



Home Condition Survey

Helping you make the right decision about your new home



Report Reference No: [REDACTED]
Produced for: [REDACTED]
Date: 31-Aug-2020
Surveyor: Mr David Clare



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Introduction

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

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

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

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

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

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

What this report tells you

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

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

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

It is not a valuation of the property.

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

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

Condition rating definition

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

Condition Rating 1

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

Condition Rating 2

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

Condition Rating 3

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

NI Not Inspected

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

X Not Present at Property

This feature is not present at the property.

What this report does not tell you

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

What is inspected?

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

What is SAVA

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

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

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

How the Inspection is carried out

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

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

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

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

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

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



Full address and postcode of the property surveyed	[REDACTED]	
Surveyor's name	Mr David Clare	
Report reference number	[REDACTED]	
Company/organisation name	West Country Surveyors Ltd	
Company address and postcode	West Country Surveyors Ltd, Six Gables, Otterford, Somerset, TA20 3QS	
Company contact details	Email	office@westcountrysurveyors.co.uk
	Telephone	01823 429823
	Web Site	www.westcountrysurveyors.co.uk
Date of inspection	31-Aug-2020	



Summary

Type of property	The property is a detached house.
Tenure (legal advisor to check)	Freehold
Approximate year when property was built	2004
Approximate year the conservatory was built	2006
Weather conditions at the time of inspection	Dry, warm day, circa 20c with a clear sky.
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



Right 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		4	2						
Ground	2			1	1		1	1	Study
TOTALS	2	4	2	1	1	0	1	1	-
Gross internal floor area in square metres 134m ²									

Reinstatement cost

Reinstatement Cost	No reinstatement cost is available, please refer to the adjoining notes.	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.
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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		2
	D2	Roof coverings		2
	D3	Rainwater pipes & gutters		1
	D4	Above ground waste & soil pipes		1
	D5	Main walls (including claddings)		2
	D6	Windows		1
	D7	Outside doors (incl. patio doors)		1
	D8	Other external woodwork etc		2
	D9	Outside decoration		2
	D10	Other outside detail		X
	D11	Conservatories		1
	D12	Porches		2
E: Inside	E1	Roof structure		2
	E2	Ceilings		1
	E3	Inside walls, partitions & plasterwork		1
	E4	Floors		1
	E5	Fireplaces & chimney breasts		3
	E6	Built-in fittings		1
	E7	Inside woodwork		3
	E8	Bathroom fittings		2
	E9	Other issues		X
F: Services	F1	Electricity		3
	F2	Gas		3
	F3	Oil		X
	F4	Water		1
	F5	Heating		3
	F6	Drainage		3

General Description

A short general description of the construction (main walls, roof, floors, windows)	<p>The property surveyed is a detached 2 storey property, built circa 2004 and is constructed of brick and block cavity walls with a render exterior coating to all elevations.</p> <p>There is a dual pitched roof with a rear central valley as the property is shaped like a shallow 'V'.</p> <p>It has double glazed PVCu windows throughout with double glazed external doors.</p> <p>There is a suspended beam and block ground floor with a suspended timber floor on the first floor.</p> <p>Internal partition walls are dry lined and the perimeter walls are plasterboard fitted over the blockwork walls.</p> <p>Ceilings are formed in plasterboard with a painted skim coating.</p>								
Summary of mains services	<table border="1"><tr><td data-bbox="598 629 778 712">Drainage</td><td data-bbox="778 629 1434 712">A mains drainage system is present.</td></tr><tr><td data-bbox="598 712 778 772">Gas</td><td data-bbox="778 712 1434 772">A mains gas supply is connected.</td></tr><tr><td data-bbox="598 772 778 833">Electricity</td><td data-bbox="778 772 1434 833">A mains electricity supply is connected.</td></tr><tr><td data-bbox="598 833 778 920">Water</td><td data-bbox="778 833 1434 920">A mains water supply is connected. A water meter is installed.</td></tr></table>	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. A water meter is installed.
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. A water meter is installed.								
Renewables	There are no renewables associated with this property.								

