



Home Condition Survey

Helping you make the
right decision about
your new home



Report Reference No:

Produced for:

Date: 05-Mar-2016

Surveyor: Mr Neil Maudsley



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Introduction

When you buy a home it is sensible to have an independent report on the condition of the property.

This Home Condition Survey is produced by a surveyor who is a member of the SAVA HCS Scheme. The surveyor provides an objective opinion about the condition of the property at the time of inspection.

The Home Condition Survey is in a standard format and is based on the following terms which set out what you should expect of both the surveyor and the Home Condition Survey. Neither you nor the surveyor can amend these terms for the survey to be covered by SAVA. The surveyor may provide you with other services, but these will not be covered by these terms nor by SAVA and so must be covered by a separate contract.

SAVA exists to ensure a fair and professional service to the consumer. To be a member of SAVA and produce Home Condition Surveys, the surveyor has to:

- *Pass an assessment of skills, in line with National Occupational Standards*
- *Hold the Diploma in Home Inspection or equivalent*
- *Have insurance that provides cover if found negligent*
- *Follow the inspection standards and code of conduct set by SAVA*
- *Lodge all reports with the central SAVA register for regular monitoring of competence*
- *Have a complaints procedure which includes an escalation route to SAVA*
- *Participate in a Criminal Records check*

SAVA will revoke membership if a surveyor fails to maintain the expected professional or ethical standards.

What this report tells you

The aim of the report is to tell you about any defects and to help you make an informed decision on whether to go ahead and buy the property. This report tells you:

- About the construction and condition of the home on the date it was inspected
- Whether more enquiries or investigations are needed before you buy the property
- The Reinstatement Cost for insurance purposes

A Building Reinstatement Cost is the estimated cost of completely rebuilding the property based on information from the Building Cost Information Service (BCIS), which is approved by the Association of British Insurers. It is based on building and other related costs but does not include the value of the land the home is built on.

It is not a valuation of the property.

The report applies 'condition ratings' to the major parts of the main building (it does not give condition ratings to outbuildings or landscaping).

The property is broken down into separate parts or elements and each element is given a condition rating 1, 2, 3 or NI (Not inspected).

Condition rating definition

The surveyor gives each part of the structure of the main building a condition rating to make the report easy to follow. The condition ratings are as follows:

Condition Rating 1

No repair is currently needed. Normal maintenance must be carried out.

Condition Rating 2

Repairs or replacements are needed but the surveyor does not consider these to be serious or urgent.

Condition Rating 3

These are defects which are either serious and/or require urgent repair or replacement or where the surveyor feels that further investigation is required (for instance where he/she has reason to believe repair work is needed but an invasive investigation is required to confirm this). A serious defect is one which could lead to rapid deterioration in the property or one which is likely to cost more than 2.5% of the reinstatement cost to put right. You may wish to obtain quotes for additional work where a condition rating 3 is given, prior to exchange of contract.

NI Not Inspected

Not inspected (see "How the inspection is carried out").

X Not Present at Property

This feature is not present at the property.

What this report does not tell you

- This report does not tell you the value of your home or cover matters that will be considered when a valuation is provided, such as the area the home is in or the availability of public transport or facilities
- The report does not give advice on the cost of any repair work or the types of repair which should be used
- Domestic properties are not covered by the Control of Asbestos Regulations 2006, and the surveyor will not carry out an asbestos survey of any part of the building, nor will he/she take samples of suspect materials. However, the common areas of blocks of flats and apartments are covered by the Regulations, and are normally the responsibility of the managing agent or residents' association. The regulations require those responsible for the building to assess the common areas for the presence of asbestos and to establish a plan to manage any asbestos containing materials present. The surveyor will assume that such a plan exists and that those responsible have taken adequate steps to assure the safety of residents. It is the responsibility of the prospective purchaser of the property to ensure that this process has been completed
- If you need advice on subjects that are not covered by the Home Condition Survey, you must arrange for it to be provided separately

What is inspected?

The surveyor undertakes a visual inspection of the inside and outside of the main building and all permanent outbuildings. The surveyor also inspects the parts of the gas, electricity, water and drainage services that can be seen but will not test the services.

What is SAVA

All surveyors who offer the SAVA Home Condition Survey must be members of SAVA.

To join SAVA, the surveyor must demonstrate they hold the Home Inspector Diploma or equivalent; have a valid Criminal Records check and must also pass other stringent background checks to ensure their suitability for this important role.

Once they are members, surveyors are regularly audited, properly insured and their work is subject to a robust consumer redress scheme.

How the Inspection is carried out

When the property is inspected it does not belong to you, the client, but to the seller, so the inspection is visual and non-invasive.

This means that inside the surveyor does not take up carpets, floor coverings or floorboards, move heavy furniture or remove contents of cupboards. Also, the surveyor does not remove secured panels or undo electrical fittings. The surveyor will inspect the roof structure from inside the roof space where it is safe to access and move around the roof space, but will not lift any insulation material or move stored goods or other contents.

The surveyor will check for damp in vulnerable areas using a moisture meter and examine floor surfaces and under floor voids, (but will not move furniture or floor coverings to do so). Sensitivity to noise is very subjective so the surveyor will not comment on sound insulation or noise of any sort.

The surveyor will inspect roofs, chimneys and other outside surfaces from ground level within the boundaries of the property with the aid of binoculars, or from neighbouring public property, or using a ladder where it is safe to do so and the height is no more than 3m above a flat surface.

Where there is any risk of damaging the fabric of the property, the surveyor will limit the inspection accordingly but will note this in the report.

The surveyor will state at the start of sections D, E and F of the report if it was not possible to inspect any parts of the home that are normally reported on. If the surveyor is concerned about these parts, the report will tell you about any further investigations that are needed. The surveyor does not provide quotes on the cost of any work to correct defects or comment on how repairs should be carried out.

