



home-approved®

your survey report



167 [REDACTED], Muswell Hill, London, N [REDACTED]

Client

[REDACTED]

Date of Inspection

27 March 2015

Inspection Completed by

Matthew Brown AssocRICS

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Registered in England and Wales | Reg No. 9291947



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worldwide



## Introduction

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The following Report is based on a visual inspection of [REDACTED]  
[REDACTED] The Report is subject to the Terms and Conditions of Business of Home-Approved Building Surveyors Ltd.

The Report is for the sole use of the named Client and the Company accepts no responsibility whatsoever to any other third party, person or body.

The Report provides information on the visible condition of the property and the defects which are observed during the Survey. Areas are examined for defects that are accessible and visible at the time of the Survey. The Survey does not involve disturbing the fabric of the building, lifting or moving furniture, floor coverings etc. Parts or areas that are not visible are not examined, but may be reported if a problem is suspected (see main clauses 5 and 6 of the Terms and Conditions of Business).

The Company does not undertake any research as to the presence or possible consequences of contamination by any harmful substance or testing of services or compliance with current regulations.

The Report identifies areas in poor condition and details the defects and the associated estimated cost of repairs according to the home-approved® points of inspection listed below. We may also include comments on other matters which we believe may be useful although not considered a defect.

Estimated costs are presented in colour coded boxes and a full explanation can be found at the end of the report where the costs are totalled. Costs in **red** are considered 'critical', **amber** are 'important', **green** are 'cosmetic' and **grey** are 'advisory'.

## The home-approved® points of inspection

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### Internal


1. Loft space / insulation / ventilation
2. Roof construction
3. Electrical installation
4. Plumbing / heating installation
5. Decoration and finishing
6. Flooring
7. Joinery
8. Basements

### External

9. Roof coverings
10. Chimneys
11. Guttering and rainwater pipes
12. Joinery / windows / doors / decoration
13. Walls / subsidence / movement
14. Electrical supplies
15. Damp proof courses
16. Drainage

## Property information

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|  |  |
|--|--|
| Type of Property:                          | Terraced   |
| Approximate year of construction:          | 1930's   |
| Purchase price:                            | Not provided   |
| The front of the property faces:           | North West   |
| Weather conditions during inspection:      | Fine & Dry   |
| Condition of property when inspected:      | Owner Occupied   |
| N° of Floors:                              | 2  |
| Access to the property                     | Key from Agent   |
| Present during inspection:                 | The cleaner  |
| What is the Tenure:                        | We assume the property is freehold   |
| How many years if Leasehold:               | N/A  |
| The roads are:                             | Adopted  |
| Access to site is:                         |  |
| Property Listed or in a Conservation Area: | Not known  |

Mains Services: Gas  Water  Electricity  Drainage  LPG

Outside Facilities: Garage:  Allocated Parking:  Off Street Parking:

Garden:  Access to Rear:

## Structural repairs and alterations

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**STRUCTURAL REPAIRS e.g. underpinning or strengthening** NO

If YES Details: N/A

We were not advised of, and there was no evidence of, structural repairs having been carried out to the property.

**STRUCTURAL ALTERATIONS, EXTENSIONS or OTHER WORKS** NO

If YES Details: N/A

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

## Guarantees and warranties

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Timber Treatment  Damp-proofing  Wall-ties  Double Glazing  NHBC

Other: N/A

**Details/Defects/Issues:** We were not advised of any guarantees or warranties affecting the property.

## Electrical installation

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The fuse-board is located in the hallway cupboard. The fuse-board is not split capacity or fitted with RCD protection. The electric meter is located in the hallway cupboard.

The current provision for smoke/heat detection within the property falls below current standards set out in Approved Document B of The Building Regulations 2010. Provision should be made for heat detection to the kitchen and smoke detection to the hallway & landing. This should be mains powered and fully linked.

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

The system should be updated to include improvements to:

- ✓ Replacement fuse-board
- ✓ Mains powered smoke/heat detection system
- ✓ Replacement sockets and switch faces
- ✓ Improvement to the wiring installation

A qualified engineer should carry out a full inspection of the electrical installation and advise on any additional requirements in regard to Approved Document P of The Building Regulations 2010. We would also advise you to instruct the same engineer to attend and carry out a Periodic Inspection.

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It is recommended that Periodic Inspection and testing is carried out at least every:

- 10 years for a domestic installation
- When a property is being prepared to be let/change of occupancy
- Prior to selling a property or when buying a previously occupied property

A Periodic Inspection involves an inspection and tests on the condition of an existing electrical installation, to identify (in order of priority) any deficiencies against BS7671 IEE Wiring Regulations the national safety standard for electrical installations.

A Periodic Inspection will:

- reveal if any of the electrical circuits or equipment are overloaded
- find any potential electrical shock risks and fire hazards in the electrical installation
- identify defective DIY electrical work
- highlight any lack of earthing or bonding



Fuse-board is dated



Main fuse and meter



Battery powered smoke detection

Estimated costs £5500-6000.00

## Heating & hot water installation

The heating to the property is provided by a conventional boiler which is located in the external cupboard. The boiler vents through the roof and is not fan assisted. The boiler controls were not located. The gas meter is located in the hallway cupboard and is earth-bonded.

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

The rooms are heated by panel radiators which are fitted with thermostatic radiator valves (TRV's). The installation is fitted with a thermostatic control located in the hallway. This system falls below current standards set out in Approved Document L1B of The Building Regulations 2010 & The Domestic Heating Compliance Guide 2008.

The hot water is produced by the gas fired boiler and is stored in the unlagged cylinder which is located in bedroom 5. The system is inadequate and should be updated in line with Approved Document G of The Building Regulations 2010.

The system is dated and should be updated to include improvements to:

- ✓ The zoning and control of the heating system.
- ✓ Replacement boiler
- ✓ Replacement radiators
- ✓ Improvements to water storage

**At the time of the inspection, no certification of gas/oil safety or compliance was provided. Where this is not provided, our recommendation is to have the installation checked and certified by a qualified engineer as soon as practical after completion.**



Floor standing boiler



Flue through the roof



Gas meter



Thermostatic radiator valves



Thermostatic control



Unlagged hot water cylinder

Estimated costs £5500-6000.00



**Only detailed specialist tests will confirm the adequacy, efficiency and/or safety of services' installations. Surveyors are not qualified to undertake these tests. Any comments on services in this report are made by way of general observation of the visible parts only. We recommend that you arrange for the services' installations to be inspected by a qualified engineer.**

## Water supply

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

The external stopcock, we believe, is on the pavement in front of the property. It is not clear if the water supply to the property is a shared connection and this point should be clarified by your legal adviser.

