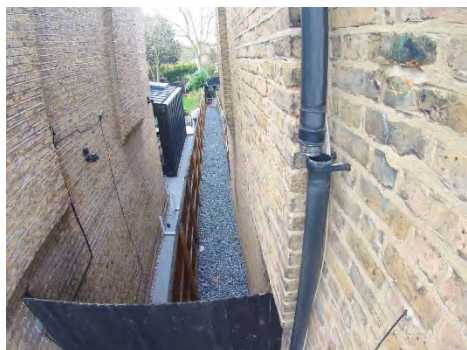
The pointing to the brickwork of the chimney is loose and defective in several places and there are a number of spalled bricks. The defective bricks will need to be cut out and replaced and the joints will need to be raked out, prepared and re-pointed.

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 £2000-3000.00

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

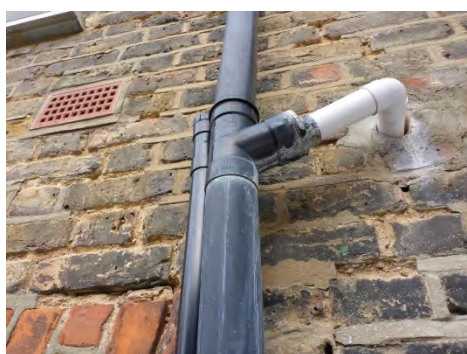
# Guttering & Rainwater Pipes



Side rainwater pipe has come apart



Porch guttering is blocked and in a poor state of repair



Grey waste into the rainwater pipe

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

The gutters and rainwater pipes are plastic.

The front left side rainwater pipe has come apart meaning that water is being discharged down the face of the building. This has caused damage to the brickwork at low level around the hopper and repairs in this regard are advised in the Walls/Subsidence/Movement section of the report. The pipe will need to be re-connected.

The guttering and rainwater pipe to the porch is cast metal and the rainwater from the main roof discharges into this gutter which is undersized and unable to cope with the volume. The cast metal fittings will need to be replaced and a deep flow section of guttering needs to be installed in order to be able to deal with the volume of water being discharged from both the porch and the main roof.

To the rear of the property the bathroom/kitchen waste from the first floor is connected to the rainwater pipe which discharges into an open hopper. It is not known if the drainage system is combined in that it currently accepts rainwater and grey water and this needs to be checked further and where necessary alterations carried out to separate the two drainage systems. At the same time it was noted that the fitting is leaking and repairs in the interim need to be carried out to prevent further damage to the fabric and foundations of the building.

Estimated Costs £400-500.00

**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. We were unable to confirm when the windows/doors were replaced. Where windows have been replaced your legal adviser needs to confirm the presence of building regulation or competent person scheme approval including the existence of a final completion certificate.

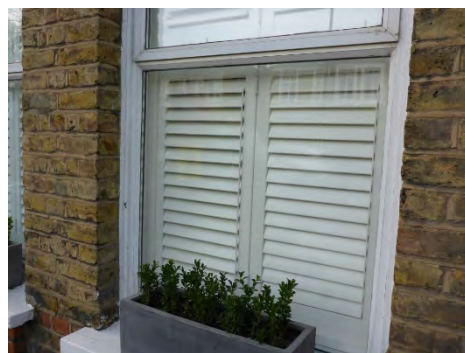
FENSA, BM TRADA, Benchmark, BSI, CERTASS, NAPIT, Network VEKA and Sroma are all competent person schemes. Please see the link below for further information.

[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.



Windows are dated and in need of replacement

## Details / Defects / Issues: N/A

The windows are aluminium casements fitted into hardwood frames and fitted with double glazed sealed units. The door to the rear is PVCu fitted with double glazed sealed units.

The windows are dated and you will need to consider replacement in new PVCu casements with double glazed sealed units. This is a controlled item and you will need to ensure that the contractor you instruct is part of the Competent Persons Scheme or that a building regulation application is submitted in line with Approved Document L1B of The Building Regulations 2010.