Full address and postcode of the property surveyed**Surveyor's name**

Mr Neil Maudsley

Report reference number

5810171

Company/organisation name

Penwortham Property Inspections

Company address and postcode

8 Greysfriars Drive, Penwortham, Preston, PR1 9XJ

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Date of inspection

05-Mar-2016



FRONT ELEV 2.JPG



REAR ELEVATION.JPG



Summary

Type of property	The property is a semi-detached house.
Tenure (legal advisor to check)	Not known
Approximate year when property was built	1910
Approximate year the extension was built	2001
Weather conditions at the time of inspection	Dry.
The condition of the property when inspected	The property was occupied, fully furnished and habitable.
Is the property subject to special planning restrictions?	No.

Summary of Accommodation

Storey	Living rooms	Bed rooms	Bath or shower	Separate toilet	Kitchen	Utility room(s)	Conser-vatory	Other room(s)	Name(s) of other room(s)
First		3	1						
Ground	2				1				
TOTALS	2	3	1	0	1	0	0	0	-

Gross external floor area in square metres 131m²

Reinstatement cost

Reinstatement Cost

£ 192000

Note: This reinstatement cost is the estimated cost of completely rebuilding the property based on information from BCIS, a service which provides building cost information and which is approved by the Association of British Insurers. It represents the sum at which the home should be insured against fire and other risks. It is based on building and other related costs and **does not include the value of the land the home is built on**. It does not include leisure facilities such as swimming pools and tennis courts. The figure should be reviewed regularly as building costs change. **Importantly, it is not a valuation of the property.**

It is not possible to use BCIS to calculate the reinstatement cost of all homes; for instance if the property is very large, historic, contains special features or is of unusual construction or design. In such cases BCIS has insufficient data to generate a reinstatement cost and you will need to employ a specialist to calculate the reinstatement cost. **In such circumstances no cost figure is provided and the report will indicate that a specialist is needed.**

Summary of Condition Ratings

Note: A condition rating 3 does not indicate that you should not buy the property. These are defects which are either serious and/or require urgent repair or replacement or where the surveyor feels that further investigation is required. You may wish to obtain quotes for additional work where a condition rating 3 is given, prior to exchange of contract. Please refer to page 2 for the definitions of condition ratings. (Note: X indicates this feature is not present at the property)

Section of the Report	Part No	Name	Identifier (if more than one)	Rating
D: Outside	D1	Chimneys and flues		3
	D2	Roof coverings		2
	D3	Rainwater pipes & gutters		3
	D4	Above ground waste & soil pipes		3
	D5	Main walls (including claddings)		3
	D6	Windows		2
	D7	Outside doors (incl. patio doors)		1
	D8	Other external woodwork etc		2
	D9	Outside decoration		1
	D10	Other outside detail		X
	D11	Conservatories		X
	D12	Porches		X
E: Inside	E1	Roof structure		1
	E2	Ceilings		1
	E3	Inside walls, partitions & plasterwork		3
	E4	Floors		3
	E5	Fireplaces & chimney breasts		1
	E6	Built-in fittings		1
	E7	Inside woodwork		3
	E8	Bathroom fittings		1
	E9	Other issues		X
F: Services	F1	Electricity	Electricity (health & safety)	3
	F1	Electricity	Electricity (general condition)	1
	F2	Gas	Gas (health & safety)	3
	F2	Gas	Gas (general condition)	1
	F3	Oil		X
	F4	Water		NI
	F5	Heating	Heating (health & safety)	3
	F5	Heating	Heating (general condition)	1
F6	Drainage		1	

General Description

A short general description of the construction (main walls, roof, floors, windows)

The main house is built using traditional materials and techniques. The extension is built using modern materials and techniques. The main house outside walls & extension outside walls are brick built of cavity construction. The main house walls are partly rendered. The main roof is covered in slates over a traditional timber roof structure. The extension roof is a flat roof covered in roofing felt/bitumen. The ground floors are a combination of suspended timber construction & solid floor construction. The windows are double glazed uPVC window frames.

Summary of mains services

Drainage	A mains drainage system is present.
Gas	A mains gas supply is connected.
Electricity	A mains electricity supply is connected.
Water	A mains water supply is connected.

Renewables

There are no renewable technology systems installed at the property.

Central heating

The central heating is provided by a wall mounted combination boiler located in the bathroom airing cupboard which also provides hot water to the property.

Boiler

Manufacturer

Model Name Worcester

Model Qualifier RSF

Model Identity No. 005989

First manufactured 2000

Last manufactured 2002

Efficiency 78.2%

Type Non-condensing Combi

Fuel Gas

Mounting Wall

Flue Room-sealed

Pilot No permanent pilot

Boiler efficiency, which is normally expressed as a percentage, is taken from the SEDBUK index. This index, which was developed under the UK Government's Energy Efficiency Best Practice Programme with the help of boiler manufacturers, enables you to fairly compare different models of boiler.

The efficiency is calculated using standard laboratory tests and is stated as 'SAP 2005' or 'SAP 2009', depending on which calculation methodology was used. 'SAP' stands for standard Assessment Procedure, and describes how the boiler efficiency is measured. Traditionally, conventional boilers ranged from around 66-81% efficient, while condensing boilers were between 85% and 91% efficient (SAP 2005). Since October 2010 only boilers that are 88% or more efficient can be installed in homes and most modern boilers are between 88% and 89.7% efficient.

While the age and type of boiler affects how efficient it is the performance is not entirely dictated by the product itself. If the system is poorly designed or has inadequate controls the boiler will not perform as well as it could. Therefore it is important to remember that the information here just tells you about the boiler efficiency.

According to the Energy Saving Trust, if everyone in the UK installed a high efficiency condensing boiler with full sets of heating controls, we would save enough energy to heat nearly 1.9 million homes for a whole year and save around 6.7 million tonnes of CO₂. However, you will not see a significant reduction in your gas bills when you replace a boiler that is only 88% efficient with one that is 98.7% efficient. The biggest savings can be made by replacing an old inefficient boiler with a new one.