Central heating	A wall mounted Ideal Classic SE18 FF gas fired boiler is located in the kitchen. The boiler feeds a radiator system through the house as well as providing the domestic hot water.	
Boiler	Manufacturer	
	Model Name	Ideal
	Model Qualifier	SE18 FF
	Model Identity No.	009907
	First manufactured	2003
	Last manufactured	current
	Efficiency	78.3%
	Type	Non-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. There is a shared tarmac driveway to the left of the property. With parking spaces located directly in front of the garage doors.</p> <p>There are 2 parking spaces located on site. The property has an enclosed rear garden with paving and artificial grass.</p> <p>The property has a small front garden with a paving slab walkway and some bushes.</p> <p>All roads and footpaths are made up unless otherwise stated. There is one permanent outbuilding for the purpose of garage. All roads and footpaths are made up unless otherwise stated.</p>
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Summary of Structural Movement

There is no evidence of structural movement.

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

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 no high readings within the house.

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	The road(s) serving the property may be unadopted.
Drainage	No specific issue was noted by the surveyor.
Water	No specific issue was noted by the surveyor.
Drains	It is often suggested that the manholes only allow inspection of 5-10% of an entire drainage installation. As such, it is entirely possible that damage can be present within the system but which would not be apparent from opening the manholes. It is advisable to commission a CCTV inspection of the drainage run from a qualified contractor, for example a member of the National Association of Drainage Contractors at www.nadc.org.uk/ . You should do this before exchange of contracts.
Planning and other permissions needed	The property has been altered by the addition of a conservatory which may have required statutory consents.
Freehold owner consents	No specific issue was noted by the surveyor.
Flying freeholds	No specific issue was noted by the surveyor.
Mining	No specific issue was noted by the surveyor.
Rights of way	There are shared vehicular access rights of way affecting this property.
Boundaries (including party walls)	No specific issue was noted by the surveyor.
Easements	There are underground pipes and underground cables crossing the site which are not for the sole benefit of the property.
Repairs to shared parts	Driveway servicing the subject property garage is shared by 2 other neighbours and may be unadopted
Previous structural repairs	No specific issue was noted by the surveyor.
New building warranties	No specific issue was noted by the surveyor.
Building insurance (ongoing claims)	No specific issue was noted by the surveyor.
Tree preservation orders	No specific issue was noted by the surveyor.
Property let	No specific issue was noted by the surveyor.
Coal yard	The conveyancer should be aware historic maps show the subject property to have been built near a former coal yard and poultry packing station. This may have contamination issues flag up in an enhanced search of which we would recommend.
PEDL	It is understood that the property is located within an area that falls within a block of land offered by the Oil & Gas Authority (OGA) for applications to obtain a Petroleum Exploration and Development Licence (PEDL). Such licences may include permission to carry out fracking.

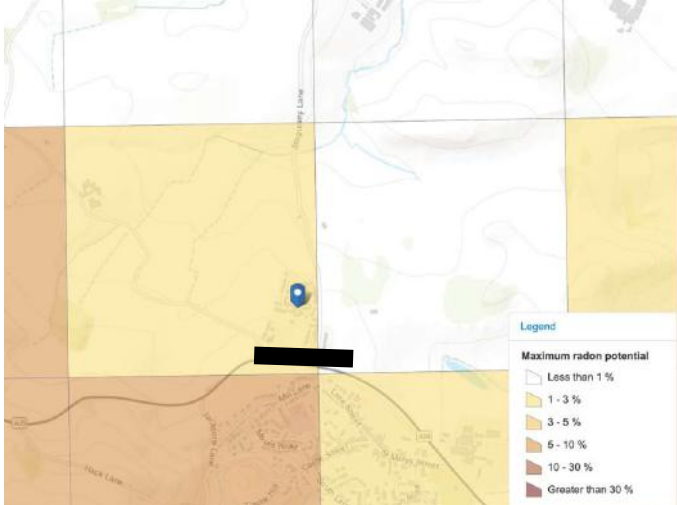
Property Risks

Risks to the building and grounds:

