



Helping you make the right decision

Property surveyed

1, Folgate
Wreningham
NORWICH
NR16 1AS

about your new home

Report Reference No: 3086211

Produced for: Mr A Sillett

Date: 26-Jun-2012



About this report

Introduction

What this report tells you

What this report does not tell you

What is inspected

How the inspection is carried out

Section A - General information

Section B - Summary and general description

Section C - Legal issues and risks to property and people

Section D - The outside of the property

Section E - The inside of the property

Section F - Services

Section G - Grounds (including shared areas for flats)

Information about the surveyor

What to do now

Description of the service

Appendices



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 a surveyor is 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.

Section A - General information



Full address and postcode of the property surveyed	1, Folgate Wreningham NORWICH NR16 1AS
Surveyor's name	Mr Sean Frain
Report reference number	3086211

Company/organisation name	Frain Home Inspections	
Company address and postcode	8 Stobart Close, Beccles, NR34 9LT	
Company contact details	Email	sean@frains.co.uk
	Telephone	01502 714847

Date of inspection	26-Jun-2012
---------------------------	-------------



Front elevation.



Side elevation.



Rear elevation.

Section B - Summary and general description



Summary

Type of property	The property is a semi-detached house.
Approximate year when property was built	1900
Converted from another use, approximate year when property was converted	Convert attached outhouse to the rear in to the Kitchen and Breakfast room.
Approximate year the room in the roof was built	2007
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)
Second		1							
First		2		1					
Ground	2		1	1	1				
TOTALS	2	3	1	2	1	0	0	0	-
Gross external floor area in square metres 114.2m ²									

Reinstatement cost

Reinstatement Cost	No reinstatement cost is available, please refer to the adjoining notes.	<p>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.</p> <p>If the property is very large or historic, or if it incorporates special features or is of unusual construction, then BCIS data cannot cover it and a specialist would be needed to assess the reinstatement cost. In such circumstances no cost figure is provided and the report will indicate that a specialist is needed.</p>
---------------------------	--	--

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	Chimney stacks		1
	D2	Roof coverings		3
	D2	Roof coverings	Roof coverings 2	3
	D3	Rainwater pipes & gutters		2
	D4	Above ground waste & soil pipes		3
	D5	Main walls (including claddings)		3
	D6	Windows		2
	D7	Outside doors (incl. patio doors)	Outside doors	1
	D8	All other woodwork		3
	D9	Outside decoration		3
	D10	Other outside detail		2
E: Inside	E1	Roof structure		NI
	E2	Ceilings		1
	E3	Inside walls, partitions & plasterwork		2
	E4	Floors		3
	E5	Fireplaces & chimney breasts		2
	E6	Built-in fittings		1
	E7	Inside woodwork		2
	E8	Bathroom fittings		2
	E9	Other issues	Extractor fans	3
F: Services	F1	Electricity		3
	F2	Gas		X
	F3	Oil		1
	F4	Water		1
	F5	Heating		2
	F6	Drainage		3

General Description

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

WALLS The walls to the main are of solid brick construction and dry lined internally. The walls to the rear Kitchen and Breakfast room are of brick and flint construction and dry lined. The walls to the room in the roof are of timber construction with hanging slate tiles to the exterior and plaster board with a skim coat plaster internally. These walls would have been insulated to comply with Building Regulations. **ROOF** The main pitched roof is covered in clay pan tiles over a secondary water proof barrier (bitchimen sarking felt). The rear Kitchen/Breakfast room conversion to the rear has a pitched roof covered in clay pan tiles over a secondary water proof barrier (breathable sarking felt). **FLOORS** The floors to the ground floor Lounge, Entrance Hall and Bathroom are of concrete slab construction. The vendor informs me these were re-laid in 2007 and insulation added. The floor in the Rear Lobby and Cloakroom is of clay pamment construction. The floor in the Kitchen/Breakfast room is of suspended timber construction. The vendor informs me insulation was added between the floor joists at the time of the conversion. The floors to the first and second floors are of suspended timber construction. **WINDOWS** The windows are of UPVC frames with sealed unit double glazing except the Breakfast room window which is of painted softwood frame with sealed unit double glazing.

Summary of mains services	Drainage	The drainage is to a septic tank.
	Gas	No mains gas supply is connected.
	Electricity	A mains electricity supply is connected.
	Water	A mains water supply is connected.

Central heating	The property has an oil fired wet radiator central heating system.
------------------------	--

Renewables	Not present at this property.
-------------------	-------------------------------

Outside facilities	<p>The rear parking area is laid to shingle. There is a parking space located on site. The front enclosed garden is mainly laid to lawn with shrubs and a concrete slab patio and shingle path. The small enclosed rear garden comprises of a timber deck and shingle path. There are no permanent outbuildings. The roads and footpaths to the property are not made up.</p>
---------------------------	---

Summary of Structural Movement

There is no evidence of structural movement.
--

Summary of Dampness

<p>Dampness was found by moisture meter testing to the clay pamment floor in the rear lobby and Cloakroom and timber skirting's and lower walls in the rear Lobby. This is believed to be rising damp. A solution here would be to remove the clay pamment and plaster up to 1m in height and apply a tanking solution to the floor slab and walls before re-laying the pamment and re-plastering. At risk moisture meter readings of 18.9% WME were found to the timber skirting's to the under stairs cupboard. I noted that the exterior ground levels around the main part of the property are only just below internal floor levels. It would be prudent to dig a spades width trench around the property and form a French drain.</p>

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:	None
--	------

Issues for Legal Advisors

The surveyor does not act as the legal advisor and may not have seen legal or other related documents. Where possible the surveyor will have looked at any documents made available but will not comment on them. However, in the course of the inspection, the surveyor may identify matters that should be investigated further by the legal advisor and will refer to these in the report.

