



Home Condition Survey

Helping you make the right decision about your new home



Report Reference No. _____
Produced for: _____

Date: 12-Nov-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**Company/organisation name**

Penwortham Property Inspections

Company address and postcode

8 Greyfriars Drive, Penwortham, Preston, PR1 9XJ

Company contact details**Email** njm.ppi@gmail.com**Telephone** 07902 287988**Web Site** www.penworthampropertyinspections.co.uk**Date of inspection**

12-Nov-2016



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Summary

Type of property	The property is a detached house.
Tenure (legal advisor to check)	Not known
Approximate year when property was built	1990
Weather conditions at the time of inspection	Overcast with light showers
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		4	2						
Ground	2			1	1		1	1	Study
TOTALS	2	4	2	1	1	0	1	1	-

Gross external floor area in square metres 145m²

Reinstatement cost

Reinstatement Cost

£ 201 000

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		1
	D3	Rainwater pipes & gutters		2
	D4	Above ground waste & soil pipes		1
	D5	Main walls (including claddings)		1
	D6	Windows		1
	D7	Outside doors (incl. patio doors)		1
	D8	Other external woodwork etc		1
	D9	Outside decoration		1
	D10	Other outside detail		X
	D11	Conservatories		1
	D12	Porches		X
E: Inside	E1	Roof structure		1
	E2	Ceilings		1
	E3	Inside walls, partitions & plasterwork		1
	E4	Floors		1
	E5	Fireplaces & chimney breasts		1
	E6	Built-in fittings		1
	E7	Inside woodwork		1
	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		1
	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 house is built using modern materials and techniques.
 The outside walls are of cavity construction & are partly rendered.
 The main roof is covered in concrete tiles over a modern trussed rafter roof frame.
 The main ground floor is of solid construction.
 The windows & external doors (double glazed) are made from uPVC 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 condensing regular boiler located in the garage.

Boiler**Manufacturer**

Model Name Potterton

Model Qualifier

Model Identity No. 016777

First manufactured 2001

Last manufactured 2015

Efficiency 88.8%

Type Condensing Regular

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

There is a double on-site garage.

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

There are 2 parking spaces located on site.

The property has an open plan garden/lawn to the front/side with concrete block paved garden paths.

There is a lawn to the rear garden enclosed by timber fencing and concrete paved areas to perimeters.

There are no permanent outbuildings.

All roads and footpaths are made up unless otherwise stated.

Summary of Structural Movement

There is no evidence of structural movement.

Summary of Dampness

There was no dampness detected at the property.

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:

- electrical installation
- gas installation
- central heating

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 the installation of replacement windows/doors/conservatory and the installation of a boiler system 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 shared fside/rear garden fencing.
Easements	No specific issue was noted by the surveyor.
Repairs to shared parts	See Section on 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	No specific issue was noted by the surveyor.
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

No specific issue was noted by the surveyor.

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

No specific issue was noted by the surveyor.

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**

There is a brick built chimney stack to the right-hand main gable. Lead flashings are in place providing a waterproof joint between the chimney stack and the roof covering. There is a chimney pot to the top of the chimney serving the gas fire in the front lounge.

The chimney pot is cracked and is not fitted with a chimney terminal/cowl and is therefore open to the elements/weather. This can result in rainwater penetration causing damp patches within the property and affect internal finishes. It is important to have chimney terminals/cowls installed to open pots to prevent birds/nesting material from becoming trapped within the flue. Blocked flues can cause lethal gasses to build up within the home and therefore this work should be carried out by a HETAS or Gas Safe registered engineer.

3

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



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D2.
Roof coverings

The main roof covering was viewed from ground level or any accessible places which gave a better view, including the use of binoculars where necessary.

The main roof is pitched (sloping) and covered with concrete tiles.

Ridge tiles cover the top of the roof and appear to be securely bedded in sand/cement mortar. The edge of the roof (verge) is covered with a PVC/aluminium capping detail (dry verge) and appears securely fixed. Lead upstand flashings & stepped flashings are in place & are secure providing a waterproof joint between the roof/wall abutments. Lead valley gutters are in place providing a waterproof joint to roof junctions.

From what can be seen from an external inspection and also following an internal inspection of the dwelling where we were looking for potential roof leaks, no evidence of any defects was apparent.

