



 Home-Approved

Survey Report

Property Address

[REDACTED]

Client [REDACTED]

Inspection Date 9 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	Detached
Approximate year of construction	1970s
Purchase price	£1,765,000
The front of the property faces	South West
Weather conditions during inspection	Fine & Dry
Condition of property when inspected	Owner Occupied
No of floors	2
Access to the property	By Vendor
Present during inspection	
What is the tenure	We assume the property is freehold
How many years if leasehold	N/A
The roads are	Private
Access to site is	
Property listed or in a conservation area	Conservation

Mains Services

- Gas
- Water
- Electricity
- Drainage
- LPG

Outside Facilities

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

Structural Repairs and Alterations

Structural Repairs:

e.g. underpinning or strengthening

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:

Yes

Details / Defects / Issues:

The property has been extended to the side and rear and undergone complete refurbishment. 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.

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 & meter



Mains powered smoke & heat detection

Fuse Board

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

Smoke / Heat Detection

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

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

Recommendations

Details / Defects / Issues: The vendor advised that an inspection had been carried out the day before my inspection and certification had been provided to the building control department. Your legal adviser will need to confirm that the necessary building regulation approval or certification has been provided.

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.

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



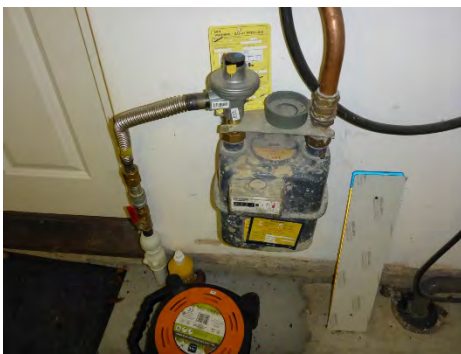
Wall mounted boiler



Fan assisted flue



Boiler programmer



Gas meter



TRV's fitted to radiators



Thermostatic control



Hot water cylinder

Heating

The heating to the property is provided by two conventional boilers which are located in the garage. The boilers vent through the side wall and are fan assisted. The boiler controls are in the utility room. The gas meter is located in the garage 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 and underfloor heating. The radiators are fitted with thermostatic radiator valves (TRV's) and the underfloor heating with individual thermostatic controls. The heating that powers the radiator installation is not fitted with a thermostatic control. 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 gas fired boiler and is stored in the pressurised cylinder which is located in the garage. 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 radiators
- Replacement boiler
- 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 £200-300.00

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 isolation



Internal isolation

Internal Isolation

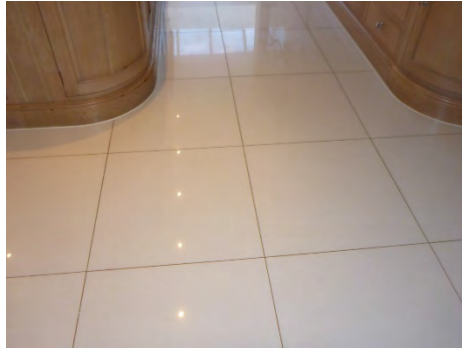
Mains water is connected to the property. An internal stopcock (isolation valve) was located in the garage.

External Isolation

The external stopcock, we believe, is in the front driveway. 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 parquet 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, ceramic tiling and parquet 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.

Internal

WC



Tap to wash hand basin is loose

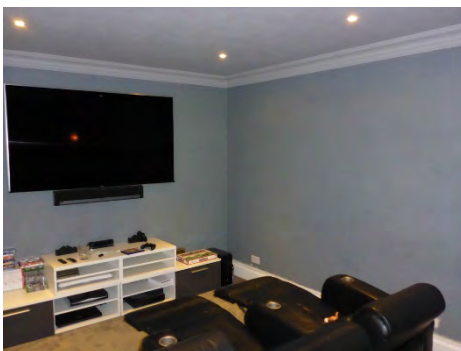
Details / Defects / Issues: Yes. Items of concern have been listed below.

Plumbing

The tap to the wash hand basin is loose which can cause issues with undue pressure being placed on the water connections which may result in a leak. A plumbing contractor will need to attend and carry out repairs as necessary.

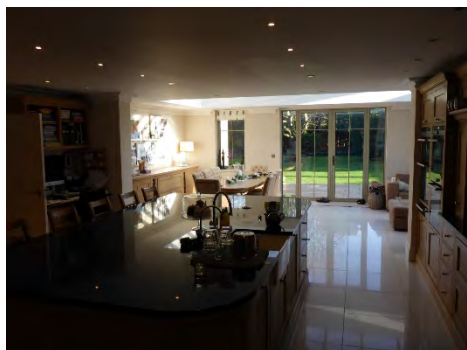
Estimated Costs £50.00

Cinema

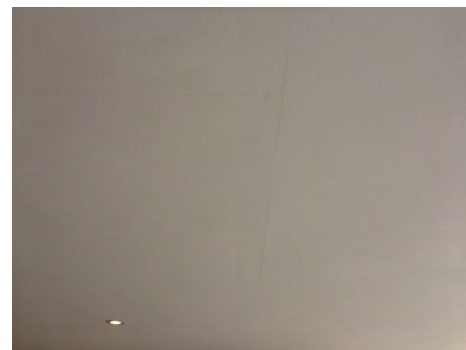


Details / Defects / Issues: At the time of the inspection no visible defects were observed.