Roads and footpaths	The road(s) serving the property may be unadopted.
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 converting the rear outhouse in to the Kitchen and Breakfast room and adding the room in the roof 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	There are shared vehicular access rights of way affecting this property.
Boundaries (including party walls)	No specific issue was noted by the surveyor.
Easements	There are above ground cables crossing the site which are not for the sole benefit of the property.
Repairs to shared parts	there could be a shared maintenance responsibility fro the shared access road.
Previous structural repairs	No specific issue was noted by the surveyor.
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	The property is currently let to tenants.

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.

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.
Fire control	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	No specific issue was noted by the surveyor.
Unsafe fittings	There are unsafe tiles at high-level that are dangerous as they may fall.
Recent testing	There is no evidence to confirm the recent testing and / or servicing of the boiler and electrical installation. Failure to test the services increases the safety risk.
Inappropriate living	No specific issue was noted by the surveyor.
Banister spacing	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.

Section D - The outside of the property



	Description and Justification for Rating and any comments	Condition Rating
D1. Chimney stacks	Brick built chimney stack situated to the party wall on the main roof and shared with the attached neighbour. There were two clay pots and lead flashing's at the junction with the roof. This is serving the open fire in the Lounge No repair is presently required.	1
D2. Roof coverings	The main pitched roof is covered in clay pan tiles over a secondary water proof barrier (bitchimen sarking felt). The rear Kitchen/Breakfast room conversion to the rear has a pitched roof covered in clay pan tiles over a secondary water proof barrier (breathable sarking felt). The front painted softwood soffit was starting to rot to the right hand side. This suggests the eaves sarking felt has rotted at eaves level to the front elevation allowing rain water on to the soffit. The eaves sarking felt should be replaced with eaves trays. There was a slipped tile noted to the top left hand side of the front elevation roof. Viewed through binoculars it was noted that approximately five number ridge tiles were showing signs of being loose (e.g. cracked and loose bedding mortar). There was also a damaged verge tile to the rear main roof. A number of the verge tiles appeared loose a remedial action for this would be to fit verge clips and re-bed them. The rear single storey pitched roof had numerous defects. The first ridge tile was loose to the roof over the rear entrance way. Verge tiles were loose to the rear gable end a remedial action for this would be to fit verge clips and re-bed them. The right hand side front valley over the rear Entrance way has never been finished off with two tiles missing from the bottom. The cement parging to both valleys and to sections of the verge was loose. There were two tiles missing from the rear roof elevation. The tiles have been set out very badly with the consequence that there are gaps between the tiles some up to 30mm -40mm wide. Due to the incorrect setting out of the roof tiles the roofer has ended up with a cut against the main building wall to the rear roof elevation. The width of the cut tile is such that it is the same size as the lead flashing. This has left a straight cut that is now exposed next to the flashing. Rain water will have been getting past a lot of areas to this rear single storey roof since day one. The only thing keeping out the water has been the breathable sarking felt. This is considered serious and in need of urgent repair or replacement.	3
D2. Roof coverings Roof coverings 2	The flat roof over the rear dormer which is forming the room in the roof extension is covered in a mineral felt. Although not leaking at present the fascias around this roof as viewed through binoculars appear to be of a fibre glass material and are also forming the aris cut and drip for the flat roof. The left hand fascia is missing which has left the edge of the roof board exposed which has started to break up to its edge. An aris cut is a square section of timber cut down the middle to form two lengths of triangular shaped timbers. The job of the aris cut is to sit on the edge of a flat roof and channel rain water to the guttering and not allow rain water to flow over the side. A Flat Roofer should be employed to re-fix the fascia and aris cut and inspect the jointing to the other side aris and the jointing to the drip. This is considered serious and in need of urgent repair or replacement.	3



Slipped roof tile to the main roof front elevation.



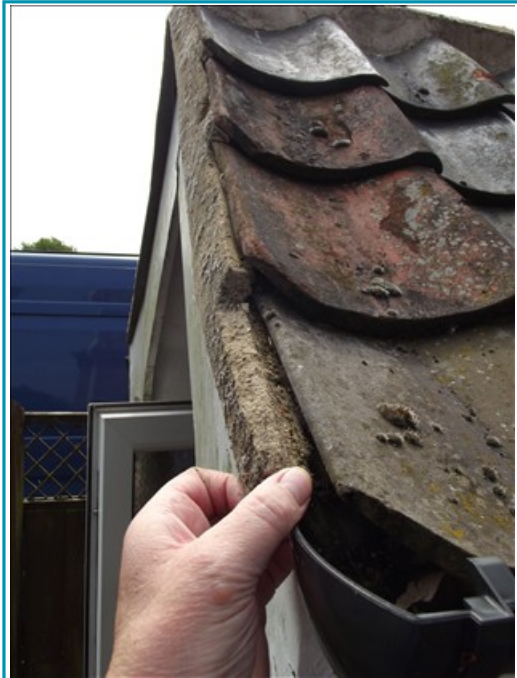
Loose ridge tiles to the main roof.