Estimated Costs £7000-8000.00

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

## Walls / Subsidence / Movement



Loose and defective pointing to the rear walls



Spalled bricks to the front bay window



Cracks to the brickwork around the front bay window



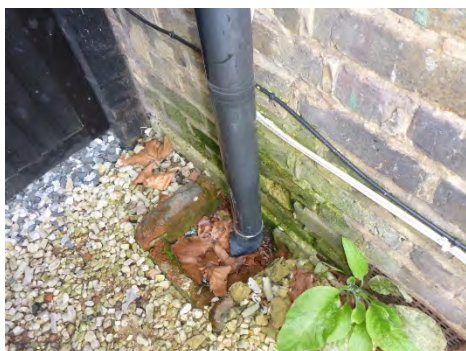
Cracks above rear off shoot window



Cracks above conservatory



Cracks inside the front porch



Spalled bricks around the base of both front rainwater pipes



Rear parapet wall in a poor condition

**Wall Construction:** Solid Construction

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

The main walls are of a solid construction and do not benefit from any type of insulated cavity.

The joints to the brickwork at the rear are loose and crumbling. The joints will need to be raked out to a depth of at least 20mm and re-pointed with new mortar.

A number of the soft red bricks to the front bay are spalled and will need to be cut out and replaced.

Cracking was observed to the brickwork around the front bay window, above the rear facing off-shoot window and above the conservatory to the rear and inside the front porch. None of the cracking suggested significant building movement or distortion and is more likely the result of general settlement and expansion and is consistent and normal for a property of this age and type of construction. The cracked and defective brickwork will need to be cut out and replaced and all cracked and defective mortar joints will need to be raked out and re-pointed in new mortar.

The brickwork around the rainwater hoppers to the front are showing signs of excessive spalling which is likely due to the defective rainwater pipes and guttering. The defective bricks will need to be cut out and replaced with materials to match.

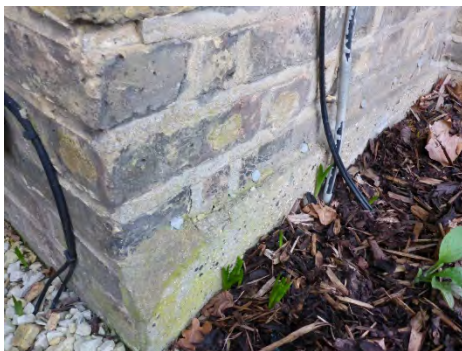
The rear parapet wall has been repaired although to a poor standard and there is no form of coping installed. There are signs of further cracking and deterioration to the render especially the repairs which will need to be cut out and further repaired. In order to prolong the life of these repairs and the wall itself, correctly sized coping stones will need to be installed and bedded onto mortar with an adequate overhang and capillary channels to both sides to ensure that rainwater is discharged away from the face of the wall.

Estimated Costs £8000-10,000.00

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

# 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.



Poorly fitted cables to the front

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

There are a number of loose and poorly fitted cables to the front. All cables need to be clipped securely against the building and at the point of entry should be looped downwards and sealed with silicone to prevent weather ingress and internal damage.

Estimated Costs £100.00

**Access Requirements:** N/A

# Damp Proof Courses

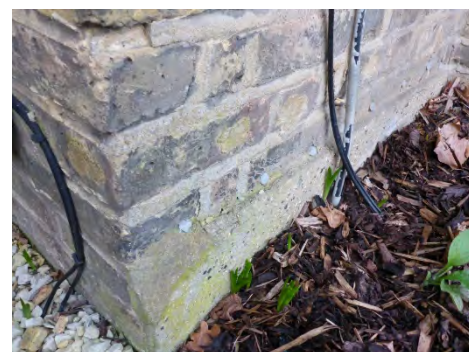
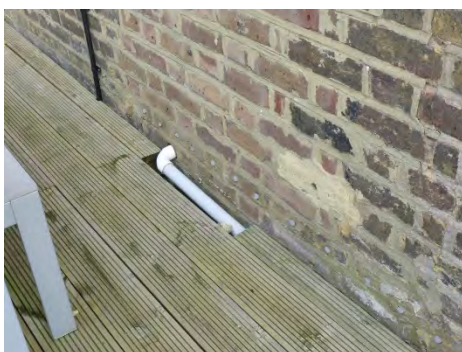
The damp proof course (DPC) to a property is a material such as; felt, plastic, bitumen, slate or rubber which is built into the walls of a building at low level to offer protection against moisture rising from the ground. In older buildings this material may have broken down or in some cases not ever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



Rear decking is finished too high against the building



DPC injection to the front



DPC injection to the rear

## Details / Defects / Issues: N/A

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. At the rear the decking finishes above this minimum requirement and will need to be reduced accordingly. Where it is not possible to reduce the decking then a gap will need to be formed between the building and the decking which is at least 150mm wide to prevent water splashing back against the building above the level of the DPC.