Contamination	<p>The property is understood to be situated near an area of land that may be affected by contamination.</p> <p>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</p>
Flooding	 <p>Extent of flooding from surface water</p> <p>● High ● Medium ● Low ● Very low ⊕ Location you selected</p> <p>Surface Flood Map</p>  <p>Extent of flooding from rivers or the sea</p> <p>● High ● Medium ● Low ● Very low ⊕ Location you selected</p> <p>River Flood Map</p>
Trees and vegetation	No specific issue was noted by the surveyor.

Risks to People

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

Escape windows	No specific issue was noted by the surveyor.
Attached garage	No specific issue was noted by the surveyor.
Fire doors	No specific issue was noted by the surveyor.
Safety glass	No specific issue was noted by the surveyor.
Lead pipes	No specific issue was noted by the surveyor.
Radon gas	<p>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</p>  <p style="text-align: center;">Radon</p>
Gas	No specific issue was noted by the surveyor.
Handrails	The position of the handrail on the staircase is a safety risk.
Asbestos	No specific issue was noted by the surveyor.
Unsafe fittings	No specific issue was noted by the surveyor.
Recent testing	There is no evidence to confirm the recent testing and / or servicing of the boiler, gas appliances and electrical installation. Failure to test the services increases the safety risk.
Inappropriate living	No specific issue was noted by the surveyor.

Stairs and guarding	The handrail height to the staircase is 89cm off the floor level, to meet current building regulations this should be 90cm.
Insect nests	No specific issue was noted by the surveyor.
Smoke detector	No specific issue was noted by the surveyor.
Roof space partition	No specific issue was noted by the surveyor.
Vermin	No specific issue was noted by the surveyor.
Lead paint	No specific issue was noted by the surveyor.
Ponds and garden features	No specific issue was noted by the surveyor.
Flies	There are a lot of flies (dead and alive) within the loft void. Exterminating of these creatures should take place and nests/food sources removed.

	Description and Justification for Rating and any comments	Condition Rating
<p>D1. Chimneys and flues</p>	<p>There are 2 brick built chimneys to the property, one on each gable end.</p> <p>The right chimney is a faux chimney in that it has no flue and the single chimney pot is back filled with cement.</p> <p>The left chimney has a a single vented clay pot and the flue services the gas fire in the lounge.</p> <p>The right chimney brickwork mortar (mostly at the rear) has cement (mortar) decay and cracking to the brick courses above the lead flashing.</p> <p>Both chimneys have moss growth, especially to their top sections.</p> <p>The right chimney needs the brickwork and mortar repaired by a competent contractor and both chimneys should have the moss periodically cleared off them.</p>	<p>2</p>



Right chimney mortar cracked



Left chimney moss

<p>D2. Roof coverings</p>	<p>The main roof is shaped like a shallow 'V', it is dual pitched with a central lead valley at the rear and a corresponding single hip to the centre front.</p> <p>The roof is covered with interlocking concrete tiles. The tiles are laid over a modern breathable under felt, the intention of which used to cause any rainwater which passes between the tiles to be guided down to the gutters (see also section E1).</p> <p>The front storm porch canopy is a mono pitch roof covered in tiles to match the main roof.</p> <p>The lead flashings around the property look to be in good condition.</p> <p>Ridge tiles, and the single front central hip tiles, are made of concrete and bedded into mortar.</p> <p>Parts of the front central single hip ridge tiles mortar is degraded and has come away from the roof.</p> <p>The verge mortar (mortar on the gable walls at the end of the tile run) to both gables is cracked and not bonded fully to the undercloak (the board under the end tiles).</p> <p>The pitched roof coverings all around the property have some lichen and moss covering which should be removed as part of the maintenance program to prolong the life of the tiles.</p> <p>Some repair or replacement to the verge mortar (both gables) and hip ridge tiles mortar at the front of the property is required but this are not considered serious or urgent at this time, however if the mortar degrades further it will become urgent.</p>	<p>2</p>
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Front roof