No fascia or aris cut to the left hand side of the rear dormer.



Roof valley not finished at bottom with tiles missing above rear Entrance Door.



Loose verge cement to gable end over rear Entrance Door.



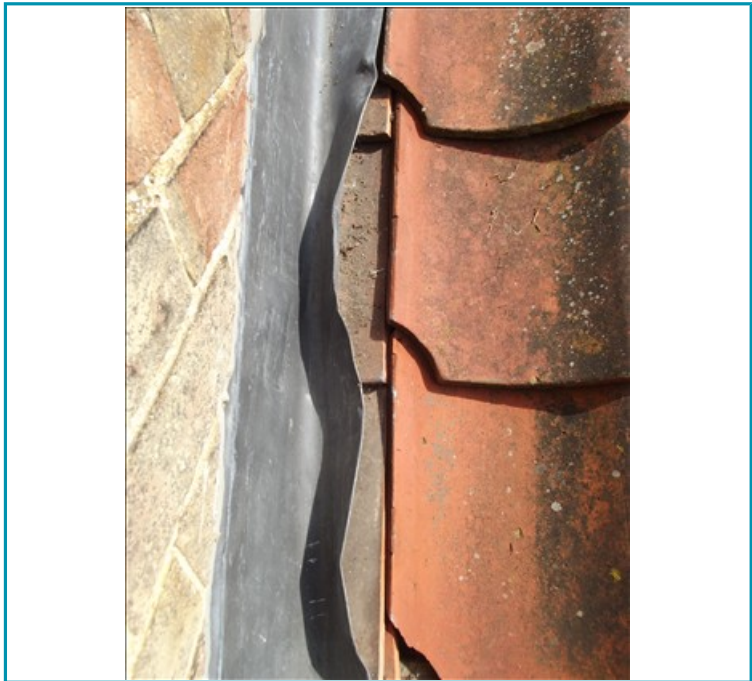
Loose ridge tile above rear Entrance Door.



Loose verge tile to the rear single storey gable end.



Two roof tile missing from the rear roof elevation over the Breakfast room.



No overlap to roof tiles where they are cut at the flashing to the rear single storey roof.



Roof tiles set out so badly they are not over lapping.



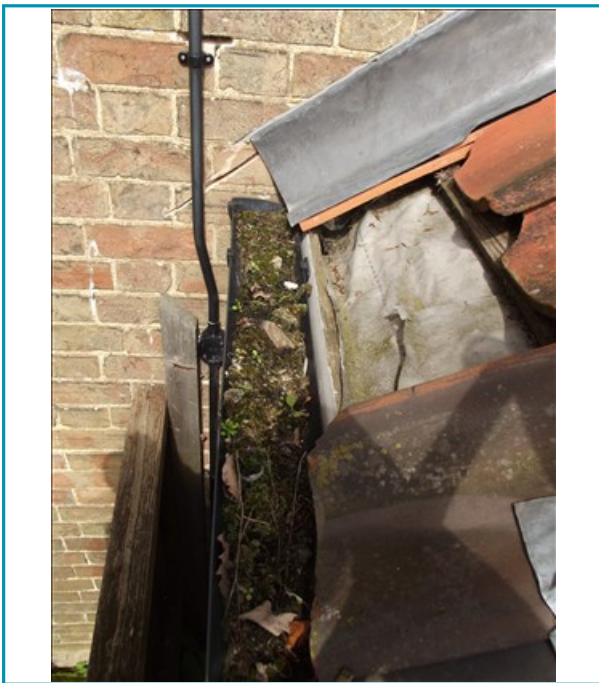
Loose cement parging to roof valley.

**D3.
Rainwater
pipes &
gutters**

The gutters are of half round black UPVC construction with the rain water pipes being of black full round UPVC construction.

Debris was noted in the rear single storey guttering this should be cleared. Gutter cleaning should be an annual event and carried out under normal maintenance. The rain water from the rear single storey guttering discharges via rain water pipe along the rear of the timber shed to discharge on to the neighbours rear entrance driveway which is constructed of shingle. Although not causing a problem at present this situation is not ideal. Some repairs or replacements are required but these are not considered serious or urgent.

2



Debris in rear guttering to single storey rear Kitchen/Breakfast room.

<p>D4. Above ground waste & soil pipes</p>	<p>The SVP (soil vent pipe) is to the rear elevation of the property and is of grey UPVC construction.</p> <p>When the upstairs toilet was flushed it was noted that the SVP was leaking out of a joint towards the top. This is considered serious and in need of urgent repair or replacement.</p>	<p>3</p>
---	--	----------



Leaking SVP.