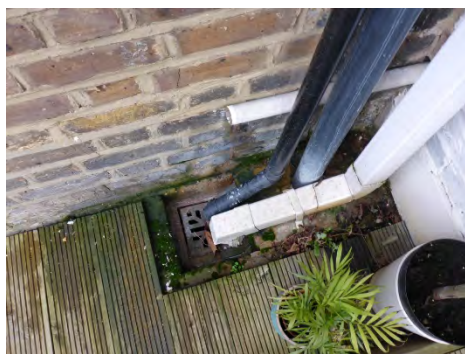
The external brickwork to the front and rear has been drilled and made good. This is an indication of a chemically injected damp proof course having been installed. Your legal adviser will need to investigate the existence of any guarantee for this work. Any guarantee should be insurance backed and transferrable on completion.

Estimated Costs £1200-1500.00

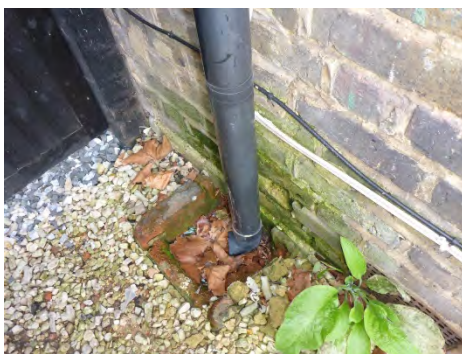
# Drainage

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.

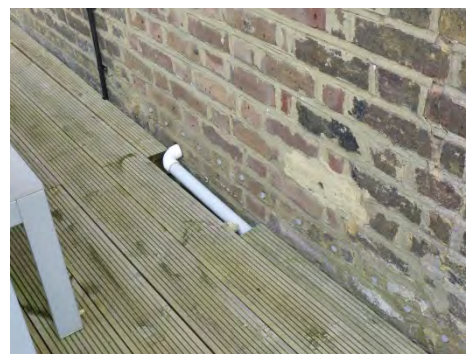
If the water supply is found to be shared, check that proper legal arrangements are in hand.



Kitchen waste is poorly fitted



Open and blocked hoppers



No access to bathroom hopper/connection

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

No inspection chambers were observed within the boundaries and this is likely due to the fact that there is timber decking in place at the rear which is likely to cover these. Your legal adviser should confirm the location of the underground services with the utility provider and access will need to be provided at all times for clearing and maintenance which will mean that if the decking is to remain in place that access panels will need to be cut into this.

The kitchen waste is poorly fitted and is not directed into the rainwater hopper. Instead this discharges out against the wall and onto the decking which in turn is causing saturation and damage. The waste pipe needs to be correctly directed and terminated into the hopper.

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

Estimated Costs £700-800.00

**Access Requirements:** N/A

## Trees & Shrubs

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

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



Shared access to the front and the side/rear

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

The boundaries are divided with fences and there is shared access to the front and side which in turn provides access to the rear of the property.

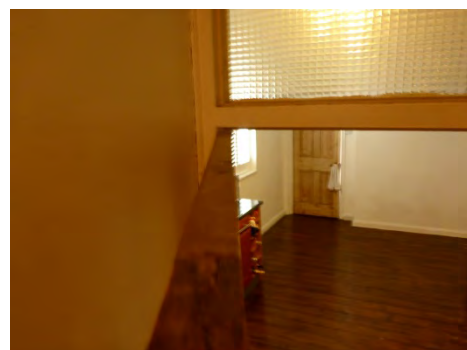
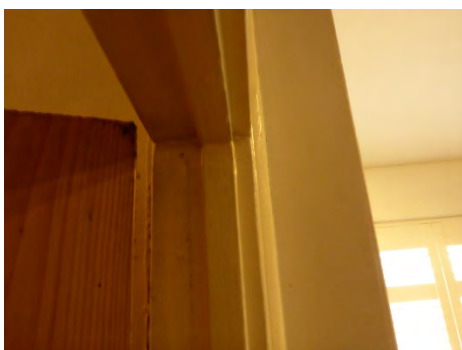
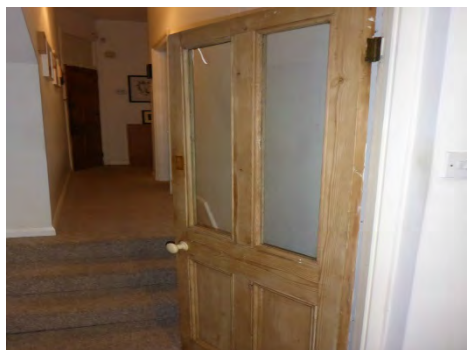
Your legal adviser should confirm ownership and responsibility for maintenance to the boundaries.