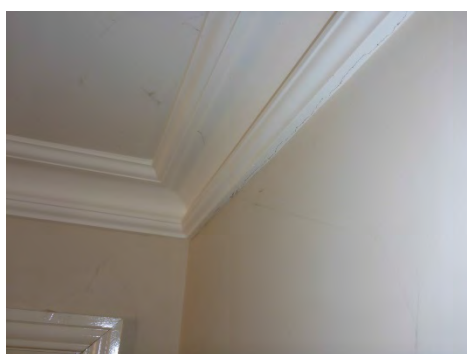
Kitchen



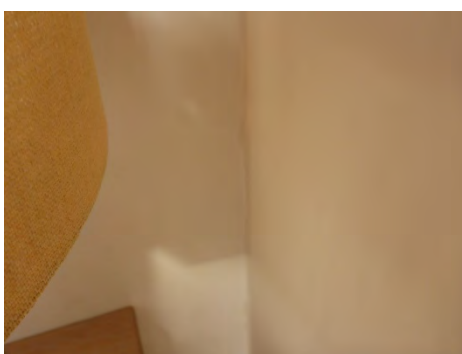
Water stains on ceiling



Ceiling cracks



Cornice cracks



Corner cracks



Wall cracks

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

Decoration

The ceiling and walls are finished smooth and painted with emulsion and there is a decorative cornice to the perimeter of the ceiling. There is cracking to the ceiling, to the corner wall on the rear left side and to the wall beneath the side facing window at the rear of the room. 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 and ceiling will need to be lined in Wallrock and the corner joint 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.

There is staining to the centre of the kitchen ceiling above the island unit. At the time of the inspection the areas were dry and there was no indication of this being a progressive issue. Prior to any decoration work suggested above the areas will need to be prepared and sealed with an alkaline based sealer.

Estimated Costs £700-800.00

Annex Kitchen



Ceiling cracks



Skeiling cracks inside the cupboard

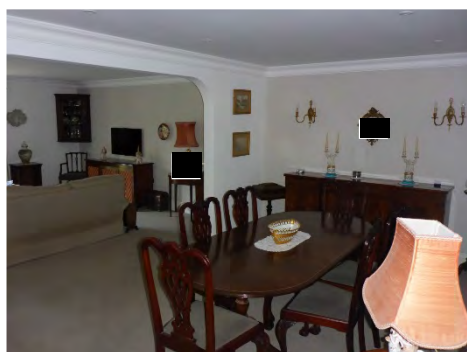
Details / Defects / Issues: Yes. Items of concern have been listed below.

Decoration

The ceiling is finished smooth and painted with emulsion. There is cracking to the ceiling at the joint to the hallway and also to the skeiling inside the cupboard. 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 and the joints to the skeiling will need to be raked out, prepared and sealed with a flexible acrylic sealant.

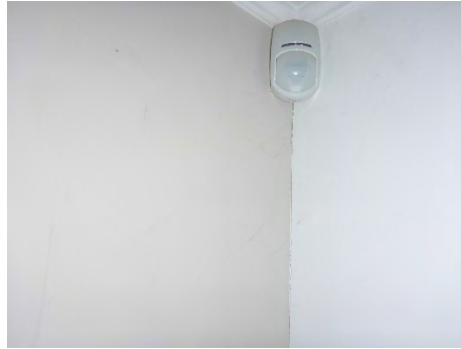
Estimated Costs £300-400.00

Annex Dining Room



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

Annex Lounge



Corner crack

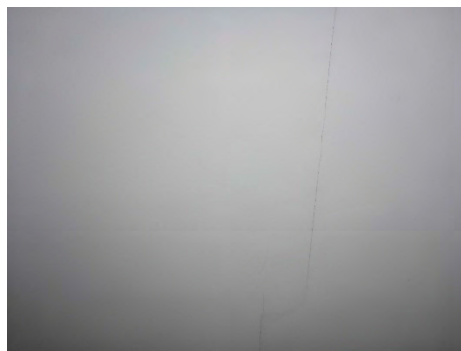
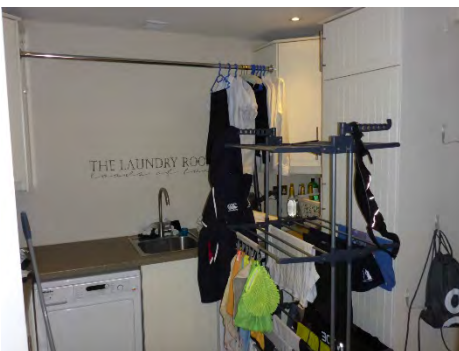
Details / Defects / Issues: Yes. Items of concern have been listed below.

Decoration

The walls are finished smooth and painted with emulsion. There is cracking to the rear left side corner. None of the cracks suggest significant building movement or distortion and are more likely the result of general settlement and expansion. Prior to decoration the joint will need to be raked out, prepared and sealed with a flexible acrylic sealant.

