



Home Condition Survey

Helping you make the
right decision about
your new home



8, Rowan Way
NORTHAMPTON
NN5 0DT

Report Reference No: 5359009
Date: 26-May-2015
Surveyor: Mrs Carolyn Clay





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Introduction

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

This Home Condition Survey is produced by a surveyor who is a member of the SAVVA 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 SAVVA. The surveyor may provide you with other services, but these will not be covered by these terms nor by SAVVA and so must be covered by a separate contract.

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

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

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

What this report tells you

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

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

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

It is not a valuation of the property.

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

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

Condition rating definition

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

Condition Rating 1

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

Condition Rating 2

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

Condition Rating 3

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

NI Not Inspected

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

X Not Present at Property

This feature is not present at the property.

What this report does not tell you

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

What is inspected?

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

What is SAVA

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

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

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

How the Inspection is carried out

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

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

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

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

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

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



Full address and postcode of the property surveyed	8, Rowan Way NORTHAMPTON NN5 0DT	
Surveyor's name	Mrs Carolyn Clay	
Report reference number	5359009	
Company/organisation name	Oakwood Property Solutions	
Company address and postcode	20 Davy Lane, Tattenhoe, Milton Keynes, MK5 8NA	
Company contact details	Email	info@hcssurveyor.co.uk
	Telephone	01908 526867
Date of inspection	26-May-2015	



Summary

Type of property	The property is a detached house.
Tenure (legal advisor to check)	Freehold
Approximate year when property was built	1977
Weather conditions at the time of inspection	The weather at the time of the inspection was 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.



Rear Elevation



Front Elevation

Summary of Accommodation

Storey	Living rooms	Bed rooms	Bath or shower	Separate toilet	Kitchen	Utility room (s)	Conser-vatory	Other room (s)	Name(s) of other room(s)
First		5	2						
Ground	3			1	1	1			
TOTALS	3	5	2	1	1	1	0	0	-

Gross internal floor area in square metres 182m²

Reinstatement cost

Reinstatement Cost	£ 338000	<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>It is not possible to use BCIS to calculate the reinstatement cost of all homes; for instance if the property is very large, historic, contains special features or is of unusual construction or design. In such cases BCIS has insufficient data to generate a reinstatement cost and you will need to employ a specialist to calculate the reinstatement cost. In such circumstances no cost figure is provided and the report will indicate that a specialist is needed.</p>
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Summary of Condition Ratings

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

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

General Description

A short general description of the construction (main walls, roof, floors, windows)	<p>The property is a detached, two-storey house built about 40 years ago.</p> <p>The property is constructed with cavity walls, having a brick outer leaf, supporting a double-pitched tiled-clad roof.</p> <p>Most internal walls are of plastered brick or block.</p> <p>Ceilings are formed in plasterboard and finished with a textured coating on the ground floor, and a plaster skim coating to the first floor.</p> <p>The ground floor is of solid concrete construction. The upper floor is of timber supported by joists.</p> <p>The windows are double glazed and the original timber units have been replaced on the ground floor for UPVC.</p>	
Summary of mains services	Drainage	A mains drainage system is present.
	Gas	A mains gas supply is connected.
	Electricity	A mains electricity supply is connected.
	Water	A mains water supply is connected.
Renewables	There are no renewables at this property.	

Central heating	A wall-mounted Potterton Promax condensing gas-fired boiler is located in the Kitchen. The boiler feeds a radiator system throughout the house as well as providing the domestic hot water.	
Boiler	Manufacturer	
	Model Name	Potterton
	Model Qualifier	30 HE Plus
	Model Identity No.	010346
	First manufactured	2005
	Last manufactured	2010
	Efficiency	88.8%
	Type	Condensing Regular
	Fuel	Gas
	Mounting	Wall
	Flue	Room-sealed
	Pilot	No permanent pilot

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

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

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

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

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

Outside facilities	<p>There is a double on-site garage. The drive to the front is sufficient to allow the parking of several cars. There are gardens to all sides of the property. There is one permanent outbuilding for the purpose of storage. All roads and footpaths are made up unless otherwise stated.</p>
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Summary of Structural Movement

<p>There is no evidence of structural movement.</p> <p>The property is situated in an area in which the sub-soil may include shrinkable clay. There are a number of trees located close enough to the property to cause possible damage.</p>
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Summary of Dampness

Materials in all buildings retain an ambient moisture level throughout their life.