# Security Issues

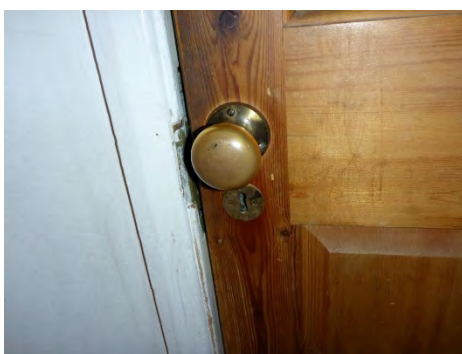
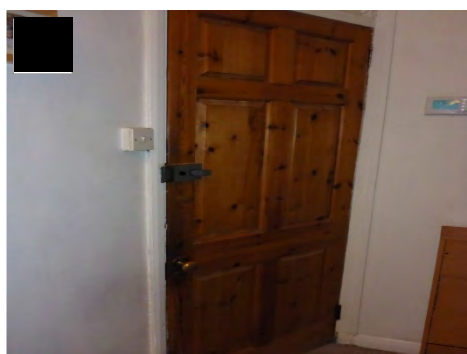
**Details / Defects / Issues:** At the time of the inspection no visible defects were observed.

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



Internal doors are not correctly fire rated



Entrance door is not correctly fire rated

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

Advice in regard to smoke and heat detection and safety glass has been provided earlier in the report.

The doors to internal openings are not labelled as being fire rated. Without the correct labelling the presumption is that the doors are not of a standard required in order to prevent the spread of fire through the property i.e. FD30. 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. When fitted in its frame, the door must be capable of meeting the performance requirements for a FD30S door, e.g. provide 30 minutes fire resistance. 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 applies to the internal doors but excludes bathrooms and cupboards.

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

Estimated Costs £800-1000.00

# Asbestos / Deleterious Materials

## 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.

# Client Questions

There are cracks appearing in the walls in the adjoining property. Could you advise whether these seem like subsidence or due to the loft extension works that were carried out on the flat above us?

An inspection of the party wall on the adjoining owner's side was carried out and cracking was noted to the walls and joints between the decorative cornice and the wall/ceiling. The owner of the adjoining property confirmed that her own insurer had attended and carried out inspections and advised that the cracking did not relate to subsidence although this cannot be confirmed as was not provided in writing by a qualified engineer. From a limited inspection we are of the opinion that the cracking relates instead to the construction of the loft conversion on the subject side and further advice has been provided earlier in the report in regard to obtaining confirmation that these works were completed to correct and applicable standards due to the fact that as yet no building regulation sign off has been obtained.

# Summary of Estimated Costs

## Estimated Costs

### Critical Costs: £27,150-34,050.00

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: £2,600-3,300.00

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: £2,100-2,700.00

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: **£31,850-40,050.00**

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.
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. There was moisture on the shelf under the kitchen sink and the vendor advised that there was a leak which was due to be fixed by a plumbing contractor. Your legal adviser will need to confirm that these works have been carried out.
12. We were unable to inspect the roof structure as there was no access to the loft at the time of the inspection. It was noted that a loft conversion has been carried out which was confirmed by both the vendor and the owner of the adjoining property who also advised that no building regulation had been obtained for the work. As a result of the loft conversion being carried out there is extensive cracking to the walls of the adjoining owner's property and there is currently a dispute between the owners in relation to the cracking. Where your legal adviser confirms a responsibility for the cost of maintenance and repair to the roof structure as part of your lease then you are strongly advised to seek further advice from a structural engineer who would be best placed to advise further in regard to the integrity of the roof structure. It should also be noted that in order to provide this it is likely that the same structural engineer would need access to the first floor property.
13. No inspection chambers were observed within the boundaries and this is likely due to the fact that there is timber decking in place at the rear which is likely to cover these. Your legal adviser should confirm the location of the underground services with the utility provider and access will need to be provided at all times for clearing and maintenance which will mean that if the decking is to remain in place that access panels will need to be cut into this.
14. The external brickwork to the front and rear has been drilled and made good. This is an indication of a chemically injected damp proof course having been installed. Your legal adviser will need to investigate the existence of any guarantee for this work. Any guarantee should be insurance backed and transferrable on completion.

# 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.
- 

## 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** 22 January 2019

**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 9JX

**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](#)