Estimated Costs £200-300.00

Utility Room



Water stain on the ceiling

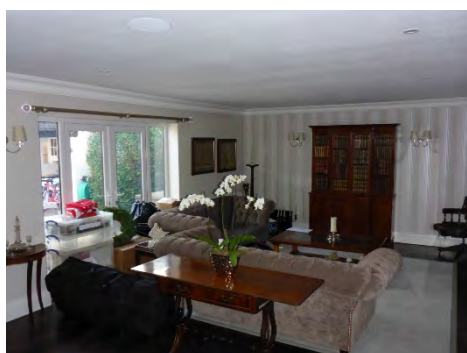
Details / Defects / Issues: Yes. Items of concern have been listed below.

Decoration

The ceiling is finished smooth and painted with emulsion. There is a stain to the centre of the ceiling and there was nothing observed at the time of the inspection to suggest that this issue was progressive and all areas were dry. Prior to decoration the affected area will need to be sealed with an alkaline based sealer to prevent re-staining.

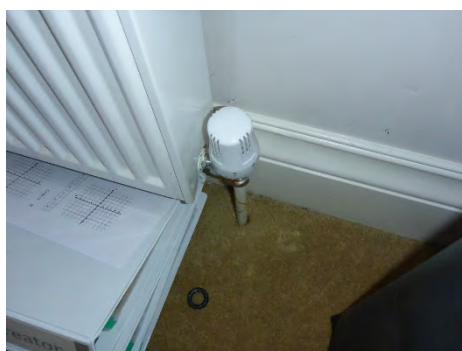
Estimated Costs £100-150.00

Lounge



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

Playroom



Leak from radiator valve

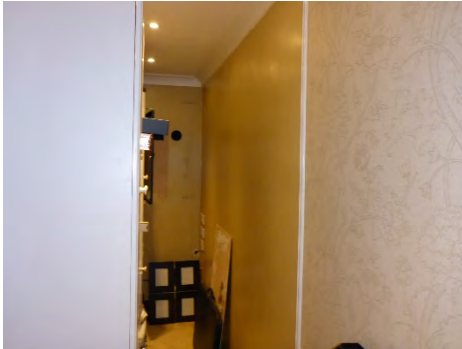
Details / Defects / Issues: Yes. Items of concern have been listed below.

Heating Installation

There is evidence of a leak from the thermostatic radiator valve and a plumbing contractor will need to attend and carry out repairs as necessary.

Estimated Costs £100-200.00

Service Cupboard



Decoration is poor



Holes in the wall board

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

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. There are some holes to the walls where electrical fittings have been removed as part of the refurbishment work. These holes will need to be filled and prepared prior to the decoration work suggested above.

Estimated Costs £300-400.00

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

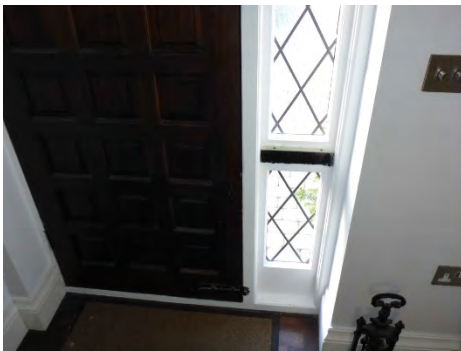
Hall, Stairs & Landing



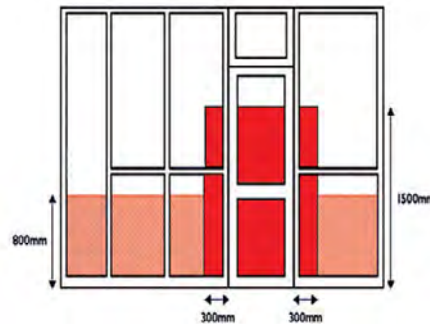
Stair guarding is spaced too wide



Decoration is poor



Glass in a critical location



Critical location diagram

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

Other

The stair parts within the property do not comply with current Building Regulations. Approved Document K of The Building Regulations 2010 advises that except on stairs in a building which is not likely to be used by children under 5 years, the guarding to a flight of stairs should prevent children being held fast by the guarding. The construction should be such that: a) a 100mm sphere cannot pass through any openings in the guarding; and b) children will not readily be able to climb the guarding. In this regard the gaps between the spindles will need to be decreased accordingly.

Estimated Costs £1800-2000.00

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.

Estimated Costs £800-1000.00

Windows / Doors

The glazing to the windows to the right side of the entrance 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. There are alternatives to replacing the glazed panels such as applying a safety film over the existing glass.