Front hip mortar decay



Lichen on ridge



Right verge mortar cracked



Left verge mortar cracked

**D3.
Rainwater pipes
& gutters**

An inspection was carried out from ground level with the aid of binoculars, and with a camera on an extended pole, to look for possible areas of leakage, misalignment, overflow and other defects.

As it was dry at the time of survey only a limited assessment could be made as to the effectiveness of the rainwater fittings.

No tests have been carried out to either trace or establish the structure or condition of any underground soakaways.

The rainwater fittings are plastic and original to the building, they are supported by plastic brackets fixed to the fascia board.

Gutters are generally in acceptable condition, with some minor holding of water and light debris in the channels which can be adjusted and cleared out during regular maintenance.

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.

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

1



Gutter debris

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

The waste water pipes and soil pipe are internal.

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

1

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

The outside walls were examined from ground level with the aid of binoculars from vantage points within the grounds of the property and suitable public areas around. The walls were examined for signs of bowing or leaning, damaged brickwork and pointing, cracking, indications of subsidence and land failure and other defects.

Parts of the external walls if obscured by foliage, sheds, fencing, log stores and bins cannot be examined in detail.

Where walls are covered with finishes such as timber cladding or render, the wall surface beneath cannot be directly viewed and it is assumed that no unusual defects exist within these concealed areas.

The main walls are of rendered brick and block cavity construction.

There are no weep holes (holes created in an exterior wall to allow any penetrating water to exit the cavity rather than enter the property) to the exterior walls, because of the increased protection offered by render British Standards state, "weep holes need not be provided if walls have a rendered external finish." This relaxation is based on the assumption that the small amount of water that may penetrate the outer leaf and collect in the cavity tray will dissipate by natural ventilation. This exception only applies when there is no unrendered brickwork above the rendered section.

A small area of render is damaged on the ground floor right gable window surround and a small vertical crack is found on the front elevation at the joint where the property bends in half.

Birds have nested at the front of the property near the eaves and this has stained the render.

There is sporadic discolouration of the render below window cills where dirt has run off with rain water.

Some of the window cills on the outside of the property have cracked or have decaying mortar joints.

The damp proof course [water-proofing to prevent rising damp] is polyethylene and is found at 150mm or more above the ground level for most of the the perimeter of the house.

The inspection revealed that the damp proof course is operating satisfactory and no evidence of rising damp this was discovered.

There are sub floor vents positioned around the perimeter of the property, however these have been blocked off at the rear to form the conservatory opening and additionally are spaced more than 2 meters apart in some areas.

Sub floor vents create a flow of air under the house and this prevents a build up of moisture which in turn prevents decay and rot.

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

The render, where damaged, should be patch repaired.

The mortar joints of window cills should be raked out where cracked or decayed and repointed.

The bird nest and sporadic discolouration to the render should be cleaned off, and re-painted if so needed.

It is essential that adjacent ground levels are maintained at least 150 mm (2 brick courses) below the level of the damp proof course. If this cannot be done then a french drain or ground level box gutter should be installed to remove water away from the exterior walls to prevent damp ingress to the property.

You should look to add extra sub floor air vents to promote cross flow of air to the sub floor void.

2



DPC



Air vents



Damaged render



Window cill mortar cracked



Front elevation render bird nest stained



Render stained



Render cracked

**D6.
Windows**

All of the windows are double glazed with uPVC frames and are of a top or side hung casement type.

First floor windows comply with current fire escape building regulations in regards to opening dimensions.

Some of the windows checked were fitted with individual key/button operated locks.