In property constructed prior to 1980 it is still possible that lead was used as part of the plumbing installation. Further information in regard to the risks associated with lead pipes is provided later in the Asbestos/Deleterious Materials section of this report.

## Floor construction

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

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

225 x 225mm air bricks should be provided to the external walls in accordance with BS 5250. Air bricks should be provided with grills to prevent entry by rodents.

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

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

**Details/Defects/Issues:** There is a lack of ventilation to the suspended timber floor as there are only three air bricks to the front and none to the rear. The air bricks are too small and too few in number.

The existing air bricks should be increased in size to a minimum of 225mm square and additional air bricks should be installed to the rear elevations in accordance with BS 5250. Air bricks should be provided with grills to prevent entry by rodents.



Small air bricks in the front wall



No air bricks to the rear

Estimated costs £300-400.00

## Interior defects, condition issues and cost estimates

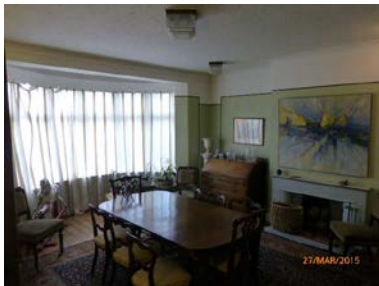
### Room Description: DINING ROOM

**Defect: Yes. Items of concern have been listed below**

**Details/Defects/Issues:** Cracking was observed to the ceiling and the coving. There was also a small crack to the front facing bay window. None of the cracks suggest significant building movement or distortion and are more likely the result of general settlement and expansion.

The decoration and finishing is poor. The only way to address this issue would be to redecorate the walls, ceiling and woodwork. This should also include any additional preparation works to poorly finished surfaces such as cornices or woodwork. It would also be advisable to apply "Wallrock" fibrous paper to defective wall or ceiling surfaces prior to redecoration. 'Wallrock' is a non-woven material which is suitable for covering up untidy and poorly plastered surfaces including cracks.

The ceiling is fitted with five light fittings, two of which were not working at the time of the inspection. A qualified electrician should attend and carry out repairs or replacements as necessary.



Cracks to the ceiling and to the coving



Small crack to front bay



Lights not working

Estimated costs £600-700.00

## Room Description: LOUNGE

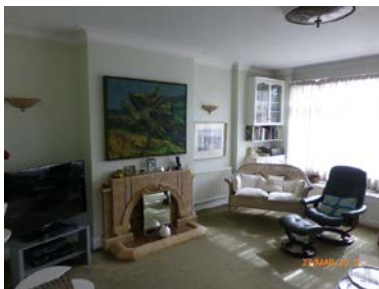
**Defect: Yes. Items of concern have been listed below**

**Details/Defects/Issues:** Cracking was observed to the ceiling, coving and the walls. The cracks appeared to suggest that the rear section of the room, which is part of the single storey off-shoot, was moving outwards, however a detailed inspection both internally and externally did not reveal any further indications that the building may be suffering from movement. We are therefore of the opinion that the cracking is historical and relates to general settlement and expansion and not significant or on-going building movement or distortion. To definitively confirm the nature of any movement a programme of monitoring over a 6-12 month period would be necessary.

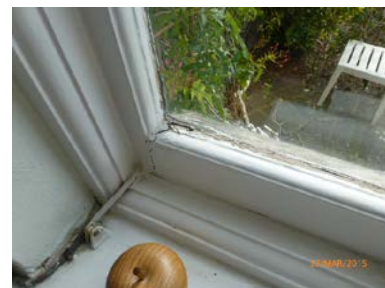
The decoration and finishing is poor. The only way to address this issue would be to redecorate the walls, ceiling and woodwork. This should also include any additional preparation works to poorly finished surfaces such as cornices or woodwork. It would also be advisable to apply "Wallrock" fibrous paper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

The decoration to the windows and rear facing door is poor and the paint is flaking and blistering. The only effective way to address the issue, if the windows are not to be replaced, is to completely overhaul the windows and door by burning off loose and defective paintwork, applying bare wood primer to any exposed timber and re-finishing in undercoat and gloss paint. Costs for this work have been separated below.

The glazing to the rear facing door and windows is not toughened. This is a safety issue and in accordance with Approved Document N of The Building Regulations 2010, glass within a critical location should be toughened with each pane carrying the British Standard reference to confirm compliance.



Cracks to the ceiling and coving

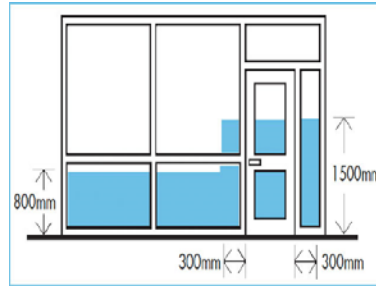


Cracks to the wall at the joint to the main building

Window decoration is poor



Glass in a critical location



Critical location diagram

Estimated costs £600-700.00 (decoration)

Estimated costs £400-500.00 (window decoration)

Estimated costs £300-400.00 (glazing)

**Room Description: KITCHEN**

**Defect: Yes. Items of concern have been listed below**

**Details/Defects/Issues:** The ceiling is covered with a textured coating which is a potential asbestos containing material (ACM). Further information in regard to potential asbestos containing materials is provided later in the report.

The kitchen comprises of floor standing and wall mounted units with free standing and integrated appliances. The installation is dated and you will need to consider refurbishment. Costs have been provided below based on replacement with mid-range fixtures and fittings in similar locations.

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

The glazing to the rear facing door is not toughened. This is a safety issue and in accordance with Approved Document N of The Building Regulations 2010, glass within a critical location should be toughened with each pane carrying the British Standard reference to confirm compliance.

There is no form of heating within this area. It is important that heating is balanced throughout the property to prevent the occurrence of cold spots, which can in turn cause condensation related issues. The central heating system should be extended and a fixed radiator fitted.