You can find more information about the energy efficiency of this home in the Energy Performance Certificate (EPC). All sellers must have a current EPC and you should ask to have a look at it.

Outside facilities

The driveway to the front of the property has a block paved surface with room for off-road car parking.

There are 2 parking spaces located on site.

The property has a small garden area to the front covered in decorative stone chippings and enclosed by timber fencing to the right boundary & privet hedging to the left boundary.

There is a medium sized lawn to the rear garden which is mainly enclosed by privet hedging with paved area/patio to perimeters.

There are no permanent outbuildings.

All roads and footpaths are made up unless otherwise stated.

Summary of Structural Movement

There is evidence of structural cracking to the window openings. This is ongoing requiring further investigation. For more information please see (Section D/Section E).

There is evidence of the removal of internal walls (dining room) to the inside of the property which is likely to represent a risk to the structural integrity of the property. Further investigation is not recommended.

The property is situated in an area in which the sub-soil may include shrinkable clay. There are a number of trees located close enough to the property to cause possible damage.

Summary of Dampness

There are damp issues detected at the property.

See Section E3 & also Section B (further investigation).

Further Investigations

If the surveyor is particularly concerned about any issues and recommends further investigation prior to exchange of contract, they are identified here.

Recommended investigation of defects seen or suspected:

- structural movement
- electrical installation
- gas installation
- central heating
- dampness/defects to ground floor walls (E3), the ground floors (E4) and staircase (E7)

Issues for Legal Advisors

The surveyor is not a legal adviser and may not have seen any or all legal documents relating to the property. This is a job for your legal adviser or conveyancer.

However, during the inspection the surveyor may identify issues that need legal clarification or further investigation. Please pass a copy of this report to your legal adviser at the earliest opportunity.

Roads and footpaths	No specific issue was noted by the surveyor.
Drainage	No specific issue was noted by the surveyor.
Water	No specific issue was noted by the surveyor.
Drains	No specific issue was noted by the surveyor.
Planning and other permissions needed	The property has been altered by a kitchen extension, converted loft, internal/external structural alterations, boiler installation, replacement windows/doors which may have required statutory consents.
Freehold owner consents	No specific issue was noted by the surveyor.
Flying freeholds	No specific issue was noted by the surveyor.
Mining	No specific issue was noted by the surveyor.
Rights of way	No specific issue was noted by the surveyor.
Cavity wall insulation	Cavity wall insulation has been installed at the property. It is recommended to check that the installer is registered with CIGA (The Cavity Insulation Guarantee Agency) and that a valid guarantee was issued by the installer.
Boundaries (including party walls)	Legal advisor to check the ownership and repairing obligations relating to the boundary fencing.
Easements	No specific issue was noted by the surveyor.
Repairs to shared parts	See 'Boundaries' above.
Previous structural repairs	I understand that installation of double glazing has been carried out to all of the property and was professionally supervised.
New building warranties	I understand that part rebuilding of the property (front elevation outside wall) has been carried out to part of the property and was professionally supervised.
Building insurance (ongoing claims)	No specific issue was noted by the surveyor.
Tree preservation orders	No specific issue was noted by the surveyor.
Property let	No specific issue was noted by the surveyor.

Property Risks

Risks to the building and grounds:

Contamination

No specific issue was noted by the surveyor.

Flooding

No specific issue was noted by the surveyor.

Trees and vegetation

There is a line of Conifer trees along the rear boundary of the property. Although not normally considered a problem in relation to tree root damage, these conifers can grow rapidly. For this reason it is advisable the trees are regularly controlled/trimmed/maintained.

Risks to People

This section covers defects that need repair or replacing, as well as issues that have existed for a long time and do not meet modern standards, but cannot reasonably be changed. These may present a risk or hazard to occupiers or visitors. If the risks affect a specific element they will also be reported against that element.

Escape windows

No specific issue was noted by the surveyor.

Attached garage

No specific issue was noted by the surveyor.

Fire doors

No specific issue was noted by the surveyor.

Safety glass

No specific issue was noted by the surveyor.

Lead pipes

No specific issue was noted by the surveyor.

Radon gas

No specific issue was noted by the surveyor.

Gas

No specific issue was noted by the surveyor.

Handrails

No specific issue was noted by the surveyor.

Asbestos

Some construction materials and products used at the property may contain asbestos. Any such materials should not be drilled or disturbed without prior advice from a licensed specialist. For more information see Section E2: Ceilings.

Unsafe fittings

No specific issue was noted by the surveyor.

Recent testing

There is no evidence to confirm the recent testing and / or servicing of the boiler, gas appliances and electrical installation. Failure to test the services increases the safety risk.

Inappropriate living

No specific issue was noted by the surveyor.

Stairs and guarding

No specific issue was noted by the surveyor.

Insect nests

No specific issue was noted by the surveyor.

Smoke detector

No specific issue was noted by the surveyor.

Roof space partition

No specific issue was noted by the surveyor.

Vermin

No specific issue was noted by the surveyor.

Lead paint

There is older painted woodwork at the property and old paint containing lead may be locked into the older layers.

Ponds and garden features

No specific issue was noted by the surveyor.

	Description and Justification for Rating and any comments	Condition Rating
D1. Chimneys and flues	<p>The chimney stack is brick built and is shared with the neighbouring property to the left.</p> <p>Lead flashings are in place providing a waterproof joint between the chimney stack and the roof covering.</p> <p>There are 4no chimney pots to the top of the chimneys serving the chimney breasts/flues.</p> <p>The TV aerial is securely fixed.</p> <p>Some areas of mortar pointing have eroded/are missing.</p> <p>The flaunching at the top of the chimney stack is cracked.</p> <p>1no chimney pot is cracked.</p> <p>There are missing terminals to 3no chimney pot leaving the chimney/flues open and vulnerable to rain penetration/dampness/blockage by birds.</p> <p>The top section to the side of the chimney is bulging outwards.</p> <p>This is considered serious and in need of urgent repair or replacement.</p>	3



CHIMNEY.JPG

D2.
Roof coverings

The main roof is pitched (sloping) & covered with slates to the front, & rear slopes.