The windows are original to the property.

Windows were examined for general signs of degradation and failure including blown double glazing units and worn seals. Opening was attempted to all windows and all checked for normal operation. The condensation levels in certain weather conditions can disguise evidence of blown double glazed units however there was no evidence of failure of the seals of the double glazing during the inspection.

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

1



Fire escape window



Trickle vents

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

The front door is a composite door that is fitted with a small double glazed panel.

The back door and lounge doors are PVCu with a double glazed panels.

Safety glass has been used throughout all the doors where required under current building regulations.

The doors are in acceptable condition. All doors operated effectively on opening and closure. All locks functioned correctly.

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 sensible to change the external locks upon taking occupation.

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

1

<p>D8. Other external woodwork etc</p>	<p>Decorations were examined for indications of poor maintenance, rot, lack of oiling where applicable and other defects. All such materials were examined from ground level and with the aid of binoculars from vantage points within the grounds of the property and suitable public areas around.</p> <p>The other woodwork includes such items as woodwork at the roof edges and any timber porch/canopy.</p> <p>The storm porch canopy woodwork paint is flaking and splitting in small sporadic areas.</p> <p>Some repairs and redecoration is required but this is not considered serious or urgent.</p>	<p>2</p>
<p>D9. Outside decoration</p>	<p>Outside decoration relates to the render in relation to the subject property, as discussed in the outside walls section parts of the render require redecoration and minor repairs.</p> <p>Some repairs or replacements are required but these are not considered serious or urgent.</p>	<p>2</p>
<p>D11. Conservatories</p>	<p>For the purposes of this report, a conservatory is a ground level structure attached to the property, but separated from it by external quality walls, doors and/or windows. And where at least three quarters of its roof and at least half of the external walls are glazed.</p> <p>The conservatory is of a PVCu double glazed construction and is on a brick plinth. The conservatory is in an average condition however it was inspected on a warm day which may have masked and disguised evidence of blown double glazed units.</p> <p>No repair is presently required. Normal maintenance must be undertaken.</p>	<p>1</p>



Conservatory

<p>D12. Porches</p>	<p>There is an open sided storm porch at the front of the property, a description of its roof is given in the main roof section of this report and the timber frame section of the porch is discussed in the outside decoration section of this report as it requires repair or redecoration.</p> <p>Some repairs or replacements are required but these are not considered serious or urgent.</p>	<p>2</p>
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Storm porch



	Description and Justification for Rating and any comments	Condition Rating
<p>E1. Roof structure</p>	<p>The roof space was examined for signs of bowing, twisting, cracking and failure of roof timbers, signs of failure or damage to the roof covering, infestation including birds, insects, animals and beetles (woodworm), and other defects. The roof space was further investigated for any indications of lack of adequate ventilation or suitable fire walls. A representative selection of timbers was examined more closely for infestations by wood boring insects (such as Common Furniture Beetle and Death Watch Beetle), though it must be noted that within a general survey it is not physically possible to inspect every timber in sufficient detail to provide conclusive proof of the presence or absence of such infestations.</p> <p>Wood Moisture Equivalent readings were taken from timbers in a selection of representative locations to determine whether moisture levels within the roof space were above average. Normally approximately 6-8 readings will be obtained.</p> <p>Due to insulation material covering the joists, that would normally serve as footfalls within the loft space, and restricted head height, movement was limited to the area around the access hatch on the boarded area.</p> <p>The main roof is constructed using a prefabricated timber truss frame held together with nail plates. Lateral movement is restrained by straps tying the roof to the gable walls and diagonal bracing timbers across the roof trusses in accordance with good practice.</p> <p>The modern semi-breathable under felt, under the roof tiles, can be viewed and looks to be in serviceable condition however there are regular intervals of mould attached to the underfelt from condensation build up.</p> <p>The insulation within the roof is in fibreglass quilting which is laid under the boarding and between the joists to a depth of approximately 200 mm (less under boarding). Inspection of the insulation under the boarding is restricted as the boards are fixed into place mechanically.</p> <p>Ventilation to the roof void is minimal.</p> <p>Some repairs or replacements are required but these are not considered serious or urgent.</p> <p>The lack of ventilation to the roof void is likely causing the mould to form on the underfelt, you should look to increase ventilation to the loft space. This can be achieved by installing gable wall vents, soffit vents or ridge vents. You should take advice from a qualified roofer or builder.</p> <p>The roof space is laid with 200mm of wool type insulation at joist level. This is close to the current recommendation of 270mm for maximum energy efficiency (you may want to therefore increase the insulation to 270mm depth). It does, however, limit movement and storage within the roof space as any supporting joists are concealed.</p> <p>Regularly monitor timbers, at least twice a year, for evidence of wood boring insects and other such infestations.</p>	<p>2</p>