1

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



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PB120072.JPG

D3.
Rainwater pipes & gutters

The gutters are of replacement aluminium. The gutters are secure and there were no signs of leakage at the time of inspection. The rainwater pipes are of replacement plastic and are connected to modern gullies.

The rainwater pipe to the main rear elevation is loose/not securely fixed (broken clip) and should be re-fixed to maintain the above ground drainage system in a serviceable condition.

The gutters to the front and rear elevations are blocked in places. We would recommend that all the PVC gutters are checked and cleaned out where required. This should also be done periodically to prevent any blockages. It is important to keep rainwater fittings clear and free from leaks to prevent rot to timbers and damage to the fabric of the building. It would be advisable to carry out these checks in due course as part of the general maintenance to the property.

2

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



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

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

It was not possible to inspect the soil pipe as it is concealed behind pipe boxing in the bathroom/en-suite. The cloakroom foul waste/waste water drains directly into the underground drainage.

1

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



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

The main walls are of cavity brick construction and are partly rendered. The main walls are approximately 300 mm thick.

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

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.

The main walls are finished in pointed masonry which was generally found to be in an acceptable condition.

1

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

**D6.
Windows**

The windows frames are double glazed replacement uPVC/plastic windows.

In the absence of any documentation it is not possible to confirm the installation date(s) of the windows. 1 no replacement window, however, is listed on the FENSA website showing a completion date of 04/08/2004. In the absence of any documentation, however, it is not possible to confirm which window this entry relates to.

See Section C: Issues for Conveyancers.

A selection of opening casements to the windows were checked for operation & were found to be generally in a serviceable condition although some wear and tear is evident to window furniture and fittings. External sealants to window frames are in place providing waterproof joints.

It is common for the seals between the two panes of glass in a sealed double glazing unit to break down, typically after about fifteen years. When this happens, condensation forms between the panes. Replacement of the sealed unit (but not always of the frame) is then necessary. With any sealed unit double glazing, you should expect this to happen in due course.

The UPVC window frames have external beading and this is a potential security issue. External beading can easily be removed and unauthorised entry gained to the property. As part of the general upgrade to the property, you may wish to consider replacing these windows with modern PVC window frames that are beaded internally in due course.

No significant defects were observed to the windows.

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



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

The front and rear outside doors/frames are of replacement uPVC/plastic. The front door is partly double glazed and the rear door (kitchen) is fully glazed.

1 no replacement door is listed on the FENSA website showing completion date of 02/07/2004. In the absence of any documentation, however, it is not possible to confirm which door this entry relates to.

See Section C: Issues for Conveyancers.

The external doors were tested for serviceability and were found to be in general good working order. The doors are operational and lock correctly. The door frame sealants are in place externally providing a waterproof joint.

1

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



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PB120077.JPG

**D8.
Other external
woodwork etc**

The other external 'woodwork' includes: replacement PVC/aluminium fascia/soffit/barge boarding.

The other external '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.



PB120063.JPG

D9. Outside decoration

The outside decoration includes paint finishes to: external render.

The outside decoration is generally in a serviceable condition.

1

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

D11. Conservatories

There is a conservatory to the rear of the property of uPVC double glazed construction with a polycarbonate/plastic roof.

In the absence of any documentation it is not possible to confirm the installation date of the conservatory and if any statutory consents (planning/building regulations approvals) were applicable/obtained.

See Section C: Issues for Conveyancers.

The conservatory is built on a solid concrete floor/base covered in a tiled floor covering. Lead flashings are in place to wall abutments. The conservatory is accessed from the rear lounge. The access doors (sliding doors) are of timber fully double glazed construction. The entrance doors are of UPVC/plastic and are fully double glazed. The conservatory has plastic gutters/rainwater pipes fitted. The conservatory has fixed electrical power sockets fitted.

1

A selection of windows were checked for operation & were found to be generally in a serviceable condition. The external entrance doors were checked for general operation and were in a serviceable condition. The gutters and rainwater pipes are plastic and are securely fixed.

The conservatory is generally in a satisfactory condition. No defects were observed.