The front bay/canopy roof is pitched (sloping) & covered with slates.

The kitchen extension roof is a flat roof & covered with roofing felt/bitumen covering.

Ridge tiles cover the top of the main roof & are bedded in sand/cement mortar.

Lead upstand flashings are in place to the front bay/canopy & rear kitchen roofs & are secure providing a waterproof joint between the roof and main wall.

The main roof has a secondary waterproof barrier (foam insulation) present to the underside of the slates (see E1).

The main roof void is not ventilated (See E1).

Some areas of slating to the front bay/canopy roof are loose/have slipped/are cracked/are poorly secured/have temporary repairs.

2

The main roof has been repaired using a number of metal clips (lead tingles). There is no evidence of an extensive problem such as nail fatigue or "nail sickness" at present but the need for repairs will increase until the covering is renewed.

The mortar bedding/pointing to the ridge tiles is loose/is missing generally in places.

Flat roofs have a limited lifespan and require regular inspection & maintenance to ensure adequate condition and general weatherproofing.

Some repairs or replacements are required but these are not considered serious or urgent.



ROOFING 1.JPG



ROOFING 2.JPG



ROOFING 3.JPG



ROOFING 4.JPG

**D3.
Rainwater pipes
& gutters**

The gutters to the main house and extension are a combination of original cast-iron (front elevation) and modern plastic (rear main elevation/kitchen extension).

The rainwater pipes (RWP) are of modern plastic.

The gutters (cast-iron) to the front elevation are generally showing signs of leakage/rusting/corrosion.

The gutters to the front bay/canopy are leaking.

The gutters are generally showing signs of leakage.

The RWP to the front elevation is loose/not securely fixed.

The gutters to the main rear elevation are blocked by debris and are causing the gutters to overspill on to the external wall surface.

These defects could lead to water penetration/dampness problems internally if not rectified.

This is considered serious and in need of urgent repair or replacement.

3



GUTTERS.JPG



RWP.JPG

**D4.
Above ground
waste & soil
pipes**

The above ground waste water pipes (kitchen/bathroom) are plastic piping material and are securely fixed.

The bathroom waste pipes drain into the soil pipe.

The soil pipe is plastic and located on the main rear wall externally.

The joints to the soil pipe are leaking and have been temporarily repaired.

The soil pipe is loose/not securely fixed.

The bird cage/terminal on the top of the soil pipe is missing leaving the soil pipe vulnerable to blockage.

This is considered serious and in need of urgent repair or replacement.

3



SOIL PIPE.JPG

**D5.
Main walls
(including
claddings)**

The outside walls to the main house and rear extension are of cavity brick construction with stone/concrete lintels and cills to window and door openings.

The upper front elevation outside wall is rendered.

Where visible, the main outside walls (front elevation) have a barrier against dampness rising from the ground (called a damp proof course or DPC) consisting of the plastic DPC.

There is a modern plastic DPC visible to the rear extension walls.

A damp proof course (DPC) was not visible to the main gable/rear walls externally due to the presence of pointing which could be concealing the DPC. It is possible the main house walls could have a traditional bitumen DPC but I was unable to determine this at the time of the inspection, (see section: E3).

There is evidence the main walls/extension walls have been insulated retrospectively (cavity wall insulation) due to the presence of filled drill holes externally. This work should be covered by a 25 year guarantee/warranty but this was not available to view at the time of the inspection.

See Section C: Issues for Conveyancers.

There is evidence the main front elevation wall has been previously re-built. This work may have required Statutory Consent. (Building Regulation approval). No documentation, however, was available to view at the time of the inspection.

See Section C: Issues for Conveyancers.

The brickwork to the gable elevation is slightly bulging/undulating in places. This is not considered serious structural movement.

3

There is cracking to the masonry above the windows externally to the rear kitchen extension. This could be attributed to issues such as initial settlement, thermal movement, corrosion of existing lintels and disturbance by previous window and door replacement works.

Without carrying out further investigation (outside the scope of the Home Condition Survey service) however, I was unable to determine the actual cause of the masonry cracking and whether any underlying structural issues exist.

Further investigation is advisable which may entail exposing works.
See Section B: Movement & repair issues.

The mortar between the bricks (called the pointing) to the main gable & rear elevations has eroded in places. This could cause penetrating dampness problems internally if remedial works are not carried out (re-pointing).

This is considered serious and in need of urgent repair or replacement.



CRACKING 1.JPG



CRACKING 2.JPG



EXT WALLS 1.JPG



EXT WALLS 2.JPG

D6. Windows

The windows frames are double glazed uPVC/plastic windows and are replacement windows since the house was originally built.

In the absence of any documentation it is not possible to confirm the installation date(s) of the windows.

See Section C: Issues for Conveyancers.

A selection of windows were checked for operation & were found to be generally in a serviceable condition although some wear and tear is evident.

External sealants to the kitchen extension window frames are cracked/loose/missing.

2

Lack of adequate sealants around window frames can cause rainwater to penetrate internally causing dampness issues if not rectified.

Some repairs or replacements are required but these are not considered serious or urgent.



WINDOWS.JPG

**D7.
Outside doors
(incl. patio
doors)**

The front entrance door/frame is made from composite uPVC/plastic.

The rear kitchen entrance patio doors/frames are made from PVC/plastic and are fully glazed (double glazing).

In the absence of any documentation it is not possible to confirm the installation date(s) of the uPVC doors.

Please see Section C: Issues for Conveyancers.

The outside doors were tested for serviceability & were found to be in working order.

The outside doors are generally operational & lock correctly.

No repair is presently required. Normal maintenance must be undertaken.