The current provision for smoke/heat detection within the property falls below current standards set out in Approved Document F of The Building Regulations 2010. Provision should be made for heat detection to the kitchen. This should be mains powered and fully linked to the smoke detection system.

There is a cooker hood fitted above the hob but this does not duct through an external wall. Use of domestic appliances can create steam and moisture and you are advised to either duct the extractor fan through the rear facing external wall or install a mechanical means of ventilation in line with Approved Documents F and L of the Building Regulations 2010. This should be in the form of an extractor fan with a 15 minute overrun timer facility. A three pole isolation switch should also be installed.

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



Potential ACM to the ceiling

Kitchen installation is dated



Glass in a critical location

Sealant to the worktops is poor

Estimated costs £5500-6000.00 (refurbishment)

Estimated costs £500-600.00 (decoration)

Estimated costs £300-400.00 (glazing)

Estimated costs £200-300.00 (heating)

Estimated costs £ see electrical section for costs (smoke/heat detection)



Estimated costs £400.00 (mechanical ventilation)

Estimated costs £100.00 (sealant)

### Room Description: WC

**Defect: Yes. Items of concern have been listed below**

**Details/Defects/Issues:** There is no form of heating within this area. It is important that heating is balanced throughout the property to prevent the occurrence of cold spots, which can in turn cause condensation related issues. The central heating system should be extended and a fixed radiator fitted.

There was staining and discolouration to the low level walls behind the WC. Moisture readings were taken in this area and none of the readings were high or abnormal. We are of the opinion that this staining and discolouration relates to an historical escape of water.

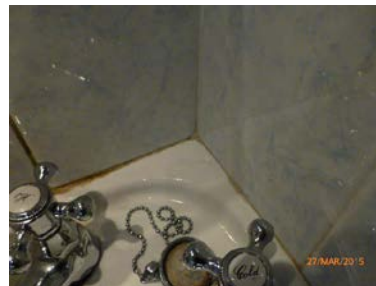
The decoration and finishing is poor. The only way to address this issue would be to redecorate the walls, ceiling and woodwork. This should also include any additional preparation works to poorly finished surfaces such as cornices or woodwork.

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

No form of mechanical extraction is fitted within the room. Use of domestic appliances can create steam and moisture. You are advised to install a mechanical means of ventilation, in line with Approved Documents F and L of The Building Regulations 2010. This should be in the form of an extractor fan with a 15 minute overrun timer facility. A 3-pole isolation switch should also be installed. You are advised to seek further advice from an electrician and undertake remedial work as recommended.



Damp staining to walls



No sealant to basin

Estimated costs £200-300.00 (heating)

Estimated costs £300-400.00 (decoration)



Estimated costs £50.00 (sealant)

Estimated costs £400.00 (mechanical ventilation)

### Room Description: HALL, STAIRS & LANDING

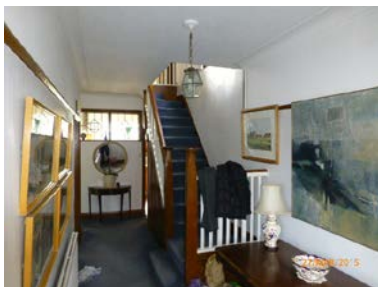
**Defect: Yes. Items of concern have been listed below**

**Details/Defects/Issues:** Cracking was observed to the walls and ceiling of the hallway and to the landing ceiling. None of the cracks suggest significant building movement or distortion and are more likely the result of general settlement and expansion.

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

The handrails to the stairs do not comply with current Building Regulations. Approved Document K of The Building Regulations 2010 advises that in all buildings handrail height should be between 900-1000mm measured to the top of the handrail from the pitch line or floor. Handrails can form the top of a guarding if the height can be matched.

The current provision for smoke/heat detection within the property is battery powered only which falls below current standards set out in Approved Document F of The Building Regulations 2010. Provision should be made for the installation of a mains powered, fully linked smoke/heat detection system to the property.



Cracks to the walls and ceiling of the hallway



Crack to landing ceiling



Landing hand rails are low



Battery powered smoke detection

Estimated costs £800-1000.00 (decoration)

Estimated costs £700-800.00 (stair guarding)

Estimated costs £ see electrical section for costs (smoke/heat detection)

### Room Description: BEDROOM 1

**Defect: Yes. Items of concern have been listed below**

**Details/Defects/Issues:** Cracking was observed to the ceiling, walls and coving. None of the cracks suggest significant building movement or distortion and are more likely the result of general settlement and expansion.

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



Cracks to the walls and ceiling

Estimated costs £400-500.00 (decoration)

### Room Description: BEDROOM 2

**Defect: Yes. Items of concern have been listed below**

**Details/Defects/Issues:** Cracking was observed to the walls, ceiling and coving. None of the cracks suggest significant building movement or distortion and are more likely the result of general settlement and expansion.

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

Staining was observed to the drop down beam to the front bay window which we believe relates to the defective roof covering advised later in the report. Prior to decoration the affected areas should be treated with an alkaline based sealer to prevent re-staining.

The decoration to the windows is poor and the paint is flaking and blistering. The only effective way to address the issue, if the windows are not to be replaced, is to completely overhaul the windows and door by burning off loose and defective paintwork, applying bare wood primer to any exposed timber and re-finishing in undercoat and gloss paint. Costs for this work have been separated below.



Cracks to the walls, coving and ceiling



Water damage and staining to the drop down beam

Decoration to the windows is poor

Estimated costs £600-700.00 (decoration)

Estimated costs £400-500.00 (window decoration)

### Room Description: BEDROOM 3

**Defect: Yes. Items of concern have been listed below**

**Details/Defects/Issues:** Cracking was observed to the ceiling and coving. None of the cracks suggest significant building movement or distortion and are more likely the result of general settlement and expansion.

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



Cracks to the ceiling and coving

Estimated costs £600-700.00 (decoration)

#### Room Description: BEDROOM 4

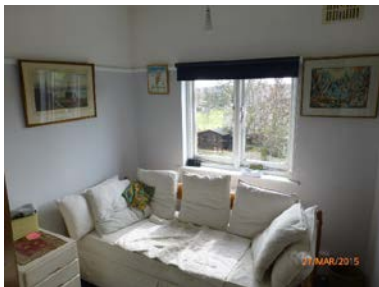
**Defect: Yes. Items of concern have been listed below**

**Details/Defects/Issues:** The walls are covered with a textured coating which is a potential asbestos containing material (ACM). Further information in regard to potential asbestos containing materials is provided later in the report.