An electrical resistance meter is used to determine whether the dampness level is at an acceptable level or unreasonably high giving rise to the prospect of damage to the fabric of the structure.

Tests revealed that there is a small area with higher readings to the rear elevation of the Main Bathroom. See Section E3.



Main bathroom showing area with damp

Further Investigations

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

Recommended investigation of defects seen or suspected:

- electrical installation
- gas installation

Issues for Legal Advisors

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

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

Roads and footpaths	No specific issue was noted by the surveyor.
Drainage	No specific issue was noted by the surveyor.
Water	No specific issue was noted by the surveyor.
Drains	No specific issue was noted by the surveyor.
Planning and other permissions needed	No specific issue was noted by the surveyor.
Freehold owner consents	No specific issue was noted by the surveyor.
Flying freeholds	No specific issue was noted by the surveyor.
Mining	No specific issue was noted by the surveyor.
Rights of way	No specific issue was noted by the surveyor.
Boundaries (including party walls)	No specific issue was noted by the surveyor.
Easements	No specific issue was noted by the surveyor.
Repairs to shared parts	No specific issue was noted by the surveyor.
Previous structural repairs	I understand that installation of double glazing has been carried out to part of the property and is under warranty or guarantee.
New building warranties	No specific issue was noted by the surveyor.
Building insurance (ongoing claims)	No specific issue was noted by the surveyor.

I understand that at least one tree within the boundary of the property has a Tree Preservation Order.

Tree preservation orders



Tree to RHS of house



Trees to RHS of house

Property let

No specific issue was noted by the surveyor.

Property Risks

Risks to the building and grounds:

Contamination

The property is understood to be situated near an area of land that may be affected by contamination.

Note: Contaminated land is land which may have potentially hazardous substances in or under it. This is usually associated with historic industrial activities such as mining or waste disposal but could also be due to agricultural use or accidental spillage. Contamination can also occur naturally as result of the geology of the area. The presence of contamination does not necessarily mean that there is a problem. The effects on human health and on the environment will depend on the type and amount of contaminant involved. More information can be found on the Environment Agency website www.environment-agency.gov.uk

Flooding

The property is situated near an area where there is a high risk of river flooding.

Trees and vegetation

No issue was discovered during the survey but due to the number of plants within the garden the inspection was restricted.

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	The lack of windows that are easy to escape from on the first floor increases the risk of being trapped in the event of a fire.
Attached garage	No specific issue was noted by the surveyor.
Fire doors	No specific issue was noted by the surveyor.
Safety glass	No specific issue was noted by the surveyor.
Lead pipes	No specific issue was noted by the surveyor.
Radon gas	Radon is a colourless, odourless radioactive gas. It's formed by the radioactive decay of small amounts of uranium that occur naturally in all rocks and soils. This property is in an area where high levels of radon gas may occur. Public Health England (PHE) is the UK's primary expert on radon and you should refer to their website at www.ukradon.org
Gas	No specific issue was noted by the surveyor.
Handrails	No specific issue was noted by the surveyor.
Asbestos	Some construction materials and products used at the property may contain asbestos. Any such materials should not be drilled or disturbed without prior advice from a licensed specialist. For more information see Section E2 and the Fact Sheet.
Unsafe fittings	No specific issue was noted by the surveyor.
Recent testing	There is no evidence to confirm the recent testing and / or servicing of the gas appliances and electrical installation. Failure to test the services increases the safety risk.
Inappropriate living	No specific issue was noted by the surveyor.
Stairs and guarding	No specific issue was noted by the surveyor.
Insect nests	No specific issue was noted by the surveyor.
Smoke detector	No specific issue was noted by the surveyor.
Roof space partition	No specific issue was noted by the surveyor.
Vermin	No specific issue was noted by the surveyor.
Lead paint	No specific issue was noted by the surveyor.
Ponds and garden features	There are 2 ponds within the boundaries of the property