Underfelt mould



Roof damp meter reading

**E2.
Ceilings**

The ceilings are constructed from plasterboard, skimmed with a smooth plaster finish and then painted with emulsion.

There are plaster covings to the junctions of the walls and ceilings in some areas.

Some ceilings display minor/thin 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.

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

1



Ceiling thin crack

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

The internal walls and partitions are partly of masonry and partly of timber construction and have been finished with a plasterboard and skim finish.

There are minor/thin cracks in a number of places, notably at the junctions of walls and ceilings. This is common with this type of construction and is not signifying of any underlying defect.

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

1

**E4.
Floors**

The ground floor is of suspended concrete block and beam construction. With the exception of the conservatory which has a solid floor.

The first floor is formed of suspended timber joists covered in chipboard.

The floors are in good order and no defects were identified. However, the inspection was severely restricted by the presence of furniture, tiles and other floor coverings.

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

1

**E5.
Fireplaces &
chimney breasts**

There are 2 chimneys associated with the property, one on each gable, however the right chimney is faux and the stack only extends half way into the loft where it terminates and is supported by a metal gallows bracket.

The left chimney stack similarly terminates half way into the loft void on a gallows bracket however a flue is run through the left cavity wall between the gas fire in the lounge and the left vented chimney pot.

There are therefore no chimney breasts inside the habitable parts of the property.

Gas fires should be tested on a regular basis and a gas safe certificate issued.

A recent gas safety certificate is not available. The absence of a test certificate constitutes a hazard (see section C) and necessitates the imposition of a condition 3 rating.

Further advice should be obtained and a Gas Safe contractor should be instructed to test the system and the gas fire and provide a test certificate before occupation.

3



Chimney bracket



Gas fire



Gas fire

E6.
Built-in fittings

The fitted units were examined for general condition. A selection of cupboards and drawers were checked for normal operation. Built-in appliances were not checked for operation or safety.

Most of the kitchen cupboards were found to be very full of stored food, crockery and other items, limiting inspection of the internal areas.

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

Three of the four bedrooms have fitted wardrobes which are of good quality.

All fitted items are used and will show signs of wear and tear therefore.

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

1



Built in wardrobe

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 original to the property and fit within their frames satisfactorily. Safety glass has been used throughout all the doors where required under current building regulations.

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

As previously noted the staircase handrail is 89cm off the floor level, this must be 90cm to meet current building regulations as it poses a risk to people falling over the handrail.

As a result of the handrail height of the staircase a condition rating 3 must be applied, as this is considered serious and in need of urgent repair or replacement.

However, beyond the staircase handrail the woodwork would have had a condition rating 1.

3



Handrail

**E8.
Bathroom
fittings**

Where possible, all sanitary fittings were checked for normal operation.

Taps were turned on to form an opinion of the water flow in normal use, but for practical reasons were only operated individually. You may experience a drop in the flow rate at any individual outlet when another is turned on at the same time.

Hot taps were left running until hot water became available.

Showers were operated to check general flow.