**D8.
Other external
woodwork etc**

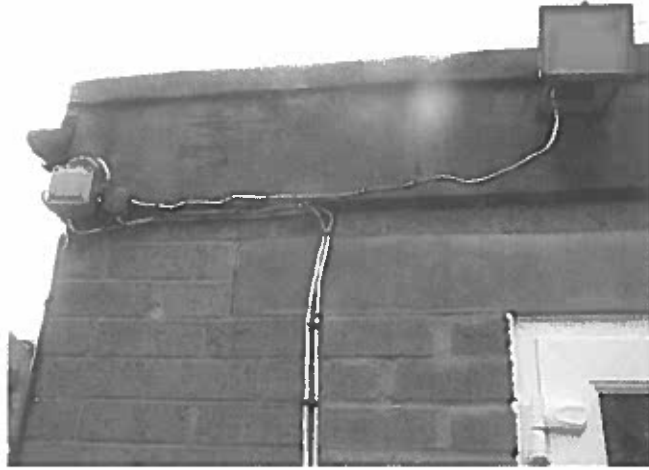
The outside joinery/woodwork includes: timber fascia/soffit/barge boarding, front bay canopy underboarding.

The fascia boarding to the rear extension roof is showing signs of wood rot and in need of repair/replacement.

Some repairs or replacements are required but these are not considered serious or urgent.

1

2



EXT WOODWORK.JPG

**D9.
Outside
decoration**

The outside decoration includes: timber fascia/soffit/barge boarding, front bay canopy/underboarding.

The outside woodwork is generally in a serviceable condition although some maintenance works should be anticipated in order to maintain it in a serviceable condition.

1

No repair is presently required. Normal maintenance must be undertaken.

E1. Roof structure	Description and Justification for Rating and any comments	Condition Rating
	<p>It was not possible to inspect the roof structure due to the roof room conversion. Limited access however was available via the access door into the residual loft space/void.</p> <p>It was possible to confirm the following from this limited inspection: The main roof structure is constructed using individual timbers in a traditional manner including rafters, purlins & ceiling joists.</p> <p>The main roof is of original construction with spray foam insulation underneath the roof timbers (called rafters). This type of work is normally covered by a warranty but no information was available to view at the time of the inspection.</p> <p>The ceilings are likely to be made from lath & plaster which is typical of the properties age of construction. However, it was not possible to confirm this due to the presence of stored items.</p> <p>The timber roof frame/roof covering is not ventilated. A lack of ventilation can cause condensation to build-up in the roof space causing timbers to rot.</p>	1
	<p>No repair is presently required. Normal maintenance must be undertaken.</p>	



INSULATION.JPG



ROOF ROOM.JPG

E2.
Ceilings

Due to the age of the property it is assumed the ceilings are mainly original 'lath & plaster' ceilings (lime based plaster supported on thin wooden strips) rather than modern plasterboard.

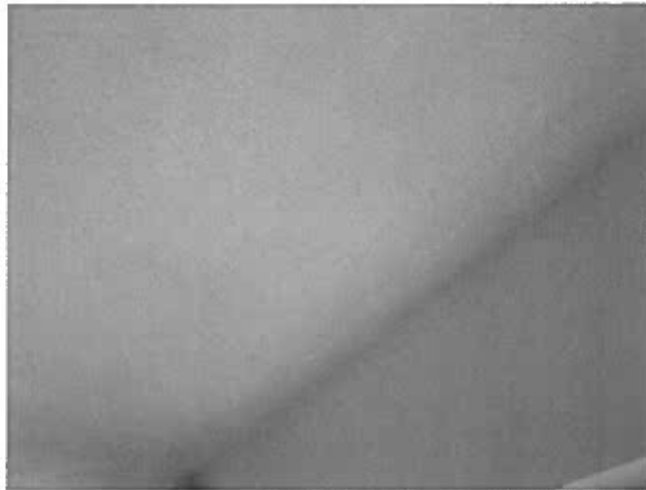
The ceilings are generally decorated to a good standard.

There are visible cracks to some areas of ceiling plaster under the ceiling decoration/wallpaper but this is normal for the age of the property and is not considered of a structural nature. Normal maintenance/decoration is recommended.

Some of the ceilings (kitchen) are covered with a textured finish (artex) which may contain asbestos.

See Section C: Health & Safety.

No repair is presently required. Normal maintenance must be undertaken.



CEILINGS.JPG

E3.

Inside walls, partitions & plasterwork

The internal walls are of solid brick construction and are finished with plaster.

The inside surface to the external walls in the dining room are dry lined with a plaster finish. This may have been carried out due to previous dampness problems, however there was no documentation available to view at the time of the inspection in order to confirm this.

The kitchen/bathroom walls are partly tiled.

The internal walls and partitions are generally decorated to a good standard.

Higher than normal damp/moisture readings were noted at low level to the inside surface of the front/gable elevation in the hallway and the skirting boards are rotten.

Without carrying out further investigation (outside the scope of the Home Condition Survey service) I was unable to determine the cause of the dampness however it may be possible the DPC has failed in this area.

It is recommended this isolated area of dampness is investigated further by an appropriately qualified professional (remedial treatment specialist).

See Section B: Further Investigation.

There is evidence of internal alterations relating to the removal of an internal wall to the rear dining room. It would appear the upper floor/walls above are supported by a beam. However, there was no evidence of movement/cracking to suggest the presence of structural movement. This work may have required Statutory Consent (Building Regulation approval).

See Section C: Issues for Conveyancers.

3

Further advice should be obtained.



DAMPNESS.JPG



INT ALTERATIONS.JPG



INT CRACKING 1.JPG



INT CRACKING 2.JPG

**E4.
Floors**

The ground floor to the property is a combination of suspended timber construction (front lounge) and solid floor construction (rear dining room/kitchen). The floor coverings are a mainly carpeted finish.

The first floors are of suspended timber construction & are mainly covered in carpet.

The front lounge floor is bouncy underfoot near the gable wall which could be caused by a defect(s) in the floor construction/joists.