Further information can be found at:

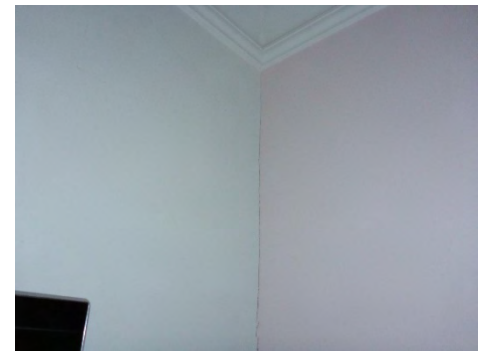
http://solutions.3m.co.uk/wps/portal/3M/en_GB/3MWindowFilm/WindowFilm/Products/Window-Safety-Film/

Estimated Costs £200-300.00

Bedroom 1



Wall crack



Corner crack

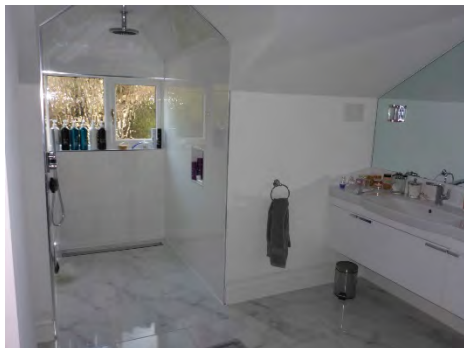
Details / Defects / Issues: Yes. Items of concern have been listed below.

Decoration

The ceiling and walls are finished smooth and painted with emulsion and there is a decorative cornice to the perimeter of the ceiling. There is cracking to the wall to the right side of the bath and to the internal left side front facing corner. 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 and the corner joint raked out, prepared and sealed with a flexible acrylic sealant.

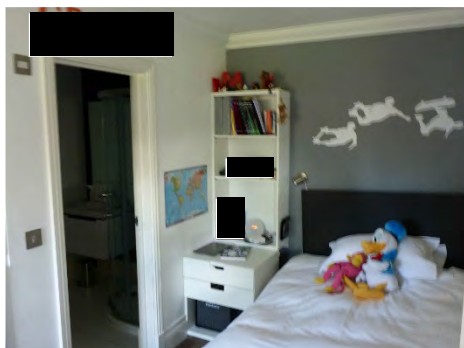
Estimated Costs £300-400.00

En-suite



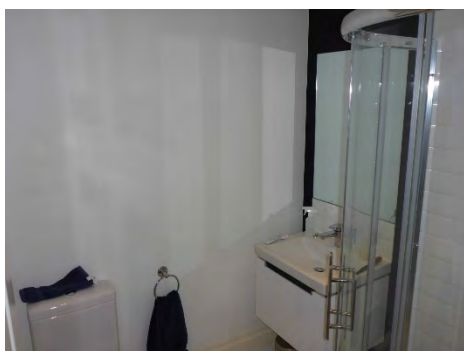
Details / Defects / Issues: At the time of the inspection no visible defects were observed.

Bedroom 2



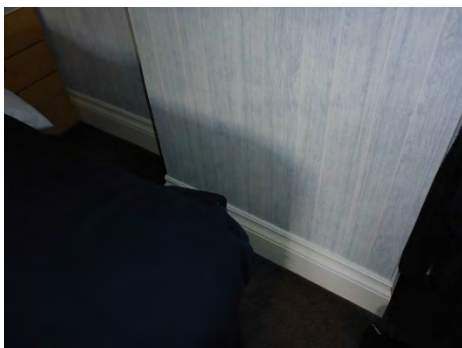
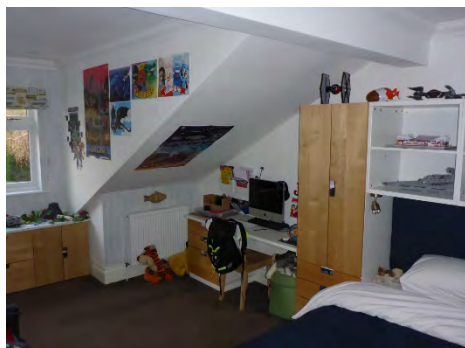
Details / Defects / Issues: At the time of the inspection no visible defects were observed.

En-suite



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

Bedroom 3



No ventilation to the chimney flue

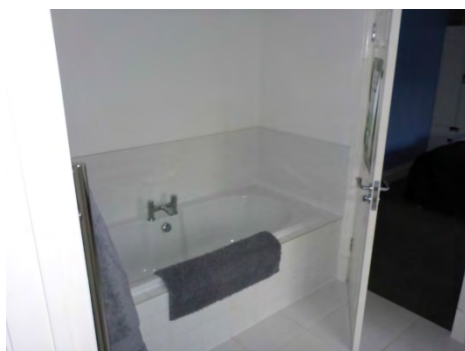
Details / Defects / Issues: Yes. Items of concern have been listed below.

Fireplace

There is no permanent ventilation provided to the chimney breast. The chimney flue will need to be fitted with permanent ventilation by way of a 225mm x 225mm air brick permanently open to prevent condensation issues within the chimney flue and potential internal damage to the property.

Estimated Costs £100.00

En-suite



Loose tap

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

Plumbing

The tap to the wash hand basin is loose which can cause issues with undue pressure being placed on the water connections which may result in a leak. A plumbing contractor will need to attend and carry out repairs as necessary.