I could not inspect the chimneys and flues (RHS) because my view of the right hand side of the chimney stack was restricted due to a large tree.

	Description and Justification for Rating and any comments	Condition Rating
D1. Chimneys and flues Chimneys and flues (RHS)	My view of the right hand side of the chimney stack was restricted due to a large tree.	NI
D1. Chimneys and flues Chimneys and flues (LHS)	The chimney stack is located at the right end of the property and is brick built. Flashings [weather seal between the vertical brickwork and the roof surface] are formed in lead. The chimney stack is in generally satisfactory condition. No repair is presently required. Normal maintenance must be undertaken.	1
D2. Roof coverings Pitched Roof's	The roof cladding is of interlocking concrete tiles. They are laid over a layer of bituminous felt [sarking], the intention of which is to cause any rain-water which passes between the tiles to be guided down to the gutters (see also Section E1). Ridge and hip tiles are in concrete bedded into mortar. The pitched roof coverings to the right hand side of the front slope have some moss/leave covering which should be removed as part of a maintenance program to prolong the life of the tiles. No repair is presently required. Normal maintenance must be undertaken.	1
D2. Roof coverings Flat Roof	The Utility Room roof is flat and covered with roofing felt. The felt is in good condition. No repair is presently required. Normal maintenance must be undertaken.	1



Front roof, some moss and leave covering



Flat Roof

D3. Rainwater pipes & gutters	<p>Gutters and downpipes are the original, formed in PVC and are supported by plastic brackets fixed to the fascia board.</p> <p>Gutters are in generally acceptable condition.</p> <p>It is essential that the gutters are kept free of debris, such as leaves, as this can prevent proper draining resulting in rot and decay to other parts of the building. Due to the number of trees in this garden the gutters should be cleared on a regular basis as part of a maintenance program.</p>	1
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Rear Roof, leaves on roof and in gutter

D4. Above ground waste & soil pipes	<p>The above ground waste water pipes are plastic.</p> <p>The bathroom soil and vent pipe terminates above the rear roof.</p> <p>There is no cover or wire cage on the top of the soil and vent pipe. This should be fitted to stop leaves and other debris blocking the pipe.</p>	2
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uncapped soil and vent pipe

D5. Main walls (including claddings)	<p>The outside walls are brick-faced and of cavity construction.</p> <p>The location of the damp proof course was identified but its composition could not be determined because of pointing to the brick joint. However, from the age of the construction, it is likely to be formed in PVC.</p> <p>Small cracks are present in the outside wall. These are old and are not indicative of current or continuing movement.</p> <p>There are some small areas with missing mortar which should be replaced as part of a maintenance program.</p> <p>The inspection revealed that the damp proof course is operating satisfactorily and no evidence of rising dampness was discovered. It is essential that adjacent ground levels are maintained at least 150mm [two brick courses] below the level of the DPC.</p>	1
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porch roof meets wall - some missing mortar