Without further investigation outside the scope of the Home Condition survey, however, I was unable to determine the actual cause of this defect. Further investigation is required to determine the cause of this defect which may involve invasive inspection.

3

See also Section E3: Internal Walls (dampness).

Further advice should be obtained.

**E5.
Fireplaces &
chimney breasts**

The property includes brick built chimney breasts to the front lounge, rear dining room, front large bedroom and rear bedroom.

The chimney breast brickwork on the ground floor is exposed as a decorative feature.

The chimney breasts are continuous through to the roof void and external roof covering.

There is a solid fuel fire fitted to the front lounge chimney breast & a gas fire fitted to the rear dining room chimney breast.

1

No repair is presently required. Normal maintenance must be undertaken.

E6.
Built-in fittings

The fitted kitchen units & wall cupboards are of a modern design & are generally in a serviceable condition although some signs of wear and tear is evident doors and drawers.

Work surfaces are made of a granite finish and sealants are in place providing a waterproof joint.

A selection of drawers & cupboard doors were checked & were found to be operational.

Modern copper piping is present to the kitchen sink taps & plastic fittings are present to the wastes.

No repair is presently required. Normal maintenance must be undertaken.



KITCHEN.JPG

E7.
Inside
woodwork

The inside woodwork/joinery consists of: window cills, skirting boards, picture rails, doors, door casings, handrails, balustrade & airing cupboard.

The inside woodwork/joinery is in a generally serviceable condition.

The internal doors were checked for general operation and were found to be in a serviceable condition although some wear and tear is evidence to some door fittings/furniture.

The balustrade/newel post is loose to the landing area and should be secured.

The stair treads to the bottom of the staircase are loose/bouncy underfoot.

Without further investigation outside the scope of the Home Condition survey, however, I was unable to determine the actual cause of this defect. Further investigation is required to determine the cause of this defect which may involve invasive inspection.

See also Section E3: Internal Walls (dampness) & Section E4: Floors.

See also Section B: Further Investigation.

This is considered serious and in need of urgent repair or replacement.

1

3



BALLUSTRADE.JPG

**E8.
Bathroom
fittings**

The sanitary fittings and appliances in the bathroom comprise of a plastic bath, wash hand basin (WHB), WC and mixer shower over the bath.

The sanitary fittings in the bathroom are of a modern design.

Modern copper piping is present to the wash basin taps & plastic fittings are present to the wastes & soil pipe (WC).

All fittings are secure and the sealants are in place providing a waterproof joint.

The WHB cold water tap was turned on & water was observed draining satisfactorily.

No repair is presently required. Normal maintenance must be undertaken.

1



BATHROOM 1.JPG



BATHROOM 2.JPG

The services are generally hidden. Only the visible parts will be inspected and the surveyor does not carry out specialist tests, so the surveyor cannot comment on how efficiently the services work or if they meet modern standards. Domestic appliances are not included.

I could not inspect the water because it was not possible to inspect the mains water pipe & stop cock as it is concealed behind pipe boxing. It was not possible therefore to determine the type of pipe material (lead/plastic).

Description and Justification for Rating and any comments	Condition Rating
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Ideally, a property offered for sale should have a valid and current electrical safety certificate which shows that the electricians continue to uphold the national safety standard.

If the seller does not supply a valid and current electrical safety certificate the surveyor will automatically give the electricity system a Condition Rating 3. In that instance, either you or the seller should get a qualified electrician to test the electricity system—ideally before exchange of contracts but certainly before you move in. You can find a registered qualified electrician by searching the Electrical Safety Council's website <http://www.esc.org.uk/public/find-an-electrician/>

It is better to be safe than sorry. Electricity is dangerous and poorly maintained, installed or damaged electricity supplies can put you at risk from electric shocks and fires.

F1. Electricity	There is a mains electricity supply to the property. The consumer unit is located in the hallway.	
Electricity (general condition)	The consumer unit is modern & contains miniature circuit breakers & RCD protection. The electric meter is located in an external housing on the gable wall externally. It was not possible to inspect the electric meter as the housing was locked. The electricity supply was on when I inspected the property. Modern socket outlets & light switches are present throughout the property & are in a serviceable condition.	1

F1. Electricity	Normal maintenance must be undertaken. The main earth bonding cable to the gas meter is exposed externally and may not comply with current regulations.	
Electricity (health & safety)	The electrical system may not be covered by a current inspection & testing certificate. This is a potential safety hazard. See Section C: Health & Safety.	3

Further advice should be obtained.



ELEC 1.JPG



ELEC 2.JPG



ELEC 3.JPG

The Gas Safe Register is the official gas registration body for the United Kingdom, and by law all gas engineers must be on the register. When a Gas Safe registered engineer fits or services a gas appliance to see if it is working safely and that it meets the correct safety standards, they will often leave a report which explains what checks they did and when the appliance next needs servicing. This report may be issued as a 'gas safety record' or 'gas safety certificate'. The Gas Safe Register recommends that a gas safety check is done on all gas fittings and appliances every year.

Ideally, the seller should supply a current and valid gas safety record or certificate for all the gas appliances they will be leaving at the property. If the seller does not supply these documents the surveyor will automatically give the gas a Condition Rating 3. In that instance, either you or the seller should get a Gas Safe registered engineer to check the appliances, ideally before exchange of contracts but certainly before you move in. You can find a registered qualified gas engineer on the Gas Safe website <http://http://www.gassaferegister.co.uk>

It is better to be safe than sorry. Badly fitted and poorly serviced appliances can cause gas leaks, fires, explosions and carbon monoxide poisoning.

**F2.
Gas**

A mains gas supply is connected to the property and the meter is located in an external plastic housing located on the main gable wall externally.

Gas (general condition)

The gas supply pipework is copper piping and electrical earth bonding is present.

The gas meter is adequately supported.

Normal maintenance must be undertaken.