<p>D5. Main walls (including claddings)</p>	<p>The walls to the main are of solid brick construction and dry lined internally. The walls to the rear Kitchen and Breakfast room are of brick and flint construction and dry lined. The walls to the room in the roof are of timber construction with hanging slate tiles to the exterior and plaster board with a skim coat plaster internally. These walls would have been insulated to comply with Building Regulations.</p> <p>I could only observe one air brick to the rear single storey addition for introducing ventilation to the sub floor void under the Kitchen and Breakfast room. Another two (225mm x 75mm plastic air bricks) should be cut in to the front wall along with a further three for the rear. Due to the high ground levels around the property the ground should be dug out a spades width away from the property and a French drain formed in shingle. This is considered serious and in need of urgent repair or replacement.</p>	<p>3</p>
--	--	----------

<p>D6. Windows</p>	<p>The windows are of UPVC frames with sealed unit double glazing except the Breakfast room window which is of painted softwood frame with sealed unit double glazing.</p> <p>The handle would not open the window to the left hand window in Bedroom two. Some repairs or replacements are required but these are not considered serious or urgent.</p>	<p>2</p>
---------------------------	--	----------

<p>D7. Outside doors (incl. patio doors)</p> <p>Outside doors</p>	<p>The front and rear doors are both of white UPVC frames with sealed unit double glazing.</p> <p>No repair is presently required. Normal maintenance must be undertaken.</p>	<p>1</p>
--	---	----------

<p>D8. All other woodwork</p>	<p>All other woodwork includes painted softwood fascias, soffits, barge boards and white UPVC fascias and ventilated soffit.</p> <p>The front painted softwood soffit was starting to rot to the right hand side. This suggests the eaves sarking felt has rotted at eaves level to the front elevation allowing rain water on to the soffit. Please see Roof Covering D2. The left hand fascia is missing from the rear dormer flat roof. As these seemed to have been formed in a fibre glass material and are forming part of the flat roof by forming an aris cut I have dealt with this under Roof coverings please see D2. This is considered serious and in need of urgent repair or replacement.</p>	<p>3</p>
---	--	----------



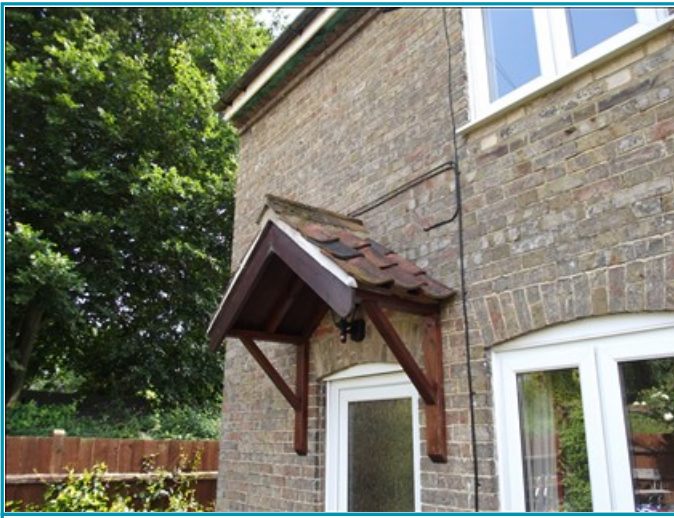
Rot to softwood soffit on front elevation.

<p>D9. Outside decoration</p>	<p>Paint to softwood fascias, soffits and barge boards.</p> <p>Flaking paintwork was noted indicating re-painting is required in order to stop water penetration of the timbers. This is considered serious and in need of urgent repair or replacement.</p>	<p>3</p>
---	--	----------



Flaking paintwork to front elevation softwood fascias and soffit.

<p>D10. Other outside detail</p>	<p>There is a timber canopy over the front entrance door that is constructed of wood stained softwood hangman brackets supporting rafters and ridge board forming a pitched roof. The roof is covered in clay plain tiles.</p> <p>There was no lead flashing between the roof and the main wall of the house. Some repairs or replacements are required but these are not considered serious or urgent.</p>	<p>2</p>
--	---	----------



No lead flashing at the junction with the canopy roof and main wall.

Section E - The inside of the property



I could not inspect the roof structure because I could not inspect the roof structure to the main roof as there has been a room formed within it and there was no further access. There was no access in to the roof structure over the rear single storey addition.

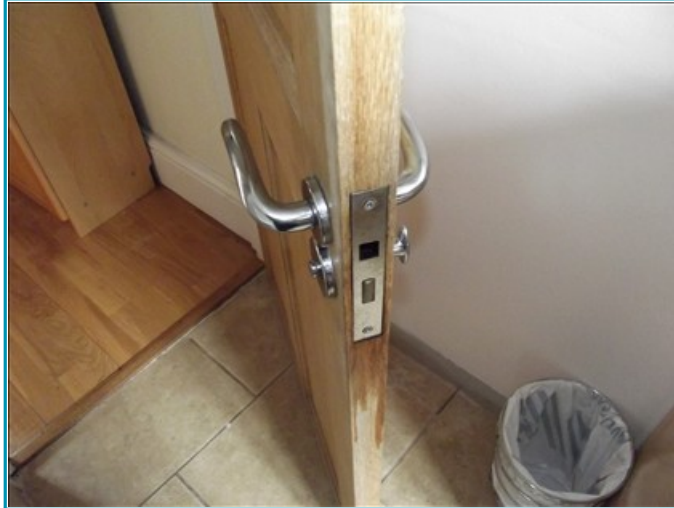
	Description and Justification for Rating and any comments	Condition Rating
E1. Roof structure	I could not inspect the roof structure to the main roof as there has been a room formed within it and there was no further access. There was no access in to the roof structure over the rear single storey addition.	NI
E2. Ceilings	The ceilings are of plaster board construction with a skim coat plaster finish and some corner coving. No repair is presently required. Normal maintenance must be undertaken.	1
E3. Inside walls, partitions & plasterwork	The internal walls are a mixture of masonry walls which are mostly dry lined with plaster board and a skim coat plaster finish. The vendor informs me the Kitchen /Breakfast room walls were dry lined with thermal board (plaster board with insulation stuck to the back). There was minor mould markings noted to the external wall behind the cupboard in the under stairs area. This is believed to be caused by condensation. The solution would be to clean the wall down with a bleach solution, fit an extractor fan in to the Bathroom to remove moisture at source and leave the door open between this area and the Lounge so as the wall temperature here is raised. Some repairs or replacements are required but these are not considered serious or urgent.	2



Mould spores to exterior wall in under stairs area.