Cracking was observed to the ceiling and the ceiling line and wall to the right side of the rear facing window. None of the cracks suggest significant building movement or distortion and are more likely the result of general settlement and expansion.

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

The decoration to the window is poor and the paint is flaking and blistering. The only effective way to address the issue, if the window is not to be replaced, is to completely overhaul the windows and door by burning off loose and defective paintwork, applying bare wood primer to any exposed timber and re-finishing in undercoat and gloss paint. Costs for this work have been separated below.



Cracks to the ceiling line

Cracks to the wall



Wall have a textured coating



Decoration to the windows is poor

Estimated costs £500-600.00 (decoration)

Estimated costs £300-400.00 (window decoration)

### Room Description: BATHROOM

**Defect: Yes. Items of concern have been listed below**

**Details/Defects/Issues:** The bathroom comprises of a floor standing bath, WC and wash hand basin and pedestal. The walls are covered with ceramic tiles. The installation is dated and you will need to consider refurbishment including replacement of sanitary fittings and wall tiles. Costs have been provided below on an important basis based on replacement with mid-range fixtures and fittings in the same locations.

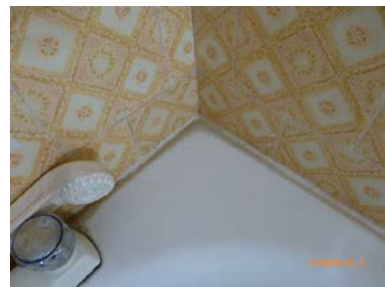
No form of mechanical extraction is fitted within the room. Use of the shower or bath can create steam and moisture. You are advised to install a mechanical means of ventilation, in line with Approved Documents F and L of The Building Regulations 2010. This should be in the form of an extractor fan with a 15 minute overrun timer facility. A 3-pole isolation switch should also be installed. You are advised to seek further advice from an electrician and undertake remedial work as recommended.



Installation is dated



Wall tiling and sealant are in a poor state of repair



Estimated costs £4000-4500.00 (refurbishment)

Estimated costs £400.00 (mechanical ventilation)

## **Room Description: BATHROOM 2**

**Defect: Yes. Items of concern have been listed below**

**Details/Defects/Issues:** The bathroom comprises of a floor standing bath, WC and wash hand basin and pedestal. The walls are covered with ceramic tiles. The installation is dated and you will need to consider refurbishment including replacement of sanitary fittings and wall tiles. Costs have been provided below on an important basis based on replacement with mid-range fixtures and fittings in the same locations.

No form of mechanical extraction is fitted within the room. Use of the shower or bath can create steam and moisture. You are advised to install a mechanical means of ventilation, in line with Approved Documents F and L of The Building Regulations 2010. This should be in the form of an extractor fan with a 15 minute overrun timer facility. A 3-pole isolation switch should also be installed. You are advised to seek further advice from an electrician and undertake remedial work as recommended.

There is damage to the ceiling which will need to be cut out and patch repaired prior to complete redecoration.

Cracking was observed to the wall tile to the right side of the light pull cord. None of the cracks suggest significant building movement or distortion and are more likely the result of general settlement and expansion.

The window sill is located within the shower area and is exposed to water. As a result the paint finish has significantly deteriorated leaving exposed timber. If the shower set up is to remain in the same position then the window sill will need to be removed and replaced with a waterproof material such as uPVC.

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

There is no form of heating within this area. It is important that heating is balanced throughout the property to prevent the occurrence of cold spots, which can in turn cause condensation related issues. The central heating system should be extended and a fixed radiator fitted.

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





Damage to the ceiling

Crack to the wall tiles



Sill in shower is water damaged

Sealant to the bath is poor

Estimated costs £3500-4000.00 (refurbishment)

Estimated costs £400.00 (mechanical ventilation)

Estimated costs £300-400.00 (decoration)

Estimated costs £200-300.00 (window alterations)

Estimated costs £150-200.00 (lighting)

Estimated costs £200-300.00 (heating)

Estimated costs £150.00 (sealant)

## Loft access & insulation

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**Fitted Ladder:** NO

**Boarded:** PART

**Lighting:** NO

**Insulation:** YES                      **Type:** Glass Fibre                      **Thickness:** 50-100mm

**Details/Defects/Issues:** The insulation to the loft space is inadequate. Approved Document L1B of The Building Regulations 2010 advises an insulation thickness of a minimum 270mm over the entire roof area with an allowance at the eaves for continuous airflow. This should also include insulation to the loft hatch in the form of compressed foam or similar.



Insulation in the loft space is inadequate

Estimated costs £500-600.00

Further information on all aspects of insulation, including advice on choosing a reputable contractor, is available from the National Insulation Association and can be found via the link below:

<http://www.nationalinsulationassociation.org.uk>

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

[www.est.org.uk](http://www.est.org.uk) - [www.cat.org.uk](http://www.cat.org.uk) - [www.ecocentre.org.uk](http://www.ecocentre.org.uk)



## Water storage

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**Water Storage:** YES

**Material:** Plastic

**Suitable:** NO

**Bye-Law 30 Kit Fitted:** NO

The requirements of Bye-Law 30 are:

(1) Every pipe supplying water connected to a storage cistern shall be fitted with an effective adjustable valve capable of shutting off the inflow of water at a suitable level below the overflowing level of the cistern.

(2) Every inlet to a storage cistern, combined feed and expansion cistern, WC flushing cistern or urinal flushing cistern shall be fitted with a servicing valve on the inlet pipe adjacent to the cistern.

(3) Every storage cistern, except one supplying water to the primary circuit of a heating system, shall be fitted with a servicing valve on the outlet pipe.

(4) Every storage cistern shall be fitted with-

(a) an overflow pipe, with a suitable means of warning of an impending overflow, which excludes insects;

(b) a cover positioned so as to exclude light and insects; and

(c) thermal insulation to minimize freezing or undue warming.