1

**F2.
Gas**

The gas installation (boiler/appliances/pipework/meter) may not be covered by a current inspection & testing certificate.

Gas (health & safety)

This is a potential safety hazard.

See Section C: Health & Safety.

3

Further advice should be obtained.



GAS.JPG

**F4.
Water**

It was not possible to inspect the mains water pipe & stop cock as it is concealed behind pipe boxing. It was not possible therefore to determine the type of pipe material (lead/plastic).

NI



WATER.JPG

**F5.
Heating**

The property is heated by a wall mounted gas combination boiler & radiator system.

The boiler is located in the bathroom airing cupboard.

**Heating (general
condition)**

There is an integral programmer which regulates the heating provision.

The boiler flue is a room sealed fan flue type & terminates on the gable elevation wall externally.

The heating distribution pipework is copper.

1

The boiler also provides instantaneous hot water to the property.

Secondary heating is provided by a solid fuel fire in the lounge and a gas fire in the rear dining room.

No repair is presently required. Normal maintenance must be undertaken.

**F5.
Heating**

The heating system (boiler/solid fuel fire/gas fire) may not be covered by a current inspection & testing certificate.

This is a potential safety hazard.

**Heating (health
& safety)**

See Section C: Health & Safety.

3

Further advice should be obtained.



BOILER.JPG



SOLID FUEL FIRE.JPG

F6.

Drainage

The property is connected to the public sewer.

Grey waste water from the kitchen drains away via plastic waste pipes into the underground drainage system.

The bathroom waste pipes are plastic and grey waste water drains into a plastic rainwater pipe via a plastic hopper and into the soil pipe.

There is an inspection chamber located at the rear of the property which provides access to the drainage system.

1

The bathroom WC was flushed & water was observed draining satisfactorily.

No repair is presently required. Normal maintenance must be undertaken.

Description and comments**Outbuildings**

Garages There are no garages.

Permanent outbuildings There are no permanent outbuildings.

Grounds

Grounds There is a medium sized garden/lawn to the rear of the property.

There is a line of Conifer trees along the rear boundary of the property. Although not normally considered a problem in relation to tree root damage, these conifers can grow rapidly. For this reason it is advisable the trees are regularly controlled/trimmed/maintained.

There is a mature tree to the rear neighbours garden. There are no obvious signs of building movement due to tree root damage. The tree is considered to be within an acceptable distance from the property.



GROUNDS 1.JPG



GROUNDS 2.JPG

Paved areas The external surface to the front of the property is covered in decorative stone chippings.

There is a driveway to the front of the property with a concrete block paved surface.

The side/rear areas of the property are covered in stone paving flags.

There are areas of loose/uneven/sunken block paving to the driveway which are in need of attention.

There is loose/cracked/sunken paving to the rear of the property in need of attention.



PAVING 1.JPG



PAVING 2.JPG

Boundary and retaining walls

The boundary fences to the side/rear of the property are of concrete post/timber panel construction in a good condition.

Common (shared) areas

There are no common areas.

Information about the surveyor



Home Condition Survey

Name

Mr Neil Maudsley

Qualifications

Address

8 Greyfriars Drive, Penwortham, Preston, PR1 9XJ

Contact details

Email njm.ppi@gmail.com

Telephone 07902 287988

Web Site www.penworthampropertyinspections.co.uk

Date of finalising the report

07-Mar-2016

Signature

What to do if you have a complaint

If you have a complaint about this Home Condition Survey or the surveyor who carried it out you should follow the procedures set out below:-

- Ask the company or surveyor who provided the report to give you a copy of their complaints handling procedure. All surveyors must have a written procedure and make it available to you if you ask
- Follow the guidance given in the document, which includes how to make a formal complaint

You may ask the SAVA HCS Scheme to investigate the complaint directly if:-

- Your complaint involves an allegation of criminal activity, in which case SAVA will notify the Police
- The company fails to handle your complaint in line with its procedure
- You are not happy with how the surveyor has handled your complaint
- You have exhausted the company's complaints procedure and remain dissatisfied

SAVA
The National Energy Centre
Davy Avenue
Knowlhill
Milton Keynes MK5 8NA

Further investigations and obtaining quotes for work

If the surveyor was concerned about any part of the property (perhaps because it could not be inspected properly and there is a possible hidden defect) then they will have recommended further investigation. You should use an appropriately qualified person to undertake these investigations (for instance a plumber who is on the Gas Safe Register for anything to do with gas). The Government's web site

www.direct.gov.uk/en/HomeAndCommunity/Planning/Index.htm will give you useful information on this, plus planning consent and building regulations.

Some investigations may involve disturbing the current occupier, so you should discuss them with the home owner or agent as soon as you can.

Ideally, you should also get quotations for any work needed before you legally commit to buying a property as the cost of repairs may influence how much you are prepared to pay.

You should obtain written quotes from all the professionals and companies you are likely to use, such as architects, builders and package companies (such as loft converters and kitchen fitters). When getting quotations make sure that they cover both materials to be used and the labour, that the company providing the quote is properly insured and that they can provide recommendations from other people.

Doing the work

Not all the work needs to be done immediately. Some can be planned with alterations or other improvements that you are planning. The condition rating attributed will help you decide when to do the work.

Condition Rating 3 repairs are likely to be urgent and ideally should be done as soon as possible after you move in. Condition Rating 2 repairs can usually wait. It is difficult to say how long you should wait as extreme weather, for example, could cause rapid deterioration. Where an element is Condition Rating 2 but you do not plan to repair it immediately it should be regularly monitored to check that it is not getting worse.

Home condition survey

Before instructing a surveyor you should understand the "terms" under which the report is prepared so you have a clear understanding of the level of service you are buying. The "terms" of the report are set out below.

To confirm you understand the "terms" of the service, please sign two copies of this letter and return one to the surveyor. Please keep a copy for your own records.