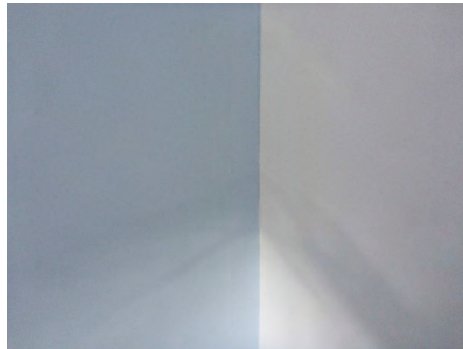
Estimated Costs £50.00

Bedroom 4



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

Bedroom 5



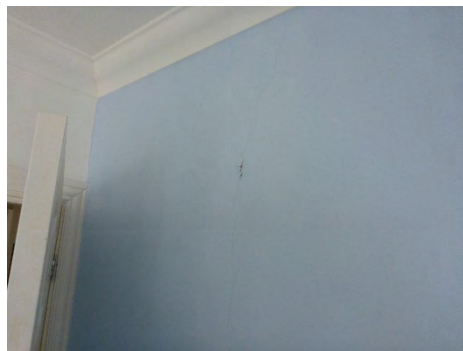
Corner cracks



Skirting cracks



Wall crack above window



Wall crack behind door

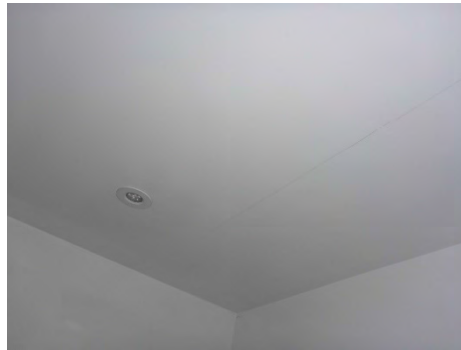
Details / Defects / Issues: Yes. Items of concern have been listed below.

Decoration

The ceiling and walls are finished smooth and painted with emulsion and there is a decorative cornice to the perimeter of the ceiling. There is cracking to both front facing corners, to the skelings on both sides of the dormer window, to the wall above the front facing window and to the wall behind the door. 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 cracks to the skelings and the corners will need to be raked out, prepared and sealed with a flexible acrylic sealant and both the wall behind the door and above and around the window will need to be lined in Wallrock.

Estimated Costs £500-600.00

En-suite



Ceiling crack

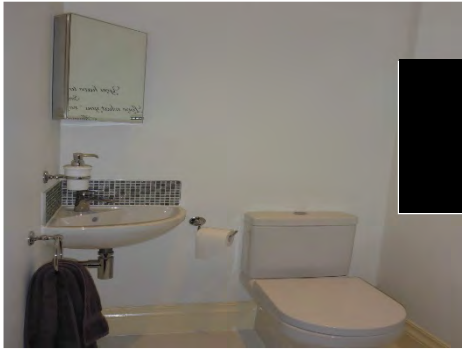
Details / Defects / Issues: Yes. Items of concern have been listed below.

Decoration

The ceiling is finished smooth and painted with emulsion. There is a crack to the ceiling which does not suggest significant building movement or distortion and is more likely the result of general settlement and expansion. Prior to decoration the ceiling will need to be lined in Wallrock.

Estimated Costs £100.00

WC



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

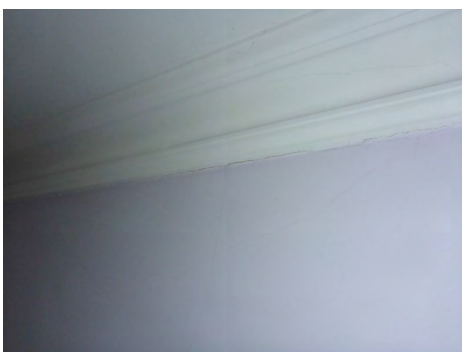
Bedroom 6



Wall cracks



Wall cracks



Cornice joint cracks

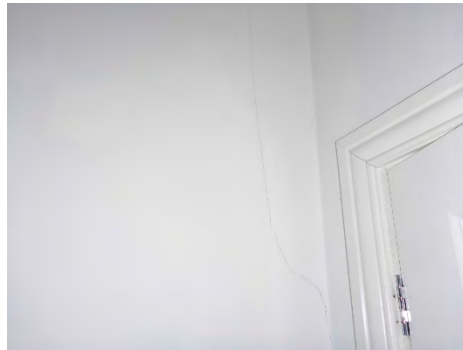
Details / Defects / Issues: Yes. Items of concern have been listed below.

Decoration

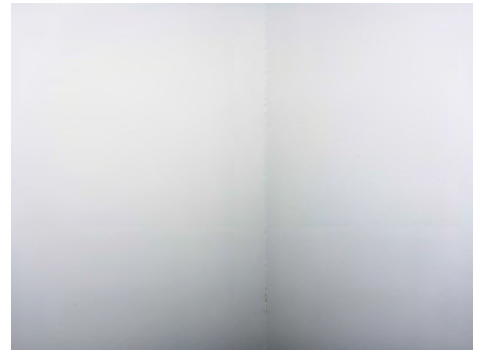
The ceiling and walls are finished smooth and painted with emulsion and there is a decorative cornice to the perimeter of the ceiling. There is cracking to the wall behind the door to the hallway and also to the centre of the wall on the left side. The joints between the wall and the cornice are also 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 both walls will need to be lined in Wallrock and the joints to the cornice will need to be raked out, prepared and sealed with a flexible acrylic sealant.