(5) Every storage cistern shall be so installed as to minimize the risk of contamination of stored water. The cistern shall be of an appropriate size, and the pipe connections to the cistern shall be so positioned, as to allow free circulation and to prevent areas of stagnant water from developing.

Generally, a Byelaw 30(2) kit covers the bits in paragraph (4) above, in other words, a close fitting lid, an insulation jacket, an insect screen on the warning / overflow pipe(s) (on domestic installations warning pipe and overflow are usually combined), a screened air inlet and a close fitting connection for any expansion pipe that enters through the lid. The warning pipe screen ought to be within 1 metre of the cistern - on new domestic installations it is usually where the pipe leaves the cistern and is combined with the tank connector / dip pipe. It must be possible to gain access to the screen for servicing and the area of the screen must be at least 2.5 times the cross-sectional area of the pipe so it should be fairly obvious. The current recommendation is also for the warning pipe to be at least 1" plastic (or steel) or 28mm copper.

**Tank Support/Stand:** The tank is housed above the landing ceiling and additional support has not been provided. You are advised to seek the advice of a structural engineer about providing adequate support to the water storage tank.

**Details/Defects/Issues:** The current cold water storage is not fitted with a Bye-law 30 kit and as a result the water is contaminated with dust and loft particles. A plumbing contractor should attend and drain down and sanitise the cold water tank and then re-fill. A Bye-law 30 kit should then be fitted to the cold water storage tank.

The pipes within the loft area are poorly insulated. All pipes should be lagged with foam insulation or similar and joints should be sealed with tape.



No bye-law 30 kits fitted to the water and expansion tanks



Water is contaminated

Estimated costs £400-500.00

## Moisture readings

Moisture readings are measured, where accessible, throughout the ground floor of the property with the use of a Protimeter Surveymaster. This meter will detect where moisture is present but this is only an indication that a problem may exist. Where our report advises high moisture levels have been detected we strongly advise that any issue is further investigated by a contractor accredited to the Property Care Association (PCA) who will be best placed to advise further on the causes, consequences and likely cost implications.

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

Where issues arise with a failure in the DPC it may be that the property has been installed with a chemically injected damp proof course. If this is found to be the case then we strongly advise you to ask your legal adviser to confirm; why and when the work was carried out, the presence of any guarantees for the work and that any guarantee is insurance backed and transferable on completion.

Issues can arise where ground levels breach the minimum distance of 150mm below the level of the DPC. External ground levels must be maintained to this distance to reduce the chance of a breach in the DPC which can lead to internal issues with rising or penetrating dampness. Where it is not possible to create this distance, alternative solutions such as a 'French Drain' may be possible to reduce the risk of a breach of the DPC.



xxx = high moisture

--- = normal moisture

The walls in the hallway provided high moisture readings. This is an indication of either rising damp or possibly an escape of water from the rainwater drainage. Without further investigatory work, it is not possible to be certain of the cause of the problem but in my view, it is likely to be due to the defective rainwater hopper as advised in the drainage section of the report.

Where you have any additional concerns about a failure in the DPC you should seek advice from a contractor accredited to the Property Care Association (PCA) who can determine the cause of any issue, most effective method of treatment and the associated costs.

### Floor Plan Disclaimer

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

## Roof construction

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**Roof Timbers:** Hand Cut

**Treated Timber:** NO

**Lateral Restraint:** N/A

Lateral Restraint is provided in modern buildings by strapping floors and roofs to the walls, using light weight steel straps.

Older properties often do not benefit from any form of strapping to the external brickwork in this way. Where movement occurs then this can be fitted retrospectively to improve lateral stability.

Further information can be found at - <http://insofast.co.uk/insofast-products/remedial-product/lateral-restraint-tie.html>

**Type of Ventilation:** Close Boarded

**Adequate:** YES

It is essential for insulated roof voids with an underlay to be ventilated to reduce the risk of condensation and consequential rot damage to roof timbers

There are several ways to ventilate the roof space but it is important to ensure that the ventilation is continuous, even and at high and low levels of the roof. Tiled ventilators provide a good solution and are relatively easy to install retrospectively.

Further information is available in Approved Document F of The Building Regulations 2010.

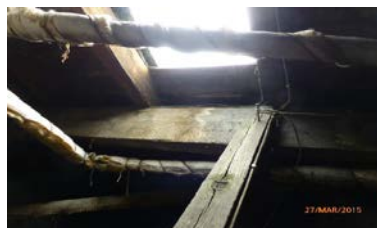
**Details/Defects/Issues:** The loft is accessible from the landing. An inspection revealed a traditional timber frame design typical for this type of building with no evidence of significant distortion. Some general splitting and staining of the timbers was observed but this is merely consistent with the building's age.

White spores and some evidence of wood boring insects were observed. It is recommended you seek advice from a contractor accredited to the Property Care Association (PCA) who can determine the cause of any issue, most effective method of treatment and the associated costs.

It is essential for insulated roof voids with an underlay to be ventilated to reduce the risk of condensation and consequential rot damage to roof timbers. Due to the absence of an underlay in this case no alterations are yet required but when the covering is eventually renewed ventilation should be provided at the same time.



White spores to the roof timbers



Some evidence of wood boring insect

## Infestations

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**Infestation:** YES

**Type:** Rodent

**Details/Defects/Issues:** Rodent droppings were observed in the roof space. You should instruct a specialist contractor as soon as practicable after completion to attend and eradicate the issue as this type of infestation can cause significant damage to the electrical, plumbing and fabric of the building if left unchecked.



Rodent droppings in the roof space

Estimated costs £300-400.00

## Exterior defects, condition issues and cost estimates

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Point of Inspection: **ROOF COVERINGS**

**Defects Found: Yes. Items of concern have been listed below**

**Details/Defects/Issues:** The main roof is dual pitched and hipped. There is a lean-to roof at single storey to the rear and a flat bay window roof at the front. The main roof slopes and rear lean-to are covered with plain clay tiles. The ridge and hip lines are sealed with segmental tiles bedded onto mortar. The abutments are sealed with a combination of lead and cement fillets. The front bay window roof is covered with zinc.