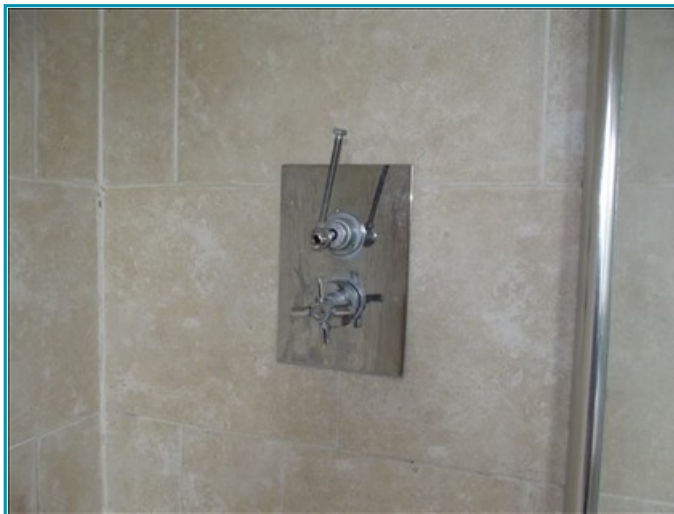
E4. Floors	The floors to the ground floor Lounge, Entrance Hall and Bathroom are of concrete slab construction. The vendor informs me these were re-laid in 2007 and insulation added. The floor in the Rear Lobby and Cloakroom is of clay pamment construction. The floor in the Kitchen/Breakfast room is of suspended timber construction. The vendor informs me insulation was added between the floor joists at the time of the conversion. The floors to the first and second floors are of suspended timber construction. Dampness was found by moisture meter testing to the clay pamment floor in the rear lobby and Cloakroom and timber skirting's and lower walls in the rear Lobby. This is believed to be rising damp. A solution here would be to remove the clay pammments and plaster up to 1m in height and apply a tanking solution to the floor slab and walls before re-laying the pammments and re-plastering. As mentioned under D5 Walls there is a lack of air brick supplying cross flow ventilation to the sub floor void under the Kitchen/Breakfast room. Please see D5 for more detail. This is considered serious and in need of urgent repair or replacement.	3
E5. Fireplaces & chimney breasts	There is a chimney breast and fireplace with a fire grate and hearth in the Lounge. The chimney breast then carries on up in to Bedroom one where there is a further cast iron fireplace that is at present blocked off. The breast then carries on to the chimney above. The chimney will need sweeping before use. Some repairs or replacements are required but these are not considered serious or urgent.	2
E6. Built-in fittings	Built in fittings includes the fully fitted Kitchen cabinetry fitted in 2006/2007 No repair is presently required. Normal maintenance must be undertaken.	1

<p>E7. Inside woodwork</p>	<p>Inside woodwork includes painted softwood skirtings, architraves, oak internal doors, staircases and window sills.</p> <p>The door latch was missing from the Bathroom door. Some minor creaking was noted to the ground floor staircase treads. Some repairs or replacements are required but these are not considered serious or urgent.</p>	<p>2</p>
---	---	----------



No latch on Bathroom door.

<p>E8. Bathroom fittings</p>	<p>The main Bathroom consists of a white acrylic bath with a mixer shower over and a glazed screen, white vitourous china basin in a vanity unit and a toilet with a hidden cistern. The first floor Cloakroom consists of a white vitourous china close coupled toilet and basin. The ground floor Cloakroom consists of a white vitourous china hidden cistern toilet and basin.</p> <p>The handle operating the mixer shower must have broken as a bolt is now being used as a handle. Some repairs or replacements are required but these are not considered serious or urgent.</p>	<p>2</p>
---	---	----------



Bolt used as handle on mixer shower.

<p>E9. Other issues</p> <p>Extractor fans</p>	<p>There was a cooker hood and electric extractor fan in the Kitchen however this was not connected to the exterior. There was no extractor fan fitted in the Bathroom.</p> <p>Connect the Kitchen cooker hood up to the exterior and fit an extractor fan to the Bathroom. This will remove moisture at source and help reduce any condensation problems in the winter months. This is considered serious and in need of urgent repair or replacement.</p>	<p>3</p>
--	---	----------



Damp to clay pavement floor tiles in rear Lobby.



Damp to skirtings in rear Lobby.



Cooker hood extractor fan is not connected to the exterior.

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.