Crack to wall above patio doors

<p>D6. Windows</p>	<p>The first floor timber casement windows are the original and double glazed.</p> <p>The ground floor windows have been replaced with uPVC double glazed windows within the last year.</p> <p>There was no evidence of failure of the seals of the double glazing which would be displayed as condensation or misting between the glazing panes.</p> <p>Some of the first floor windows do not open sufficiently to allow a person to escape in the event of fire. See Section C Risks to People</p>	<p>1</p>
<p>D7. Outside doors (incl. patio doors)</p>	<p>External doors are formed in uPVC with sealed double glazed units set in a uPVC surround.</p> <p>The patio doors in the Lounge are formed in uPVC. Safety glass has been used.</p> <p>The doors are in acceptable condition.</p> <p>The operation of the doors and their locking mechanisms is satisfactory. However, as you will be unaware of who may hold keys to the property, it would be a sensible idea to change the external locks.</p>	<p>1</p>
<p>D8. Other external woodwork etc</p>	<p>Fascias [facing boards to which the gutters are attached], soffits [horizontal boards which fit between the fascia board and the wall and bargeboards [timbers which edge the gable of the roof] are the original softwood timber.</p> <p>No repair is presently required. Normal maintenance must be undertaken.</p>	<p>1</p>
<p>D9. Outside decoration</p>	<p>Decorated areas may include such items as windows, doors, walls, timbers at roof edges, porches.</p> <p>The external timbers are stained.</p> <p>The staining to the first floor windows, window and door cills, and Utility Room fascia is flaking and requires renewing.</p>	<p>2</p>



Internal 1st floor window



External & Internal 1st floor window



Rear door threshold



Timber board to edge of flat roof

	Description and Justification for Rating and any comments	Condition Rating
E1. Roof structure	<p>The roof structure uses standard pre-formed timbers trusses held together with nail plates. Lateral movement is restrained by straps tying the roof to the gable walls and bracing timbers with the roof in accordance with good practice. The sarking felt under the roof tiles can be viewed. See Section D1</p> <p>The insulation within the roof is in fibreglass quilting which is laid between the joists to a depth of approximately 200mm.</p> <p>The presence of the boarding to the middle section restricts the inspection of insulation and joists in this area.</p> <p>No repair is presently required. Normal maintenance must be undertaken.</p>	1



Loft structure



Loft insulation

E2. Ceilings	<p>All the ceilings are formed in skimmed plasterboard and the ground floor ceilings are finished with a textured coating, which due to the age of construction MAY contain a small element of asbestos. (See Section C Health and Safety and the Fact Sheet attached to the report.)</p> <p>There are plaster covings to the junctions of the walls and ceilings in some areas.</p> <p>Some ceilings display minor cracks which follow the joints of the boards. This type of cracking is common in construction of this type and is not indicative of any underlying fault.</p> <p>No repair is presently required. Normal maintenance must be undertaken.</p>	1
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minor cracking where ceiling meets wall



cracking along ceiling plasterboard joints

<p>E3. Inside walls, partitions & plasterwork</p> <p>All other walls</p>	<p>The internal walls and partitions are partly of masonry and partly of timber construction and have been finished with a plaster finish.</p> <p>There are minor cracks in a number of places, notably at the junctions of the walls and ceilings. This is common with this type of construction and not significant of any underlying defect.</p> <p>No repair is presently required. Normal maintenance must be undertaken.</p>	<p>1</p>
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<p>E3. Inside walls, partitions & plasterwork</p> <p>Main bathroom external wall</p>	<p>The external wall has been finished with a skim coat of plaster. There are ceramic tiles covering the base half of the wall.</p> <p>Higher moisture readings were discovered to this wall in the LH corner above the tiles. The soil and vent pipe is concealed in the wall in this area and could be the cause. See Dampness in Section B and Section D4 for further information.</p> <p>This area should be observed and if possible the cause of the high readings should be determined.</p>	<p>2</p>
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minor cracking