Estimated Costs £400-500.00

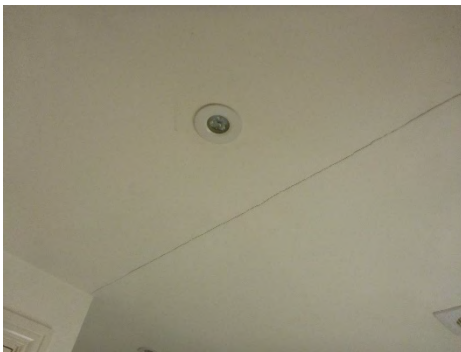
En-suite



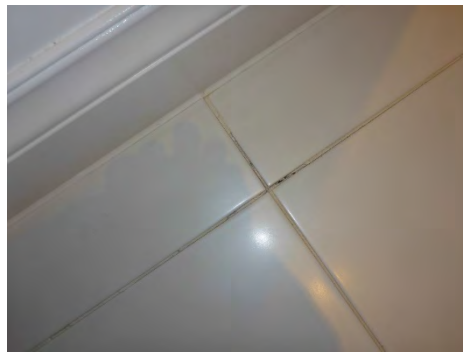
Wall crack



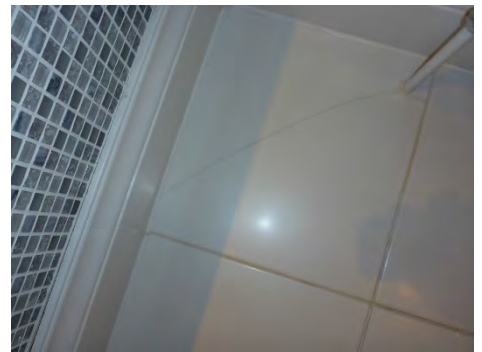
Corner crack



Ceiling crack



Loose floor tile grout



Cracked floor tile

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 wall behind the door, to the internal corner and 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 wall behind the door will need to be lined in Wallrock, the vertical joint will need to be raked out, prepared and sealed with a flexible acrylic sealant and the ceiling will need to be filled, prepared and lined in Wallrock.

Estimated Costs £300-400.00

Flooring

The floor is covered with ceramic tiles. One of the tiles is cracked and there is loose grout in various areas. This is an indication that the tiles have been fixed with a non-flexible material. The tile will need to be lifted and replaced and fixed in place with flexible adhesive and then all joints will need to be raked out and re-grouted with flexible grout.

Estimated Costs £700-800.00

Garage

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

Loft Access & Insulation



Insulation to the loft areas is inadequate

Fitted Ladder: Yes but only one

Boarded: Part

Lighting: Yes

Insulation: Yes

Type: Glass Fibre

Thickness: 100-200mm

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

The loft is accessible from both landings.

The insulation to the loft space 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 are no heat shields around the recessed light fittings which is a fire risk. This is a requirement of Approved Document P of The Building Regulations 2010 and a qualified electrician will need to attend and install heat shields.

Estimated Costs £2000-3000.00

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

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

www.est.org.uk

www.cat.org.uk

www.ecocentre.org.uk

Water Storage

Water Storage: No

Suitable: N/A

Details / Defects / Issues: N/A

Material: N/A

Bye-Law 30 Kit Fitted: N/A

The property is fitted with a pressurised water system so there is no requirement for stored water.

Roof Construction



Main roof is well braced and supported



Additional supports installed to front and rear slopes



Extension roof has no central bracing



Mildew and mould growth to the underside of the flat roof decking

Construction

Roof Timbers: Hand Cut

Treated Timber: Mixed

Lateral Restraint: Part

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

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

Additional supports have been installed to the main original loft space which provided a type of purlin support to the roof timbers. It is not known when or why these works were carried out and your legal adviser will need to confirm that they were subject to a building regulation application including the issuing of a final completion certificate.

Access was gained to the new flat roof area at the left side of the property and there appeared to be no central bracing or post support to this area. However, we are not structural engineers and it may be that adequate design has been provided in the existing construction and your legal adviser will need to confirm that these works were subject to the necessary building regulation applications and the issuing of a final completion certificate. Where you have additional concerns about the structural integrity in this area or any other parts of the roof then you are strongly advised to seek further professional advice from a structural engineer who would be best placed to advise further in regard to implications and costs.

Ventilation

Type of Ventilation: Tiles & Felt

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. In addition the ventilation to the flat roof extension is inadequate as it does not provide any means of cross ventilation. This has resulted in extensive mildew and mould growth on the underside of the flat roof decking.

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 pitched roofs to provide suitable cross ventilation to roof timbers.

Estimated Costs £2500-3500.00

Infestations

Infestations: No

Type: N/A

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

No infestations were observed at the time of the inspection.

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

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

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.