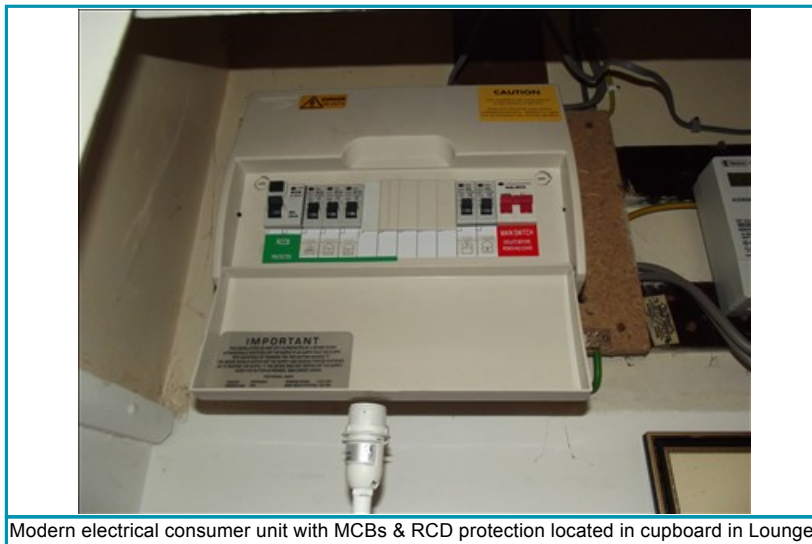
	Description and Justification for Rating and any comments	Condition Rating
--	--	-------------------------

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	<p>The property has mains electricity with a single rate meter located to the cupboard in the Lounge along with a modern consumer unit with MCBs (miniature circuit breakers) and RCD (residual current device) protection. The property has an adequate socket provision and has hard wired smoke detectors at each level and the electrical system was updated in 2009.</p> <p>The inspection of the visual elements of the electrical system revealed no serious defects. The vendor informs me she has an electrical test certificate in her files however I have not seen this document. The regulations applying to electrical installations advise regular testing, at least every five years or upon change of ownership. Precautionary testing is recommended as good practice</p>	3
------------------------	---	---

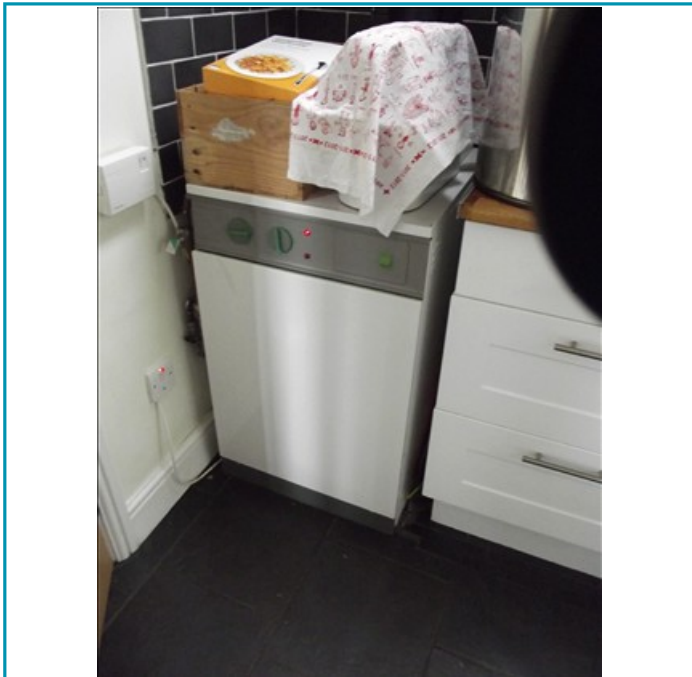


Modern electrical consumer unit with MCBs & RCD protection located in cupboard in Lounge.

F3. Oil	<p>The property has a Triton 1000 litre plastic oil tank situated to the rear of the rear car standing area this feeds the central heating boiler in the Kitchen</p> <p>No repair is presently required.</p>	1
----------------	--	---

F4. Water	<p>I could not locate an external stop tap and according to the vendors Builder he has not come across its position. The internal stop tap is behind the boxing to the rear of the ground floor Bathroom below the radiator. There are no stored water tanks at the property. Hot water services are provided by the oil fired Combination boiler located in the Kitchen. Plumbing where visible is of modern plastic piping and copper pipe and mainly hidden from view.</p> <p>No repair is presently required.</p>	1
------------------	---	---

<p>F5. Heating</p>	<p>The property has an oil fired wet radiator central heating system. Serviced from a Worcester Heat Slave 15/19 boiler (2006) located in the Kitchen. Controls are via a combined digital Honeywell programmer and room thermostat located to the rear Lobby and TRVs (thermostatic radiator valves) on the radiators.</p> <p>The boiler fired up all the radiators took heat except the first floor landing which was only heating up at the bottom. This suggests a power flush and or bleeding is required. Rust was noted to the bottom seam to the steel radiator in the first floor Cloakroom. The vendor informs me the boiler is serviced annually with the last service in February 2012. I am informed the service record is in the vendors file. It is recommended that all oil appliances should be serviced annually and that flue ventilation arrangements are inspected by an OFTEC registered contractor to ensure their safety and serviceability. Some repairs or replacements are required but these are not considered serious or urgent.</p>	<p>2</p>
-------------------------------	--	----------



Worcester Heat Slave 15/19 Oil fired Combination boiler located in the Kitchen.