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



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E1. Roof structure	Description and Justification for Rating and any comments	Condition Rating
	<p>The main roof structure was viewed from ladders via the loft hatch on the landing ceiling. The main roof structure (ceiling) is partly boarded over for storage purposes.</p> <p>The main roof structure is constructed using modern timber trussed rafter construction and is the original construction. The main roof is of original construction with a secondary waterproof barrier of underfelt underneath the tiles.</p> <p>The main roof void has mineral wool insulation on the top of the ceiling between the ceiling timbers (called joists). The overall depth of the insulation is approximately 300mm.</p> <p>The ceilings are likely to be made from modern plasterboard which is typical of the properties age of construction. However, it was not possible to confirm this due to the presence of insulation.</p> <p>The cold water tank is located in the loft area in addition to the feed & expansion tank (central heating). Both of these storage tanks (plastic) & copper piping are insulated with lagging.</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 over time.</p> <p>No repair is presently required. Normal maintenance must be undertaken.</p>	1



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PB120010.JPG



PB120011.JPG

**E2.
Ceilings**

Due to the age of the property it is assumed the ceilings are of modern plasterboard.

The ceilings are decorated to a good standard and mainly have a paint finish.

The ceilings are covered with a textured finish (possibly artex) which may contain asbestos. We should mention that textured coatings can contain small amounts of asbestos of the type that is hazardous when disturbed. Therefore, any work to textured coatings should be implemented by a contractor who is qualified in asbestos awareness. Textured coatings of this type are very common in residential property.

See Section C: Health & Safety.

Normal maintenance/decoration is required.

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



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**E3.
Inside walls,
partitions &
plasterwork**

Internal walls are a combination of solid brick construction and stud partition construction.

The internal walls and partitions throughout the property were inspected and mainly have a painted or papered finish.

The kitchen/cloakroom/bathroom walls are partly/fully tiled.

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

The inside walls were checked for dampness with the aid of moisture meter. No dampness was detected.

The internal walls and partitions were found to be in an acceptable condition.

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

**E4.
Floors**

The ground floor to the property is of solid construction. The first floor to the property is of suspended timber construction.

The ground floor is covered in a combination of laminate flooring, carpet and tiles. The first floor is mainly covered in carpet. The bathroom floor has a vinyl floor covering.

Subject to limitations of floor coverings, especially fixed floor coverings as well as heavy furnishings and stored items, no significant defects were apparent to any of the floors within the property.

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



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PB120031.JPG

**E5.
Fireplaces &
chimney breasts**

The property includes an external brick built chimney breast to the gable which serves the fireplace to the lounge which has a 'living flame' type gas fire fitted.

1

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



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**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 laminate finish and sealants are in place providing a waterproof joint. Modern copper piping is present to the kitchen sink taps & plastic fittings are present to the wastes.

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

1

The fitted wardrobes to the master bedroom are of a modern design & are generally in good condition & found to be operational.

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



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**E7.
Inside
woodwork**

The internal fixed joinery/woodwork comprises: window boards, skirtings, doors, door casings and staircase.

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

The balustrade is securely fixed.

No serious defects were apparent time of the inspection, however, general maintenance is required to maintain the internal doors/joinery in a serviceable condition.

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

1



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**E8.
Bathroom
fittings**

The sanitary fittings in the ground floor cloakroom comprise of a wash basin and WC.

The sanitary fittings in the main bathroom comprise of a plastic bath, wash basin, WC and electric shower (fitted over the bath).

The sanitary fittings in the master bedroom en-suite bathroom comprise of a wash basin, WC and mixer shower (cubicle).

The sanitary fittings 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 WC in the bathroom/cloakroom was flushed & water was observed draining satisfactorily.

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

1



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PB120015.JPG



PB120054.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.

Description and Justification for Rating and any comments

Condition Rating

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.

Electricity (general condition)

The electrical meter is located in an external plastic housing on the left gable wall. The consumer unit is located at low level in the front study. The consumer unit is modern & contains miniature circuit breakers & RCD protection.

The electricity supply was on when I inspected the property. PVC/plastic modern wiring was observed in the meter cupboard along with main bonding wires. Modern socket outlets & light switches are present throughout the property & are in a serviceable condition.

1

Normal maintenance must be undertaken.

F1. Electricity

The electrical system may not be covered by a current inspection & testing certificate.

Electricity (health & safety)

This is a potential safety hazard and we would therefore recommend that an Electrical Installation Condition Report is obtained and all recommendations implemented.

3

See Section C: Health & Safety.

Further advice should be obtained.