The roof coverings are original and you will need to consider the cost of replacement during your period of ownership. In general the roof coverings are in a poor state of repair; the cement fillets to the edges and abutments have significantly deteriorated, several roof tiles are broken and displaced, the mortar work to the ridge and hip lines is in a poor state of repair and the zinc to the front bay window has deteriorated to the point where there is now evidence of internal damage due to water ingress (Bedroom 2). If the roof is not replaced then you will need to carry out the following overhaul works:

Some tiles to the roof slopes are missing/slipped/defective. These should be replaced with materials to match or re-fitted.

The mortar to the hip, ridge and verge tiles is loose and defective. The tiles need to be stripped, cleaned and then re-bedded on to new sand and cement mortar finished smooth.

The mortar joint to the lead flashing of the side box gutter is cracked and will need to be raked out, the lead fully wedged and the joint re-pointed in new mortar.

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

The zinc covering to the front bay window is in a state of disrepair and will require complete replacement in zinc or lead.

The rear outbuildings are finished with a mono pitch roof covered with felt. The felt is showing some signs of deterioration and the joints on the front edge have been nailed. The abutment flashing to the adjoining building is also poor. The felt coverings to the outbuildings will need to be replaced with new 3 layer felt coverings with edges and upstands finished in felt and covered with lead cover flashings. All lead work should be installed in accordance with The Lead Sheet Association: "Rolled Lead Sheet, The Complete Manual".

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





Rear roof slope



Side roof slope



Front roof slope



Damaged/missing/slipped tiles



Mortar to the hip/ridge tiles is poor



Verge tiling is loose and defective



Cracked mortar to box gutter flashing Cement fillets to all edges and abutments are poor



Front bay window roof is worn



Rear shed roof is poorly felted and the flashing is poor



Estimated costs £12,000-14,000.00 (roof replacement)

Estimated costs £3500-4000.00 (overhaul) (this figure not included in total on Page 46)

Point of Inspection: **CHIMNEYS**

**Defects Found: Yes. Items of concern have been listed below**

**Details/Defects/Issues:** There is a brick built chimney which protrudes the centre of the main roof slope and is shared with the adjoining property. The chimney provides a total of four flues to the property.

The lead work to the chimney is poor and should be replaced with a new step flashing to both sides and an apron to the front and rear sections. The new lead flashing should be cut, wedged and pointed into the brickwork of the chimney.

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

The cement bedding (flaunching) around the base of the chimney pot is defective. This should be removed and replaced with new mortar.

The chimney pots are open and vulnerable to weather ingress. All flues should be fitted with pots and vented cowls to aid and promote cross ventilation to the chimney flues and in turn reduce the potential for internal damage due to condensation and weather ingress.

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



Poor flaunching



Spalled bricks and loose pointing



Open chimney flues

Estimated costs £1800-2000.00



Point of Inspection: **GUTTERING AND RAINWATER PIPES**

**Defects Found: Yes. Items of concern have been listed below**

**Details/Defects/Issues:** The gutters and rainwater pipes are a combination of cast metal and plastic. All cast metal fittings should be replaced with new plastic.

The gutters contained moss and debris at both front and rear. All gutters should be cleared and left free flowing.

There is evidence of leakage to some of the plastic fittings. These fittings should be replaced.

The decoration to the rear gutters at single storey level is poor. The most cost effective repair would be to replace the guttering as decoration usually proves ineffective and does not last any length of time.

**Access Requirements:** N/A



Gutters are blocked with leaves, moss and debris



Decoration to rear gutters is poor

Estimated costs £400-500.00

Point of Inspection: **JOINERY / WINDOWS / DOORS / DECORATION**

Since April 2002 the replacement of windows and doors has required building regulation approval. The alternative is that the contractor you use is registered with the government's competent person scheme. The windows/doors are original and are unlikely to have required building regulation approval. If you intend to replace these items then the appropriate approval should be obtained.

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

<https://www.gov.uk/competent-person-scheme-current-schemes-and-how-schemes-are-authorised#current-schemes>

Window repairs do not require approval but we would always recommend that the repairs meet current standards.

Replacement external doors and frames are considered as 'controlled fitting' but replacement doors are not so are not covered by the regulations.

Approved Document L1B of The Building Regulations 2010, 4.17, page 14 provides additional information.

**Defects Found: Yes. Items of concern have been listed below**

**Details/Defects/Issues:** The windows and doors are painted timber. The soffits and fascia boards are also painted timber.

A number of the windows are partly rotted/do not open easily/are worn. Given the extent of necessary repairs, in my opinion the most cost effective solution would be to replace the windows. A more suitable replacement would be uPVC double glazed units (please note that replacement of windows will require Building Regulation approval).

The external joinery including soffits and fascia boards is in a state of disrepair and will require complete overhaul including burning off loose and defective paintwork, application of primer to all exposed timber and finishing in undercoat and gloss paint.

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



Window frames are in a poor state of repair



External window frames are poor

Soffit/eaves/fascia boards are in a poor state of repair

Estimated costs £10,000-12,000.00 (replacement windows)

Estimated costs £4000-4500.00 (overhaul) (this figure not included in total on Page 46)

Point of Inspection: **WALLS / SUBSIDENCE / MOVEMENT**

**Wall Construction:** Solid Construction

**Defects Found: Yes. Items of concern have been listed below**

**Details/Defects/Issues:** The main walls are of a solid construction and do not benefit from any type of insulated cavity. The front, side and rear elevations are finished in a combination of brickwork, painted brickwork and painted pebble dash render.

Some minor cracking was observed to the brickwork at low level beneath the front facing bay window. None of the cracks suggest significant building movement or distortion and are more likely the result of general settlement and expansion. The defective joints should be raked out to a minimum depth of 20mm and re-pointed in new sand, lime and cement mortar.

The mortar joints to the parapet walls are in a state of disrepair and will require complete re-pointing including raking out of loose and defective joints to a minimum depth of 20mm and re-pointing in new sand, lime and cement mortar.

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



Pointing to the brickwork of the parapet walls is poor



Crack to the left side of the bay



Crack to the centre of the bay

Estimated costs £2500-3000.00



Point of Inspection: **ELECTRICAL SUPPLIES**

Approved Document P of The Building Regulations 2010 controls external electrical installations/alterations. This includes electrical installations in sheds, garages and greenhouses. If you intend to carry out alterations or repairs we would advise you check first in relation to compliance with current regulations.