External Roof Coverings



Front roof slope



Side flat roof



Rear roof slopes



Rear dormer flat roof



Rear roof slopes



Side and rear slopes



Loose and defective mortar to the ridge and hip tiles, valley tiling and verge tiling



Slipped tile to the right side front dormer



Slipped tile to the right side rear dormer



Moss on porch roof tiles



Loose ridge tiles to garden building

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

The main roof is dual pitched with protruding dormers to the front and rear. To the left side the roof to the extension is constructed as a crowned roof with a flat felt covered roof and pitched, hipped roofs on all sides. The dormers to the front and both sides at the rear are constructed with pitched and hipped roofs and to the centre rear a flat felt covered roof. All roof slopes are covered with plain concrete interlocking tiles. Ridge and hip lines are sealed with segmental tiles bedded onto mortar. Abutments are sealed with lead.

The mortar to the ridge, hip, verge and valley 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.

There are slipped and displaced tiles to the right side front and rear dormer windows. These tiles will need to be re-fitted/replaced.

There is moss on the front porch which will need to be brushed clear.

There is an outbuilding to the rear with a dual pitched roof covered with the same concrete interlocking tiles. The ridge tiles are loosely fitted and this is an issue as they can be easily displaced during adverse weather. The ridge tiles will need to be bedded onto mortar.

Estimated Costs £4500-5500.00

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

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

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

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.

Estimated Costs £400-500.00

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



Detached fitting to dormer



No gutter to side barn hip



No gutters to the porch



Missing rainwater pipe



Water butt to side



Moss and debris in gutters



Tennis ball blocking the gutter

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

The gutters and rainwater pipes are plastic.

To the front right side dormer the guttering has split and will need to be repaired/replaced.

There is no guttering installed to the right side barn hip of the roof and the porch. This means that rainwater is able to discharge directly onto the ground which in turn can cause issues with damage to the fabric and foundations of the building. Guttering and rainwater pipes will need to be installed.

A small section of rainwater pipe is missing from the rear roof and this will need to be fitted.

Rainwater from the left side single storey roof discharges into a water butt. It is important to ensure that water butts are regularly emptied as overflowing water butts can result in damage to the fabric and foundations of the building.

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

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.

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-authorized#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.

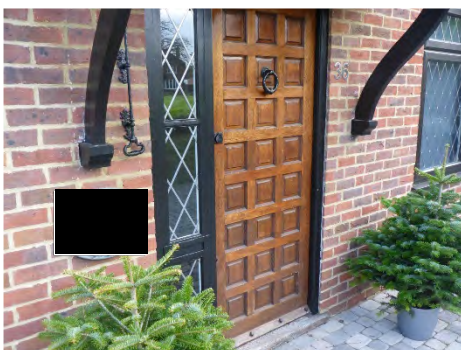
Approved Document L1B: Conservation of fuel and power in existing dwellings (2010 edition incorporating 2010, 2011, 2013 and 2016 amendments), 4.17, page 13 provides additional information.



PVCu windows to the front sides and rear



Aluminium windows and doors to the rear



Timber front entrance door



PVCu soffit and fascia boards



Open eaves

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

The windows are PVCu fitted with double glazed sealed units. The front entrance door is varnished timber with single glazed units. The doors to the rear are powder coated aluminium with double glazed sealed units and the entrance to the left is PVCu fitted with double glazed sealed units. Soffits and fascia boards to the front elevations are PVCu and to the side and rear are varnished timber open eaves and fascia boards.

In general the varnished joinery to the eaves and fascia boards is in a good state of repair and has been well maintained. You will need to consider the cost of cyclical maintenance and redecoration which is likely to be necessary on a 5-7 year basis.

Access Requirements: N/A

Walls / Subsidence / Movement



Vertical cracking at the junction between the original and extended walls



Cracks around window/door heads



Loose and missing pointing to the side



Holes in the rear wall

Wall Construction: Cavity - Insulation Unknown

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

The main walls are of a cavity construction, however it is not known if or how the cavities are insulated and you are advised to seek further professional advice and carry out upgrades and improvements as suggested.

The various vertical junctions between the original building and the extensions and the joints to the brickwork around the lintels to some of the windows to the front and rear are showing signs of cracking. None of the cracks suggest significant building movement or distortion and are more likely the result of general settlement and expansion and differential movement between the different parts of the construction. The mortar joints will need to be raked out and re-pointed.

There are several loose and missing mortar joints to the right side and holes in the mortar joints to the rear. These joints will need to be raked out and re-pointed in new mortar.

Estimated Costs £300-400.00

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.