PB120004.JPG



PB120056.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://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 left gable wall.

Gas (general condition)

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

1

Normal maintenance must be undertaken.

**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 and we would recommend that a test report is obtained from a Gas Safe registered engineer.

3

See Section C: Health & Safety.

Further advice should be obtained.



PB120057.JPG

**F4.
Water**

The water mains pipework is plastic and the stop tap/valve is under the kitchen sink unit.

The water supply pipework to the kitchen/cloakroom/bathroom/en-suite, WC appliances, boiler is all copper.

1

The water mains pressure was tested by running the kitchen cold water tap & is satisfactory.

Normal maintenance must be undertaken.



PB120002.JPG

**F5.
Heating**

The property is heated by a wall mounted gas condensing regular boiler and radiator system. The boiler is located in the garage.

**Heating (general
condition)**

There is a remote programmer and a separate room thermostat device which regulate the heating time durations & the general room temperature in the property. Thermostatic radiator valves are also fitted to most radiators which control individual room temperature. The heating distribution pipework is copper piping.

The boiler also provides stored hot water to the property via a hot water cylinder located in the bathroom airing cupboard. The hot water cylinder is insulated with foam insulation of approximately 20mm thickness. The hot water cylinder has a thermostat fitted which regulates the hot water temperature.

1

Secondary heating is provided by a living flame type gas fire in the lounge.

Normal maintenance must be undertaken.

**F5.
Heating**

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

**Heating (health
& safety)**

This is a potential safety hazard.

3

Further advice should be obtained.



PB120081.JPG



PB120096.JPG



PB120097.JPG



PB120053.JPG

**F6.
Drainage**

It is assumed the property is connected to the public sewer/mains drainage system.

Inspection of the underground drainage system was limited to any readily accessible chambers identified as serving the subject property alone, as shared drainage systems are generally the liability of the Local Drainage Authority.

There are 3no inspection chamber present at the property located in the front garden and right-hand side paved area. It was not possible to inspect the underground drainage as the inspection chamber covers are heavy-duty covers.

The cloakroom & bathroom WC's were flushed, however, and water was observed draining satisfactorily.

1

Normal maintenance must be undertaken.



PB120073.JPG



Description and comments

Outbuildings

Garages

There is a double garage attached to the side of the property of brick construction on a solid concrete base with a pitched tiled roof, plastic rainwater fittings and PVC up/over door to the front entrance which is electronically operated. The garage has fixed lighting and electric sockets. The garage is accessible from the rear garden.

The timber entrance door (single glazed) and door casing to the rear of the garage is rotten and the door casing cill is loose. The door (including casing) casing should be replaced as part of the general repairs/maintenance of the property.

The garage is in a good state of repair but some general maintenance work should be anticipated to maintain the condition of external elements such as fascias/rainwater fittings/external decoration and finishes.



PB120059.JPG



PB120079.JPG

Permanent outbuildings

There are no permanent outbuildings.

Grounds

Grounds

The grounds are mainly laid to lawn.



PB120084.JPG

Paved areas There is a driveway to the front of the property with a tarmac surface.

The front/side/rear areas of the property are covered in a combination of concrete paving flags & concrete block paving.

The paved areas are generally in a serviceable condition.



PB120064.JPG



PB120058.JPG



PB120076.JPG

Boundary and retaining walls

The front/side of the property & gardens are of open plan style/layout.

The boundaries to the rear garden are made up of concrete post/timber panel fencing.

The rear boundary fencing is generally in good condition, however, in places some panels are showing signs of wood rot or are rotten and should be replaced as part of any ongoing maintenance/repairs to the property.



PB120085.JPG

Common (shared) areas

There are no common areas.

Information about the surveyor



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

17-Nov-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 that provides cover in the event 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 be 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.



Asbestos in the Home

What is asbestos?

Asbestos is the name of a group of fibrous minerals (silicates) contained within certain rock, which has been mined in many parts of the world for centuries. Asbestos is not a scientific name, but is derived from the Greek word for "unquenchable" – a reference to its fire resistant qualities.



The scientific and commercial properties of asbestos were soon recognised. Asbestos has the ability to resist corrosion, has excellent thermal insulation properties and can sustain high temperatures without deterioration. Although substitutes have been developed to replace individual asbestos applications, nothing has ever been found or created which has all of the properties of this mineral.