cracking in Dining Room

<p>E4. Floors</p> <p>Ground Floor</p>	<p>The ground floor is of solid concrete construction.</p> <p>The floor is in good order and no defects were identified. However, the inspection was severely restricted by the presence of furniture, tiles and other floor coverings.</p> <p>No repair is presently required. Normal maintenance must be undertaken.</p>	<p>1</p>
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<p>E4. Floors</p> <p>First Floor</p>	<p>The upper floor is formed in timber on softwood joists.</p> <p>The floor is in good order and no defects were identified. However, the inspection was severely restricted by the presence of furniture, carpet and other floor coverings.</p> <p>No repair is presently required. Normal maintenance must be undertaken.</p>	<p>1</p>
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<p>E5. Fireplaces & chimney breasts</p>	<p>The chimney breast is of masonry construction and a fireplace remains in the Lounge. There is evidence that this is currently in use as a log fire.</p> <p>I have not carried out a smoke test of the chimney as this is beyond the scope of this inspection. Before any open fire is lit you should seek the advice of a HETAS approved chimney sweep. (for more information see the HETAS website at www.hetas.co.uk/find-chimney-sweep/).</p>	<p>1</p>
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Fireplace

**E6.
Built-in
fittings**

The kitchen and utility room fittings are of good quality. There is a mixture of base and wall units with integrated appliances.

There are good quality built-in wardrobes in the Master Bedroom and other original built-in cupboards throughout the house.

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

1



Kitchen cupboards



Master Bedroom cupboards

**E7.
Inside
woodwork**

The internal woodwork includes such items as: doors, frames, skirting, banisters and staircases.

All the internal woodwork is in good condition. The doors are the original and fit within the frames satisfactorily.

The staircase did not give any cause for concern although the inspection was restricted by carpeting on the top and plasterboard cladding on the underside.

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

1

**E8.
Bathroom
fittings**

The bathroom, en-suite shower room and cloakroom fittings include bath, showers, basins and WCs.

Sealant is inserted along the edges of the fittings to prevent water flowing behind the units resulting in rot and must be carefully maintained.

The sealant is missing to the cloakroom basin and is breaking up in other places and needs replacement. This is not considered urgent but should be carried out as part of a maintenance routine.

All the fittings are in serviceable condition. The showers are electric and were not tested. (See Section F1).

1

E9.	The ceilings, walls and woodwork have all been painted.	1
Other issues	The walls in the kitchen, bathroom and en-suite have been partly clad with tiles (please note that the moisture meter does not work accurately through tiles and therefore any trapped moisture may not be detected)	
Decoration	No repair is presently required. Normal maintenance must be undertaken.	

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

I could not inspect the drainage because it was not possible to lift the access covers as they are partly buried.

Description and Justification for Rating and any comments	Condition Rating
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Ideally, a property offered for sale should have a valid and current electrical safety certificate which shows that the electrics 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 is connected to the main electricity supply and the meter is located in an external box.</p> <p>The consumer unit [fuse box] is a modern RCD unit which has been fitted in the last 10 years. The power sockets are provided on a modern ring main and lighting is provided to every room.</p> <p>The provision of power outlets could be considered insufficient for modern requirements which increases the temptation to use extension leads. These can present a variety of hazards and should be avoided.</p> <p>No recent test certificate is available. The absence of such a test certificate is a hazard [see Section C] and necessitates the imposition of a Condition 3 Rating.</p>	3
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Consumer unit, above kitchen cupboard

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

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

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

<p>F2. Gas</p>	<p>The property is connected to the main gas supply and the meter is in an external box. The service is provided to the kitchen.</p> <p>Gas services should be tested on a regular basis and a Gas Safe certificate issued.</p> <p>There is no evidence of recent inspection or testing and it is recommended that a test is undertaken prior to your making a legal commitment to purchase. The absence of a text certificate constitutes a hazard [see Section C] and necessitates the imposition of a Condition 3 Rating.</p>	<p style="text-align: center; color: red; font-weight: bold;">3</p>
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<p>F4. Water</p>	<p>The property is connected to the mains water supply. The internal stopcock is beneath the sink in the utility room. The incoming mains supply pipe is in copper.</p> <p>Within the loft, there are two tanks. One is for cold water storage and the other is the expansion tank for the central heating and hot water boiler. They are formed in PVC and are provided with lids, insulation and overflow pipes.</p> <p>Hot water is produced by the central heating boiler and stored in a factory insulated copper cylinder in the master bedroom. There is an emersion heater and a fitted thermostat.</p> <p>No leaks were discovered from the tanks or the surrounding pipework.</p> <p>No repair is presently required. Normal maintenance must be undertaken.</p>	<p style="text-align: center; color: green; font-weight: bold;">1</p>
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Cold water tank in loft space