**Defects Found: Yes. Items of concern have been listed below**

**Details/Defects/Issues:** As suggested later in the report, the electrical supplies to the outbuildings should be tested and upgraded in line with Approved Document P of The Building Regulations 2010.

**Access Requirements:** N/A



Power and lighting to the sheds should be checked

Estimated costs £700-800.00

Point of Inspection: **DAMP PROOF COURSES**

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

If this report highlights issues with the DPC we strongly advise that you seek advice from a contractor accredited to the Property Care Association (PCA) who will be best placed to advise on the causes, consequences and likely cost implications. It should also be noted that more serious issues may be present as a result of this type of defect.

Where a replacement DPC has been installed your legal adviser should confirm the presence of an insurance backed guarantee and ensure that this is transferable on completion.

**Defects Found: At the time of the inspection no visible defects were observed**

**Details/Defects/Issues:** No DPC was identified to the building due to external elevations being finished in render or being fitted with rendered plinths.

Point of Inspection: **DRAINAGE**

**Defects Found: Yes. Items of concern have been listed below**

**Details/Defects/Issues:** The rainwater hopper to the front right side is showing signs of failure and leakage as there is extensive foliage growth around the hopper. The foliage should be removed and the hopper repaired or replaced as necessary. All hoppers should be fitted with concrete shrouds and removable covers.

To the rear the rainwater hopper is blocked with extensive creeper growth. This should be removed and the hopper left clear and free flowing.

To the right side of the property there is an inspection chamber. The cover to this was lifted and revealed that the inspection chamber contains a lot of soil and root growth. The inspection chamber should be cleared and all roots removed to ensure that the drainage is free flowing at all times.

**Access Requirements: N/A**

We believe the property is connected to the main drainage system although your legal adviser should confirm this prior to exchange. They should also check and confirm proper necessary easements exist and establish liability for maintenance and upkeep of any section of private sewer that runs through land outside your boundaries before connecting with the mains.

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



Leaking hopper



Hopper blocked by creeper



Inspection chamber is dirty

Estimated costs £700-800.00

Point of Inspection: **OUTBUILDINGS**

**Defects Found: Yes. Items of concern have been listed below**

**Details/Defects/Issues:** There are two brick built outbuildings to the rear finished with a mono pitched roof. The roof is covered with felt. As advised earlier in the report the electrical installation should be checked and upgraded in lien with Approved Document P of The Building Regulations 2010.



Electrical installation to be checked

Point of Inspection: **TREES & SHRUBS**

**Defects Found: Yes. Items of concern have been listed below**

**Details/Defects/Issues:** There is a tree planted in close proximity to the left side of the front facing bay window and to the rear there are a number of creeping plants growing around the single storey off-shoot. Trees and shrubs can cause damage to foundations and underground services such as drainage. Where there are trees or large shrubs in close proximity to the property it would be appropriate to draw up a programme of management to restrict future growth to prevent possible damage.



Tree to the left of the front bay



Creeper plants around the rear walls



Estimated costs £500-600.00

Point of Inspection: **BOUNDARY WALLS & FENCING**

**Defects Found: At the time of the inspection no visible defects were observed**

**Details/Defects/Issues:** The rear boundaries are divided with fencing and the front boundaries with shrubs. Your legal adviser should confirm ownership and responsibility for maintenance to the boundaries.

## Security issues

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**Defects Found: At the time of the inspection no visible defects were observed**

**Details/Defects/Issues:** Your insurance provider will have requirements in terms of locks and security to doors and windows. We strongly advise you to confirm these requirements and carry out the necessary upgrades in line with these requirements to ensure that your insurance cover remains effective.

## Fire & safety issues

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**Defects Found: Yes. Items of concern have been listed below**

**Details/Defects/Issues:** Advice in regard to smoke and heat detection, safety glass and stair guarding has been provided earlier in the report.



## Asbestos/deleterious materials

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Some surfaces in the property are finished in a textured coating (more commonly known as Artex). Textured coatings are known to be potential asbestos containing materials. It is not possible to establish from our visual inspection whether or not these coatings contain asbestos. To establish whether or not asbestos is present, a small sample would need to be sent away for specialist analysis.

Asbestos has been widely used in the building industry over the last 100 years and particularly in the last 50 years up until it was finally banned in the late 1990s. Many homes contain asbestos without the owners even being aware of its presence.

Most people know what an asbestos roof looks like but very few home owners realise that asbestos can also be found in quite a diverse range of relatively common building products. Some of these are as follows:

|   |  |
|---|--|
| Asbestos roofing material.                    | Asbestos wall panels.                        |
| Asbestos ceiling panels.                      | Asbestos fire blankets.                      |
| Some acoustic ceiling tiles.                  | Some sound proofing wall panels.             |
| Some soffit panels (located under the eaves). | Some felt roof lining materials.             |
| Some insulation materials                     | Some insulation materials used in ceilings.  |
| Some hessian covered cork notice boards.      | Some vinyl floor tiles.                      |
| Some artex type wall and ceiling coverings.   | Some bricks used in night storage heaters.   |
| Some pipe and tank lagging                    | Some bricks and products used in fireplaces. |

It is quite possible that you will have asbestos in your home but while you should be wary of this there might not be any great cause for alarm. Asbestos can cause lung cancer if inhaled as a fine dust and as such it should never be sawed, sanded, drilled, brushed or disturbed in any way whereby the production of dust might result. Provided asbestos is not disturbed, the likelihood of major problems developing is very much reduced.

Recent legislation (Asbestos at Work Regulations 2002) has meant that owners of commercial and communal premises must make up a plan to manage asbestos in their property. They must ensure that any asbestos present is not disturbed in a way that may result in a hazard to health.

It should be noted that at this point in time (2013) there is no UK legislation covering requirements for home owners to manage the asbestos in their homes. However, some industry sources believe that legislation to address this will eventually be introduced. In any event it would be prudent for any purchaser to consider the possible presence of asbestos before agreeing to buy a property

Please see <http://www.hse.gov.uk/asbestos/hiddenkiller/index.htm> for further information.

Lead pipes were not observed in the property, however according to the [Drinking Water Inspectorate](#), about 60% of properties are supplied through service pipes that do not contain lead, leaving more than 7 million properties in England and Wales with lead supply pipes.