Asbestos has been widely used since the industrial revolution but this use expanded dramatically during the 20th century. The construction industry accounted for the bulk of its use.

Early in the 20th century it became recognised that the fine needle-like fibres within asbestos products were hazardous if breathed in, and over time could cause cancers and other lung related conditions.

The commercial imperative and war resulted in this issue not being addressed

until the second half of the century, when various legislation and codes were introduced to limit its use, starting with the most hazardous forms.

Many people have heard of the most common forms of the mineral: blue, brown and white (crocidolite, amosite and chrysotile)—named in the order of the risk associated with each form in its raw state. Less well known are the risks when combined with other components e.g. the most hazardous form of the three is crocidolite, but if this is combined with cement to make a roofing sheets, it presents a much lower risk than chrysotile in a loose condition.

It is no longer legal to import or use asbestos in the UK, but the ban on use of the chrysotile form was only effective from November 1999. This means that asbestos can still be found in many thousands of products and locations. However, much of it is in a form that presents a very low risk, and if properly assessed and managed, can be allowed to

Asbestos insulating board (AIB) has also been used for indoor applications. Less common, but in certain parts of the country cement profiled sheets have been used in roofs. Sarking felt (used under slates and tiles in the roof space) and other external roofing felts contained asbestos until the 1980s.



Externally, boarding around the roof line are common examples of cement based products which may contain asbestos if they were installed before the end of 1999.

Asbestos may also be contained in miscellaneous items such as boiler and range flues; vent grilles and gaskets; old black toilet cisterns and seats; and even window boxes and planting containers.

Where will I find it in my home?

Asbestos was widely adopted in the building industry and inevitably found its way into many homes in the UK. Where it can be found depends on the age of the property and the date of any additions, extensions and refurbishments. For instance, vinyl tiles contained asbestos up until the 1980s.

Textured wall coatings (e.g. Artex) can contain asbestos if they were applied up to the end of the 1980s, although it was mostly phased out by 1985.

Asbestos cement products such as imitation slate roof tiles, rain water systems, garage and lean-to roofs and walls are still extremely common and have also been used in as partitions, ceilings under stairs, airing and boiler cupboards and bath panels.

Is it dangerous?

Most asbestos containing materials found in the home do not present a significant risk to those living there. The majority contain asbestos fibres bound in a matrix (the fibres are bound together in floor tiles by a plastic substance and in cement sheets by the cement itself).

This matrix limits the release of fibres, and the material only becomes a serious hazard if damaged or broken during removal. Such products can be removed by the householder or a non-licensed contractor if the person is aware of the danger and takes appropriate

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.

precautions. Disposal of these products can be made at a local reclamation facility, most of which have special skips for asbestos.

Certain materials though, can only be handled or removed by a licensed contractor. This includes AIB and any loose product such as pipe or lagging insulation. Removal is likely to be expensive and involve extensive safety precautions. Waste product will be disposed of by the licensed contractor in accordance with the Hazardous Waste Regulations 2005.

Artex was until recently a licensed product, but has now been removed from this category. However, its removal inevitably involves breaking the material in to small pieces, and this will release fibres. It is wise therefore, to involve a person or contractor who has experience with such work. In reality this may mean a licensed contractor. Generally, a cheaper option is to plaster skim over the textured finish, giving a smoother appearance.

Maintaining asbestos containing materials is rarely a problem because they are normally already painted, or don't need painting. Applying further paint over an existing coat does not present a hazard if the material is undamaged. Painting a previously unsealed surface, particularly of AIB would need special precautions.

If you plan to undertake work on a material which may be asbestos you should always be sure you know what the material is, and whether or not a licensed contractor is required to carry out the work. If in doubt, obtain specialist advice from an asbestos surveyor (Yellow Pages: Asbestos Services or Asbestos Removal).

Are there any legal requirements?

The law requiring commercial property owners and managers to assess their buildings for the presence of asbestos containing materials (AcMs) does not apply to homeowners (although it does apply to landlords of flats who have a responsibility for the common areas). In this sense, it is unlikely that a homeowner would be liable for the exposure to asbestos of a contractor or other visitor to their home.

However, if the householder or occupant was aware of the existence of asbestos within the property, they would have a duty of care to inform the contractor or visitor if they were likely to come into contact with the material. Failure to do so could result in some liability under common law.