Introduction and terms on which this report is prepared

When you buy a home it is recommended to have an independent report on the condition of the property. The Home Condition Survey is produced by a surveyor who is a member of the SAVA Scheme. The surveyor will provide an objective opinion about the condition of the property which you, as the buyer, will be able to rely on and use.

The surveyor

The surveyor is a member of the SAVA Scheme, which is operated by National Energy Services Ltd, and has passed an assessment of skills and holds one of the below:

- Level 4 Diploma in Home Inspection
- Level 6 Diploma in Residential Surveying and Valuation
- Associate/Member of RICS whose professional competency has been approved by SAVA.

In addition the surveyor will:

- have insurance the provides cover in the surveyor is negligent
- follow the scheme and product rules required by SAVA
- lodge the report on the SAVA register for regular monitoring of competence
- have a complaints procedure which includes an escalation route to SAVA
- have had a criminal records check undertaken

The inspection

The surveyor must follow the inspection standards and code of conduct set by SAVA. A copy of these can be found on www.myhomeconditionsurvey.co.uk.

The Home Condition Survey is in a standard format and is based on terms which set out what to expect of both the surveyor and the Home Condition Survey. Neither you nor the surveyor can amend these terms for the survey to be covered by the SAVA scheme. However, the surveyor may provide you with services beyond the report. These services are not covered by these terms nor by the Scheme and so must be covered by a separate contract.

What this report tells you

This report will provide you with the following information:

- The construction and condition of the property on the date of inspection
- Whether more enquiries or investigations are needed
- The reinstatement cost for insurance purposes derived from data supplied by the Building Cost Information Service (BCIS), except where:
 - the property is very large or historic
 - where it incorporates special features
 - if it is of an less usual construction not covered by BCIS data

In these circumstances a specialist would be needed to assess the reinstatement cost.

The main aim of this report is to inform you of:

- any serious defects or issues that may need attention and may affect your decision to buy the property
- areas that may require further investigation to prevent damage to the structure of the building
- matters that should be referred to your legal adviser for further investigation

The report applies "condition ratings" to the major parts of the main building. The report will not provide a condition rating to outbuildings. The condition rating applied will be; 1, 2, 3 or NI (not inspected - see "How the Inspection is carried out" below).

Condition rating definition

Condition Rating 1 - No repair is currently needed. Normal maintenance must be carried out.

Condition Rating 2 - Repairs or replacements are needed but the surveyor does not consider these to be serious or urgent.

Condition Rating 3 - These are defects which are serious and/or require urgent repair/replacement or where the surveyor feels that further investigation is required. For example, where the surveyor has reason to believe a repair work may needed but an invasive investigation is required to confirmation. A serious defect is one which could lead to rapid deterioration in the property or one which is likely to cost more than 2.5% of the reinstatement cost to put right.

You may wish to obtain quotes for additional work prior to exchange of contract where a condition rating 2 or 3 is given.



What this report will not tell you

This report will not tell you about:

- the value of the property
- matters that might affect value (such as the location of the property or the availability of public transport and other facilities)
- any minor defects that would not normally effect your decision to buy
- how to undertake any repairs to remedy any defects or deficiencies
- the cost of any repair work
- the efficiency of any services installed or any features that could only be effectively monitored over a longer period of time

If you need advice on subjects that are not covered by the Home Condition Survey, this must be arranged separately. The report is not an asbestos inspection under the Control of Asbestos Regulations 2012.

What, when and how the inspection is carried out?

You should understand that when the surveyor carries out the inspection the property does not belong to you, but to a third party. The surveyor undertakes a full visual and non invasive inspection (including loft spaces, cellars, all where the access is safe). The surveyor will look at the inside and outside of the main building, all permanent outbuildings, grounds and areas in common or shared use and the parts of the gas, electricity, water and drainage services that can be seen.

The surveyor will carry out the inspection from all vantage points possible, but cannot:

- report on leisure facilities or equipment
- report on temporary outbuildings
- trespass on adjacent private property
- walk on any sort of roof
- access areas that are more than 3m above the floor level – such features will be inspected from ground level or from a vantage point within the building
- take up or move carpets, floor coverings, floorboards or insulation etc.
- move heavy furniture or remove contents of cupboards
- move smaller items of furniture etc. without the express consent of the occupier
- force open or remove secure panels or the fabric of the building
- undertake a specialist test of any of the services, although where possible they will be observed in normal operation, or turn on any services that are not connected at the time of the inspection. The surveyor cannot comment on the efficiency of any services or renewable installations (such as photovoltaic panels)
- comment on sound insulation or noise of any sort

The surveyor will curtail the inspection if he/she feels it unsafe to continue for any reason (including the risk of damage to the property itself, risks to any occupiers or visitors and risks to the safety of the surveyor etc.)

The surveyor will check for damp in vulnerable areas using a moisture meter.

Flats

The surveyor will carry out a non invasive inspection at the level of detail set out above for the main walls and roof over the flat. The surveyor inspects the shared access to the flat and the area where car parking or the garage for the flat are located. The surveyor will not:

- inspect the rest of the block to this level of detail
- inspect shared areas or services to other flats in the block
- access the roof space unless the access is within the flat and subject to the restrictions outlined above
- comment on shared drains, fire or security alarms
- comment on any terms of the lease

Property risks

The surveyor assumes that the home is not built with nor contains hazardous material and is not built on contaminated land. However, if any materials are found during the inspection which may contain hazardous substances, if anything is identified which may damage the property or if the surveyor finds evidence to suggest any contamination of the land this will be reported and you may wish to seek further advice.

Risks to people

The surveyor will report on matters that may have existed for a long time and cannot reasonably be replaced or modified but may still, in the opinion of the surveyor, present a risk to occupiers or visitors.

Your rights and responsibilities

The report is for you to use and your legal advisor to use but the surveyor accepts not liability if you or anyone else chooses to pass this report to someone else.

Upon instructing the surveyor you have a 14 day cooling off period; however, if you request that the surveyor carry out the inspection during this 14 day period, you will be liable to pay the full fee.