Until the 1950s lead pipe was used as the supply line from the water main to the house. Lead was also a component in the solder used on copper pipes. Lead-based solder has been banned since the 1980s for domestic hot and cold supplies and other installations where the water may be consumed. Lead-based solder is not as significant an issue as lead piping because, with age, sulphates, minerals and various oxides build up and coat the interior surface of the pipe forming a barrier between the lead solder joints and the water passing through it.

Lead from pipework or plumbing fittings can be ingested via water supplies. The degree of contamination of water will depend upon the plumb solvency of the local water supply - which varies from region to region. The amount of lead dissolved from the service pipe or internal plumbing depends on several factors, such as:

- pH;
- temperature;
- water softness; and
- standing time of the water.

The remedy to replace lead pipes requires a measured approach. Lead pipes are potentially hazardous and, where practical, exposed sections should be removed. Limescale can build up and provide a protective lining, but if other metals are present in the system a bi-metallic reaction could break the limescale down. There are still areas of original Victorian infrastructure where mains supplies are in lead, so there is potentially always a risk from lead pipes.

Lead contamination of domestic water supplies can occur as a result of dissolution from natural sources, but it is most likely to originate from the metal dissolving in either a lead water main (service pipe) or from within plumbing systems within a building. The service pipe connects the water supplier's water main to individual property or properties.

The water supplier owns the part of the service pipe from the water main in the street up to the stopcock (usually at the boundary of the property), and is responsible for any work needed on pipes up to this point. Beyond this point, the pipework belongs to the owner of the property, **who is responsible for its condition and maintenance.**

The UK [Drinking Water Inspectorate](#) put in place regulatory programmes of work under [Regulation 41](#) of the 2000/2001 Regulations. These programmes required water companies to:

- install additional treatment at water treatment works to reduce the plumb solvency of water supplied at the tap;
- optimise the treatment measures installed;
- carry out opportunistic lead pipe replacement in the distribution system;
- carry out strategic lead pipe replacement in the distribution system to meet 25µg/l; and
- carry out strategic lead pipe replacement in the distribution system to meet 10µg/l.

Under the 2000/2001 Regulations, water companies are required to replace their part of a lead service pipe if a consumer replaces his or her lead pipe. Water companies are also required to replace their part of a lead service pipe if the 25µg/l standard is contravened or if the water company has reason to believe that the 10µg/l standard is likely to be contravened.

## Points for your legal adviser

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1. The road is believed to be made up and adopted by the Highways Authority. Your legal adviser should carry out the necessary checks and advise you further in this respect.
2. No enquiries have been made of the Local Authority in connection with planning or building regulation matters. Your legal adviser should carry out the necessary checks and advise you further in this respect.
3. The survey does not provide a detailed environmental report. You may wish to obtain a full environmental report or make further enquires through your legal adviser.
4. No enquiries have been made of the Local Authority in connection with rights of way. Your legal adviser should carry out the necessary checks and advise you further in this respect.
5. Your legal adviser should confirm ownership and responsibility for maintenance to the boundaries.
6. Your legal adviser should confirm that the property is connected to the mains drainage before purchase.
7. Your legal adviser should check and confirm proper necessary easements exist and establish liability for maintenance and upkeep of any section of private sewer that runs through land outside your boundaries before connecting with the mains.
8. We do not believe the property to be adversely affected by highway or development proposals but your legal adviser should check in the normal pre-contract enquiries.
9. Your legal adviser should confirm the presence of building regulation or competent person scheme approval including the existence of a final completion certificate in relation to any replacement doors and windows.
10. Where a replacement DPC has been installed your legal adviser should confirm the presence of an insurance backed guarantee and ensure that this is transferable on completion.

## Declaration

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

**Signed:**



**Dated:** 31 March 2015

**Name:** Matthew Brown AssocRICS (**Membership No:** 1214825)

**Title:** Building Surveyor

**Company:** Home-Approved Building Surveyors Ltd

**Address:** The Old Mission Hall, 53a Woking Road, Guildford, Surrey, GU1 1QD

**Telephone:** 0800 980 3113

**Email:** [m.brown@home-approved.com](mailto:m.brown@home-approved.com)

**Web:** [www.home-approved.com](http://www.home-approved.com)

## Summary of estimated costs

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The costs below are an indication of what home-approved believe to be a fair and reasonable cost for the repair of any defects listed within the report. The costs are based on repairs being carried out on a 'like-for-like' basis unless otherwise stated in the report.

Estimated Costs are calculated based on the going rate for tradesmen, all necessary materials, sundries and an allowance for a contractor margin. The costs provided within this report are estimated and may differ from those suggested by individual contractors. When quotes are obtained we are happy to discuss with you issues of cost.

*Please note that all estimated costs are net of any VAT.*

|                   |                   |                 |                 |
|-------------------|-------------------|-----------------|-----------------|
| <b>Critical</b>   | <b>Important</b>  | <b>Cosmetic</b> | <b>Advisory</b> |
| £40,350-46,750.00 | £17,900-20,300.00 | £6,300-7,700.00 | £0.00           |

### **Critical**

These are repairs that we believe are necessary as soon as your purchase is complete. These repairs may also relate to safety or structural issues.

### **Important**

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

### **Cosmetic**

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

### **Grey**

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

## Additional advice

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### Obtaining estimates

When dealing with contractors we would offer the following advice:

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

### Finding a reputable contractor

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

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

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

For more information please visit <http://www.tradingstandards.gov.uk/advice/trustmark.cfm>

Another useful source of reputable and local contractors can be found from 'Which Local' <http://www.which.co.uk/home-and-garden/home-improvements/guides/employing-a-builder/>





**home-approved**<sup>®</sup>

## your survey report

We hope you have found the Survey Report clear and easy to understand.

If you have any questions regarding any of the points in the Report please do not hesitate to contact us.

### contact us via...

- > Telephone 0800 980 3113
- > Email [info@home-approved.com](mailto:info@home-approved.com)

### happy with our service?

We'd be grateful for your feedback



- simply click on any of the icons and tell us what you think.

0800 980 3113  
[info@home-approved.com](mailto:info@home-approved.com)  
[www.home-approved.com](http://www.home-approved.com)

**Thank you for asking home-approved<sup>®</sup> to carry out your property survey.**