Insurance

Asbestos in domestic properties is not generally a significant issue for insurance companies. In the event of a major building insurance claim small amounts of asbestos would probably be accommodated in the claim without question. If a large quantity exists which might materially affect the rebuild cost of the home or part of it, the insurance company should be informed.

Additionally, there may be a "Pollution or contamination" exclusion in the policy which means that the cost of clearing up asbestos, or dealing with claims from neighbours following a fire for example, would not be covered.

Further information

Health and Safety Executive website:
www.hse.gov.uk

Asbestos advice:
<http://www.hse.gov.uk/asbestos/>

Asbestos Information centre,
(independent site): www.aic.org.uk



factsheet

Asbestos in the Home

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Electricity in the Home

Electricity in the modern home

Electricity has been used in domestic properties since the early 1920s following the invention of a cost effective and reliable lamp in 1907. But from its humble beginnings running a simple light bulb it has wormed its way into the very heart of our homes. It now allows us to mow the lawn, watch television, take a shower, wash clothes, cook and connect to the rest of the world via our personal computers and the internet.

Home owners usually take the electrical system for granted and why not? Flick a switch and the light or the TV comes alive. It generally requires very little or no maintenance on a yearly basis, never mind day to day. However, although electricity in the home appears to be inherently safe it should be taken into account that Official Health & Safety figures show that unsafe electrical installations cause more than 750 serious accidents and 12,500 fires in homes each year.

Government introduction of Part 'P' of the building regulations

Due to the large number of accidents, fires and deaths caused by poor installation, maintenance and general upkeep of

electrical systems within domestic houses the government introduced legislation in the form of a document known as Part 'P' of the building regulations. These regulations came into effect on 1st January 2005. The overall desired effect of these new regulations is to ensure the health and safety of the occupants and visitors within a domestic dwelling.

Who is allowed to carry out electrical work in a house?

1. Part 'P' registered electrician-full scope. As from the 1st of January 2005 all electrical installations (including alterations and additions) must be carried out by a competent person. In order to be recognised as a competent person he/she must have received suitable and sufficient training, qualifications and experience and registered on one of the governments 'competent persons' schemes. Being a member such a scheme allows the electrician to 'self certify' his work. This means he is able to design, install & test any work without notifying the local authority building control department prior to starting the work. All Part 'P' registered electricians must adhere to the exacting standards laid down in BS7671 the Institute of Electrical Engineers (IEE) Wiring Regulations.

2. Part 'P' registered electricians limited scope. Some kitchen & bathroom fitting companies are deemed competent to carry out electrical work limited to the connection of their primary role, i.e. kitchen and bathrooms only.

3. The home owner is permitted to carry out small repairs and maintenance. Generally extending to;

- Replacing existing accessories, such as sockets & switches
- Replacing a single length of damaged cable on a like for like basis

What to expect from an electrician?

On completion almost all work carried out by an electrician the home owner should be provided with a copy of the test certificate. These come in two forms;

1. Minor works certificate covering alterations or additions to the original wiring

2. Installation certificate covering all major installation tasks such as installing a new circuit, maybe a shower or installing a new consumer unit.

All installation tasks and any minor works carried out in what are deemed as 'special locations' (outdoors, kitchens, bathrooms or rooms containing a shower) must be notified to the Local Authority Building Control Department. The electrician is responsible for doing this in conjunction with his Part 'P' scheme provider. Within 6-8 weeks a building control certificate should be received. These certificates will be required by a solicitor upon the sale of the property.