Hot water cylinder and insulated pipes

<p>F5. Heating</p>	<p>Central heating is provided through a radiator system by a Potterton Promax 30HE Plus wall-mounted, gas-fired boiler located in the Kitchen. The fan-assisted flue discharges through the external wall.</p> <p>The electronic controls are located in the kitchen. There is a room-thermostat in the hall and there are thermostatic radiator valves [TRVs] to most radiators.</p> <p>The central heating system was not operating during the inspection but no leaks were apparent.</p> <p>The boiler should be serviced annually and a service certificate provided, or, in the case of a new boiler a commissioning certificate should be presented to the owner. These were not available for inspection. The absence of such certificates necessitates the imposition of a Condition 3 Rating.</p>	<p style="text-align: center; color: red; font-weight: bold;">3</p>
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<p>F6. Drainage</p>	<p>it was not possible to lift the access covers as they are partly buried.</p>	<p style="text-align: center; font-weight: bold;">NI</p>
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Inspection chambers not opened



Description and comments	
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Outbuildings

Garages

A large double garage is detached from the house. The garage has brick external walls with occasional piers and a double pitched roof formed in trusses and covered in interlocking tiles to match the main house.

Rain water goods are in plastic. There is a roller shutter vehicular door with automatic controls to the front, a personal door at the side and a single glazed window to the rear.

The garage is in a good condition.

Permanent outbuildings

The outbuilding to the rear is of brick construction, with a corrugated roof and is in a poor condition. The outbuilding was locked and only inspected externally but I believe that the roof leaks and should be replaced in the near future to prevent further damage.



Rear outbuilding

Grounds

Grounds

The grounds contain mature trees, shrubs, ponds, a vegetable plot and lawn.



Garden



Garden

Paved areas

There is a drive and path to the front and side which consists of block pavers that are in a good condition.

There are paved areas and paths to the side and rear consisting of paving slabs that are in a fair condition.

There is a decked area with timber balustrade and steps, that is in a fair condition and some works of repair are required.

Boundary and retaining walls

The boundary rear walls are brick built. These are in a poor condition and some works of repair are required. The wall leans away from the property but is supported on the other side by brick piers. These piers should be maintained regularly to ensure that the wall does not fall over.

The other boundaries are marked by hedges and timber fences. These are in a good condition.



Rear boundary wall



Rear boundary wall

Common (shared) areas

There are no common areas.

Information about the surveyor



Name	Mrs Carolyn Clay	
Qualifications	Home Inspector, Domestic Energy Assessor, Commercial Energy Assessor Level 3 & 4, Public Buildings Assessor, BSc	
Address	20 Langerstone Lane, Tattenhoe, Milton Keynes, MK4 3BZ	
Contact details	Email	info@oakwoodps.co.uk
	Telephone	01908 526886
	Date of finalising the report	11-Jun-2015
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
Knowhill
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.

Home condition survey

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

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

Introduction and terms on which this report is prepared

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

The surveyor

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

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

In addition the surveyor will:

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

The inspection

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

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

What this report tells you

This report will provide you with the following information:

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

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

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

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

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

Condition rating definition

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

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

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

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

What this report will not tell you

This report will not tell you about:

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

If you need advice on subjects that are not covered by the Home Condition Survey, this must be arranged separately.

The report is not an asbestos inspection under the Control of Asbestos Regulations 2012.

What, when and how the inspection is carried out?