<p>F6. Drainage</p>	<p>The drains start at the rear of the property with the SVP which is of grey UPVC construction. The drains then run in 100mm diameter UPVC pipe through two UPVC ICs (inspection chambers) and then in to the septic tank which is located to the rear car standing area.</p> <p>The lids were lifted to the ICs and the flow observed which was fair. As mentioned under D4 the SVP was leaking at a join to the top. When the lid to the Septic tank was lifted the tank was full and in need of emptying. There is a further man hole cover located to the neighbours rear access driveway. This houses a pumping sump which pumps sewage in to the main sewage system. If you did not want to remain with the septic tank it would be a simple job to connect the household's foul drains in to the main system. This is considered serious and in need of urgent repair or replacement.</p>	<p>3</p>
--------------------------------	---	----------



Septic tank full.



Sewage company owned pumping sump located in neighbours rear access driveway.

Section G - The grounds (including shared areas for flats)



	Description and comments
Garages	There are no garages.
Conservatories	There is no conservatory.
Permanent outbuildings	There is a timber pent roofed shed to the rear of the property. No serious defects were noted.
Boundary and retaining walls	The front, front right hand , left hand and rear boundary's consist of 1.7m tall timber close boarded fencing. Six number broken fence panels were noted to the left hand elevation.
Paved areas	There was a concrete slabbed patio to the front garden and a timber deck to the rear. No serious defects were noted. The paths and car standing areas were covered in shingle. The trouble with pea shingle is it attaches to peoples shoes and ends up in side the property. A better option would have been to use 20mm stone.
Grounds	The front enclosed garden is mainly laid to lawn with shrubs and a concrete slab patio and shingle path. The small enclosed rear garden comprises of a timber deck and shingle path.
Common (shared) areas	The front access is shared with the two neighbours and is laid to shingle.

Information about the surveyor



Name	Mr Sean Frain	
Qualifications	MEng AssocRICS DipHI Cert Vals	
Address	8 Stobart Close, Beccles, NR34 9LT	
Contact details	Email	sean@frains.co.uk
	Telephone	01502 714847
	Date of finalising the report	27-Jun-2012
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

What to do now



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.

Description of the service



The Service

This includes:-

- The inspection of the property in accordance with the description below
- The report based on the inspection prepared in a standard format

conveyancer can check whether the maintenance clauses in the lease or other title documents are adequate. The surveyor inspects the shared access to the flat together with the area where car parking and any garage for the flat are located, along with access to that area, but does not inspect other shared parts or services (such as separate halls, stairs and access ways to other flats in the block, the lift, cleaning cupboards, shared drains, fire and security alarms). The surveyor does not go into the roof above a flat unless access is from within the property.

The Surveyor

- Is a member of the SAVA HCS Scheme
- Has passed an assessment of skills, in line with National Occupational Standards; and holds the Diploma in Home Inspections or equivalent
- Will have insurance that provides cover if a surveyor is negligent
- Will follow the inspection standards and code of conduct required by SAVA
- Will lodge all Home Condition Surveys with the central SAVA register for regular monitoring of competence
- Will have a complaints procedure which includes an escalation route to SAVA
- Will have had a Criminal Records check undertaken

The Inspection

Outside, the surveyor undertakes a visual, non-invasive inspection of the main building and all permanent outbuildings (including permanent outbuildings that contain a leisure facility, such as a swimming pool) and boundary walls and areas in common or shared use by walking the grounds and viewing the property from adjacent public property.

Leisure facilities and equipment, landscaping, and temporary outbuildings are not inspected (though permanent buildings housing leisure facilities will be - see above).

The surveyor will inspect high level surfaces and features from ground level within the boundaries of the property 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. The surveyor will not climb or walk on roofs of any sort.

Inside, the surveyor undertakes a visual, non-invasive inspection. The surveyor does not force or open up the fabric of the building, including any fixed panels and electrical fittings, does not take up carpets, floor coverings or floorboards, move heavy furniture or remove contents of cupboards. The surveyor will inspect the roof structure from inside the roof space where it is safe to access from a flat surface no more than 3m below, and will move around the roof space where this does not present a risk to either the surveyor or the property, 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). The surveyor will not comment on sound insulation or noise of any sort.

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 inspects those parts of the gas, electricity, water and drainage services that can be seen but will not carry out specialist tests on the services or assess the efficiency. Other services that may be present (such as security systems, telephone or broadband services etc.) are not inspected or reported on.

Flats

The surveyor will carry out a non-invasive inspection at the level of detail set out above for the main walls, windows and roof over the flat. The surveyor does not inspect the rest of the block to this level of detail but instead will form an opinion based on a general inspection of the rest of the block. Information is given about the outside and shared parts so that the

Property Risks

The surveyor assumes that the home is not built with nor contains hazardous material and is not built on contaminated land. If any materials are found during inspection which may contain hazardous substances or if the surveyor finds evidence to suggest that the land may be contaminated, this will be reported and further investigation recommended.

The surveyor will not carry out an asbestos inspection, and will not act as an asbestos inspector when inspecting properties that fall within the Control of the Asbestos Regulations 2006. With flats, the surveyor will assume that there is a duty holder and that an asbestos register and effective management plan is in place. The surveyor will assume that there is no immediate payment needed under that plan nor that there is any significant risk to health.