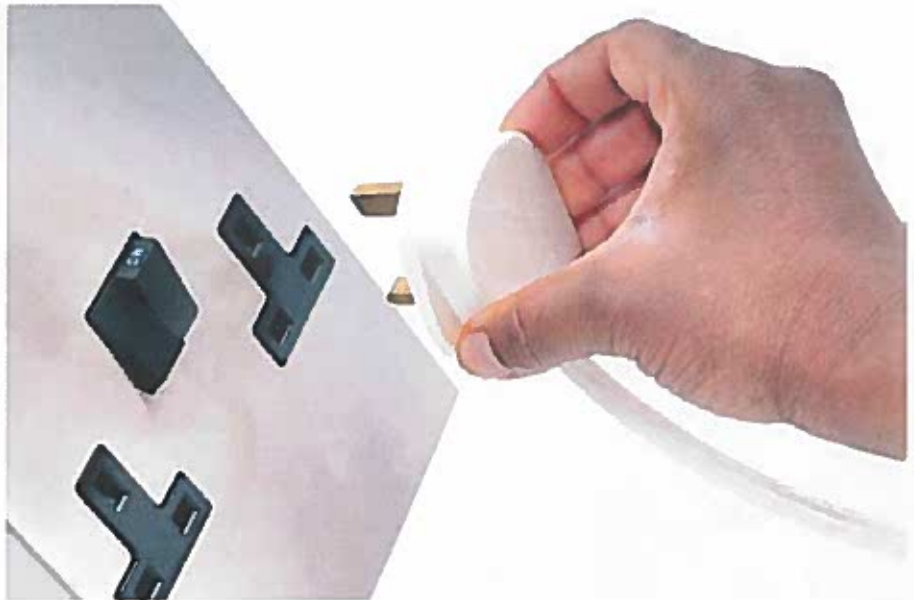
Why should I have my electrical system tested?

The vast majority of the electrical installation is built deep within the fabric of the building, hidden in the walls, the ceiling, the floors, loft space and even under the bath. The fuse box (now called a consumer unit) will be hidden in a dark cupboard at the bottom of the stairs behind the vacuum cleaner or the ironing board. These items receive almost no attention from the day they were installed. All elements of the installation will deteriorate over time, nothing lasts forever. Cables become worn due to heat damage, rodents nibble away at the insulation, and screws work themselves loose and create bad joints. If your house was built in the 1970s its wiring is now getting on for 40 years old. As time has passed improvements and safety features have been built into the modern electrical installation. Is your house as safe as it could be?

Why should I have my electrical system tested?

1. The recommendation given by the IIE is that all domestic dwellings should be tested at a period not exceeding 10 years.

2. If you are moving home, you need to know about the electrics in your new property. Be extra cautious if the property is old as it runs a higher risk of having faulty wiring. Although the lights may work when you take a look at your new home it does not by any means ensure it is safe. How old is the property? Has it been altered in any way since new? Who carried out the work? Did they really understand what they were doing? It's easy to make an electrical circuit work- it's far more demanding to make the circuit work safely. It would be useful to know of any underlying deficiencies prior to moving in. Rewiring a house is a messy and expensive operation. If some remedial electrical work is required, budget for it and get the work done before you have the walls skimmed and install a new kitchen or



bathroom. Remember, rewire first-decorate later. Don't put your life or your investment at risk; get an electrical survey of your new home before you sign on the dotted line.

Who should I contact to test my electrical installation?

Any full scope Part 'P' registered electrician who holds the correct private indemnity insurance to carry out this type of work. The report is known as a Periodic Inspection Report.

What should I expect to gain from a Periodic Inspection Report?

This type of testing can take anything up to a day to complete. It covers every element of the condition of the installation from the suppliers fuse to the light bulbs. It is primarily concerned with the general condition of the fuse box/consumer unit, fixed cables buried within the walls & floors, main earth bonding arrangements and accessories.

On completion you should be provided with a copy of the test certificate along with written advice explaining what work is required to bring the installation up to the required standard.

Further Information:

Part 'P' registration scheme:
www.napit.org.uk

Part 'P' registration scheme:
www.niceic.org.uk

Local authority building control:
www.labc.co.uk

Government website:
www.communities.gov.uk

Planning portal website:
www.planningportal.gov.uk

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Gas in the Home



Many people heat their homes and cook using mains gas and thankfully there are only a few accidents involving gas each year. However, while fortunately rare, in 2009-10, there were 223 incidents according to the national independent watchdog for work-related health, safety and illness the Health and Safety Executive (HSE). In many cases these accidents result in fatalities and for this reason the HSE takes issues relating to gas very seriously. There are two specific dangers associated with using gas in the home:

- Explosion and fire, which actually account for very few gas related incidences
- Carbon monoxide poisoning, which accounts for approximately 20 deaths each year

What is carbon monoxide and why is it a problem?

Carbon monoxide is a deadly poisonous gas, because when it enters the body, it prevents the blood from carrying oxygen to cells, tissues, and organs. The problem with carbon monoxide is that it is colourless, odourless and tasteless. Excess carbon monoxide is produced when normally safe-to-use carbon-based fuels including gas, oil, wood and coal do not burn properly.