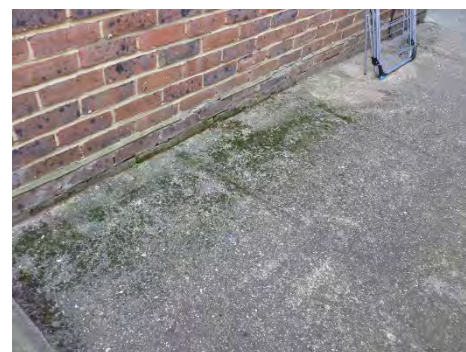
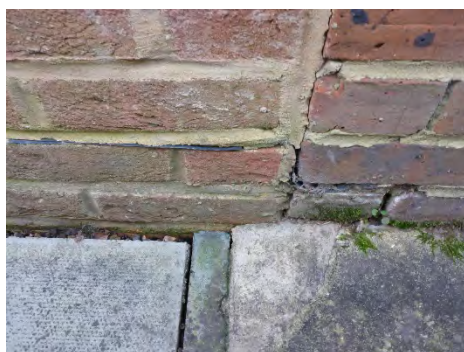
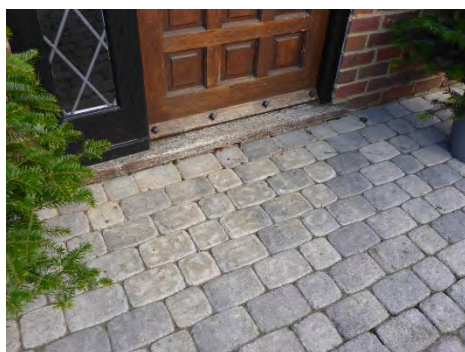
Details / Defects / Issues: At the time of the inspection no visible defects were observed.

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 sides and rear are finished too high compared to the DPC



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

A felt DPC was identified to the original and the extended parts of the building but not to all sides as some of the mortar joints are fully pointed.

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 front, sides and rear 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.

Estimated Costs £4500-5500.00

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.



Open rainwater hoppers



Inspection chambers to the right side





Poor connection and no rodding point

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

There are a number of hoppers in various locations.

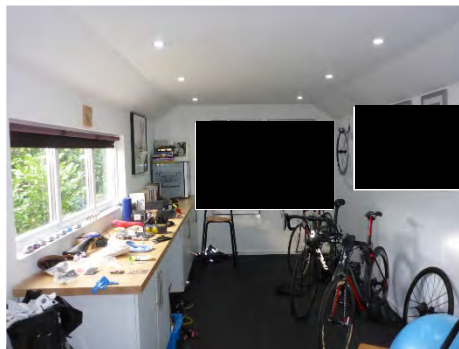
Inspection chambers were identified to the left side and the front driveway. The covers to these were not lifted as they are filled with stone and paving and would be too heavy for one person to lift.

The waste pipe from the ground floor WC wash hand basin connects into the soil vent pipe to the left, however the connection is below ground and could not be inspected. This needs to be altered so that the waste pipe connects to the soil vent pipe above ground and a rodding point will need to be fitted for clearing and maintenance purposes.

Estimated Costs £300-400.00

Access Requirements: N/A

Outbuildings



Out building in the rear garden

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

There is a timber built outbuilding to the rear garden which is also clad in timber. The roof is dual pitched with a gable to both sides and covered with concrete interlocking tiles and the ridge line is sealed with segmental tiles bedded onto mortar. Internally the walls are lined in plasterboard finished smooth and decorated and the vendor advised that insulation had been installed where necessary. It is not known if this building required planning or building regulation approval at the time of construction and your legal adviser will need to confirm that the necessary arrangements were in place.

Trees & Shrubs



Large trees in close proximity to the building at the front and rear



Creeping plants to the front wall

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

There are a number of large trees and shrubs in close proximity to the front, sides and rear.

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.

There is a large creeping plant to the front elevation, the roots to which are known to potentially cause damage to the fabric and foundations of the building and our advice would be that the creeper should be removed.

Estimated Costs £800-1000.00

Boundary Walls & Fencing



Public footpath to the left boundary

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

The boundaries are divided with fences and shrubs.

The property borders a public footpath on the left side.

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

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

Advice in regard to stair parts and safety glass is provided earlier in the report.

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

Please also see 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: £16,600-20,800.00

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.

Cosmetic Costs: £4,000-5,050.00

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

Total Estimated Costs: £23,500-29,850.00

Important Costs: £2,900-4,000.00

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

Advisory Costs: £0.00

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

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. The property has been extended to the side and rear and undergone complete refurbishment. 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.
12. Additional supports have been installed to the main original loft space which provided a type of purlin support to the roof timbers. It is not known when or why these works were carried out and your legal adviser will need to confirm that they were subject to a building regulation application including the issuing of a final completion certificate.
13. Access was gained to the new flat roof area at the left side of the property and there appeared to be no central bracing or post support to this area. However, we are not structural engineers, and it may be that adequate design has been provided in the existing construction and your legal adviser will need to confirm that these works were subject to the necessary building regulation applications and the issuing of a final completion certificate. Where you have additional concerns about the structural integrity in this area or any other parts of the roof then you are strongly advised to seek further professional advice from a structural engineer who would be best placed to advise further in regard to implications and costs.
14. It is not known if the outbuilding required planning or building regulation approval at the time of construction and your legal adviser will need to confirm that the necessary arrangements were in place.

Additional Advice

Obtaining Estimates

When dealing with contractors we would offer the following advice:

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

Finding a reputable contractor

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

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

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

For more information please visit 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/

Declaration

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

Signed



Dated 11 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

Web 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](#)