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

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

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

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

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

Flats

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

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

Property risks

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

Risks to people

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

Your rights and responsibilities

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

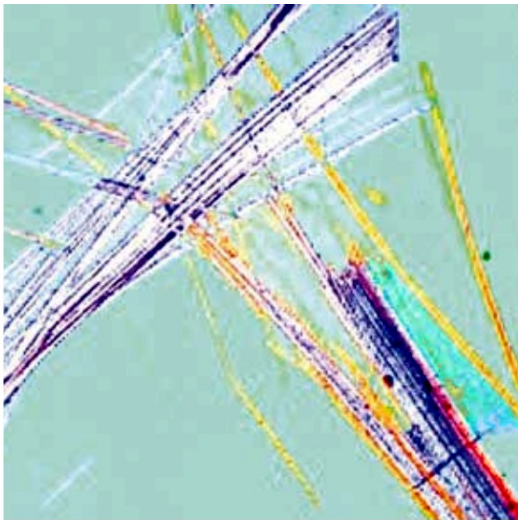
Upon instructing the surveyor you have a 14 day cooling off period; however, if you request that the surveyor carry out the inspection during this 14 day period, you will be liable to pay the full fee.



Asbestos in the Home

What is asbestos?

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



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

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

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

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

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

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

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

Where will I find it in my home?

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

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

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

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



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

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

Is it dangerous?

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

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

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

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

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

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

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

Are there any legal requirements?

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

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

Insurance

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

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

Further information

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

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

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



Home Condition Survey

factsheet

Asbestos in the Home

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Electricity in the Home

Electricity in the modern home

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

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

Government introduction of Part 'P' of the building regulations

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

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

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

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

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

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

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

What to expect from an electrician?

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

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

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

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



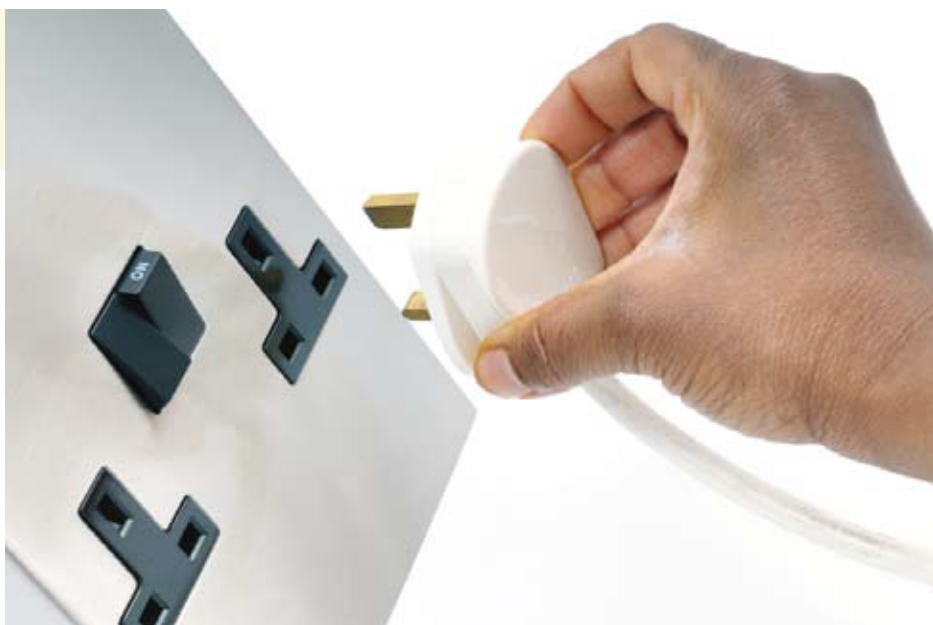
Why should I have my electrical system tested?

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

Why should I have my electrical system tested?

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

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



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

Who should I contact to test my electrical installation?

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

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

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

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

Further Information:

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

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

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

Government website:
www.communities.gov.uk

Planning portal website:
www.planningportal.gov.uk

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