Because you cannot see it, taste it or smell it, carbon monoxide can kill quickly without warning. Sadly, each year there are news reports recounting such tragedies. People die from carbon monoxide poisoning which is caused by appliances and flues that have not been properly installed, maintained or that are poorly ventilated.

Even if the level of carbon monoxide is too low to actually kill, it can still cause serious harm to health if breathed in over a long period. In extreme cases prolonged exposure can result in paralysis and brain damage.

How to keep safe

The HSE recommends that all gas appliances, including gas boilers, ovens, hobs and gas fires, should be regularly serviced in accordance with the manufacturer's guidelines at least once a year. Testing should be undertaken by a Gas Safe Registered Engineer.

A free gas safety check may apply to home owners on means tested benefits who:

- Are of pensionable age, disabled or chronically sick and either live alone or with others who are all of pensionable age, disabled, chronically sick or under 18
- Are living with others where at least one is under 5 years old



- Have not had a gas safety check carried out at the premises in the last 12 months
- Do not occupy premises where a landlord is responsible for arranging a check under regulations made under the Health and Safety at Work Act

You should contact your gas supplier for more information and to find out if you are eligible. They may be able to provide you with a free of charge gas safety check upon request.

You could consider installing an audible carbon monoxide alarm. They are cheap, easy to fit and are a good way to ensure you're immediately alerted to any carbon monoxide in your home.



Gas and rented accommodation

Landlords have specific responsibility when it comes to gas safety and they have legal obligations in relation to any gas supply and appliances at their rented property. Under the Gas Regulations the landlords must:

- Repair and maintain gas pipe work, flues and appliances so that they are kept in a good condition
- Carry out a gas safety check every year on each appliance to be done by a Gas Safe Register approved installer (you must give your tenants a copy of the gas safety record within 28 days of it being carried out or before they move in)

The landlord must also keep proper records. As a minimum, the record of a gas safety check must contain:

- A description of the location of each appliance or flue checked
- The name, registration number and signature of the individual carrying out the check
- The date on which the appliance or flue was checked
- The address of the property at which the appliance or flue is installed
- The name and address of the landlord (or his agent where appropriate)
- Any defect identified and any remedial action taken
- A statement confirming that the safety check completed complies with the requirements of the Gas Safety (Installation and Use) Regulations 1998

You are also obliged to show your tenants how they can turn off the gas supply in the event of a gas leak.

Gas Safe and Gas Safe Registered Engineer

The Gas Safe Register is the official gas registration body for the UK, Isle of Man and Guernsey appointed by the relevant Health and Safety Authority for each area. It is run by Capita Gas Registration which ensures that all their members are appropriately qualified to work with gas. The sole focus of the register is on improving and maintaining gas safety to the highest standards. There are around 120,000 gas engineers on the register.

Gas Safe Register replaced CORGI as the gas registration body in the UK and the Isle of Man on 1 April 2009 and Northern Ireland and Guernsey on 1 April 2010.



Remember that before you let your gas engineer into your home to work on your gas appliances you should check their Gas Safe ID card. If they don't show this to you when they turn up at your door then don't be afraid to ask to see it. You can also check that your engineer is Gas Safe registered by calling the Gas Safe Register on 0800 408 5500 or using their 'check an engineer service' online.

Buying a new home

In most cases, if you commission an independent surveyor to undertake an inspection and to report on the condition of a property prior to purchase, he/she will not be able to comment in detail on the gas appliances. This is because:

- The inspection will be visual only (the property belongs to the seller

and an invasive inspection would not be tolerated)

- The gas appliances are rarely running at the time of the inspection and if they are, it is unlikely that the surveyor will be in the property long enough to get a clear impression of how well they are running
- The surveyor is unlikely to be a Gas Safe Registered Engineer.

For this reason it is sensible if you are selling a property to have a gas safety report on all the appliances you intend to leave in order to show copies to the potential purchasers, their surveyor and their conveyancer/solicitor.

If you are buying, ask the sellers to provide a gas safety report on the appliances and make sure the report is provided by a Gas Safe Registered Engineer.

Useful websites

www.hse.gov.uk/gas/index.htm

www.gassaferegister.co.uk/



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