Risks to People

The surveyor will report on defects which require repair and/or replacement and on matters that have existed for a long time and cannot reasonably be changed but may present a risk to occupiers or visitors. Notwithstanding the fact that the surveyor does not provide specific advice, or where, the surveyor does not report on specific matters, any subsequent incidents shall not be deemed to be related in any way to his inspection and report.

The Report

The report is in a standard format has the following sections:-

About this report

Introduction

What this report tells you

What this report does not tell you

What is inspected

How the inspection is carried out

Section A - General information

Section B - Summary and general description

Section C - Legal issues and risks to property and people

Section D - The outside of the property

Section E - The inside of the property

Section F - Services

Section G - Grounds (including shared areas for flats)

Information about the surveyor

What to do now

Description of the service

Appendices

The report is for you to use but the surveyor accepts no liability if it is used by someone else or if you choose not to act on any of the advice in this report.

The surveyor gives each part of the structure of the main building a condition rating.

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

X Not Present at Property

This feature is not present at the property.



The surveyor will report where he/she was not able 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 needed.

Legal matters

The surveyor does not act as the conveyancer or legal advisor. If during the inspection, the surveyor identifies issues that the legal advisor may need to investigate further, the surveyor will refer to these in the report but will not comment on any legal documents seen or on remedying any legal matter.

The surveyor will assume that the property is sold with vacant possession and that, where they exist, the property has a right to use the mains services on normal terms.

Reinstatement cost

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. If the property is very large or historic, or if it incorporates special features or is of unusual construction, then BCIS data cannot cover it and a specialist would be needed to assess the reinstatement cost. In such circumstances no cost figure is provided and the report will indicate that a specialist is needed.

Other Terms

Payment - you agree to pay the surveyor's fees and other charges agreed in writing.

Cancelling the contract - The surveyor will not provide the service if, on arriving at the property, they determine that:

- The property is of a specific method of construction of which they do not have appropriate knowledge
- There is a particular circumstance preventing full access to the property

In either event the surveyor will contact you as soon as possible.

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 year-on-year basis, never mind day to day. However, although electricity in the home appears to be inherently safe it should be remembered that Official Health and 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 1 January 2005. The overall desired effect of the 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 1 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 in one of the governments 'competent persons' schemes. Being a member of such a scheme allows the electrician to 'self certify' his work. This means he is able to design, install and 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 the Institute of Electrical Engineers (IEE) Wiring Regulations **BS7671**.

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 of all work carried out by an electrician the home owner should be provided with a copy of a test certificate, which 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. The certificates will be required by a solicitor upon the sale of the property.



Why should I have my electrical system tested?

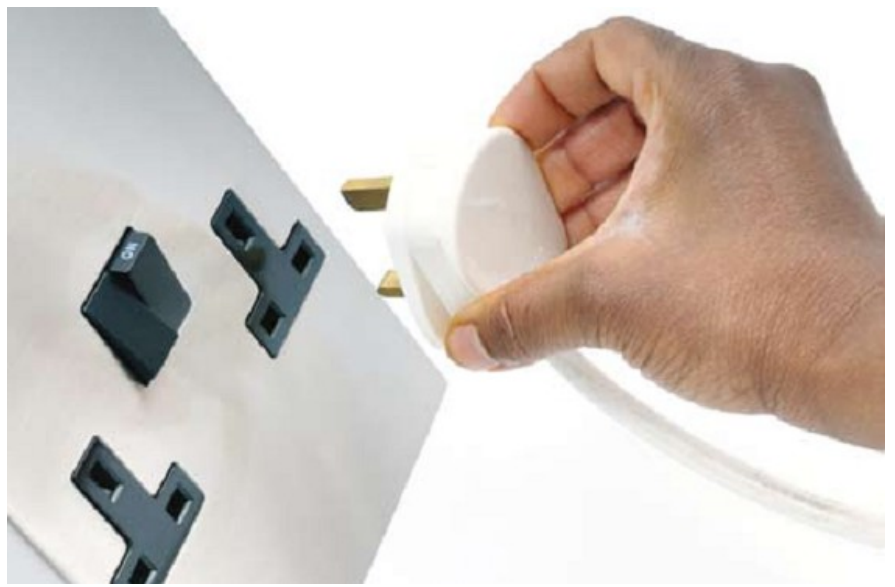
The vast majority of the electrical installation is built deep within the fabric of the building, hidden in the walls, the ceiling, the floors, loft space and even under the bath. The fuse box (now called a consumer unit) will be hidden in a dark cupboard at the bottom of the stairs behind the vacuum 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?

The recommendation given by the Institute of Electrical and Electronics Engineers is that all domestic dwellings should be tested at a period not exceeding 10 years.

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 prospective 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 a new kitchen or bathroom installed. 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 and 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 schemes:
<http://www.napit.org.uk/>

<http://www.niceic.com/>

Local authority building control:
<http://www.labc.uk.com>

CLG website:
<http://www.communities.gov.uk>

Planning portal website:
www.planningportal.gov.uk

© 2010 National Energy Services Ltd

Disclaimer regarding general information:

This fact sheet is one of a series, made available by the membership schemes owned and operated by National Energy Services Ltd. They are only intended as general guides to provide background information, and whilst all reasonable steps have been taken to ensure their accuracy, neither National Energy Services Ltd., nor the membership schemes operated by it, can be held liable for any errors or omissions contained herein, nor any loss or damage howsoever arising from the use of this fact sheet, or variants of it.