Inspection was made to identify any obvious leaks sourced from sanitary fittings. However, it is not possible to examine waste, or other, pipework and joints, where they are concealed beneath baths, shower trays, etc. The fittings were checked for signs of damage, cracks, leaking pipes and other common defects. Sealant joints were checked for undue wear and failure. All fittings were checked for normal operation – WC's were all flushed at least twice to ensure correct drainage and flow.

The sanitary fittings in the bathroom, ensuite and WC include such items a bath with power shower and screen, shower, basin and WCs. All fittings are modern.

Sealant is inserted along the edges of the fittings to prevent water flowing behind the units, the ensuite sink sealant has split and failed and the shower sealant in the ensuite has small areas of black mould.

The bathroom sink tap is loose.

The WC sink tap is loose.

There is no mechanical extractor vent (MEV) in the WC.

The bathroom MEV ducting in the loft is sagging and bent over a joist, there is some water retained in the pipework.

The mechanical ventilation ducting for the bathroom vent currently presents as a risk for legionnaires disease as the water in the duct is stagnant and could in theory fall back into the bathroom via the extractor vent. You should arrange for a qualified contractor to replace the ducting via a short pipe run to a tile vent.

You should look to install an MEV in the ground floor WC to prevent moisture build up/damp formation.

The loose sink taps should be tightened by a plumber.

The sealant to the ensuite sink and shower should be replaced.

Going forwards sealant to all bathrooms and WC's should be inspected regularly and maintained.

2



MEV Ducting loft



Tap loose



Sink sealant failed



Shower sealant mould



Loose tap



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

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

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

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

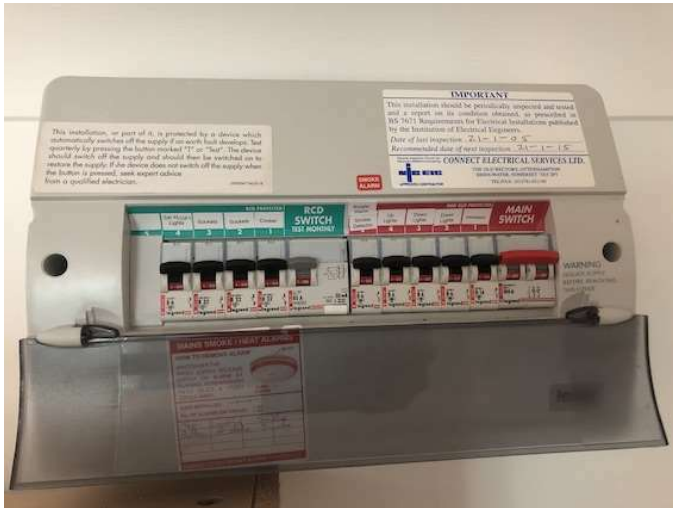
<p>F1. Electricity</p>	<p>It is not possible to fully assess the condition and safety of an electrical installation on the basis of a visual inspection only. Distribution wiring is largely concealed and therefore date and quality of installation cannot be verified within in the scope of this inspection.</p> <p>The installation was inspected visually to the extent sufficient to form an overall opinion of the type of installation, the materials used, its apparent age, its visible condition and the need for further investigations. No testing of the installations or appliances was carried out other than operation in normal everyday use, such as operating light switches.</p> <p>There is an underground electrical supply. The electric meter is located in an outside housing on the front exterior wall of the property and consumer unit [fuse box] is located in the study.</p> <p>The consumer unit is a relatively modern RCD unit which was fitted most likely when the property was constructed in 2004.</p> <p>The loft has had a light added and this looks to be carried out in a DIY fashion with some exposed cable.</p> <p>There is no separate consumer unit in the garage and instead a cable is run underground (unknown depth or if armoured) from the house consumer unit to the garage, here the electricians have been added to again in a DIY fashion with spurs and even an extension cable being used for power requirements. There is no sign off document for this work and is unlikely to be compliant work.</p> <p>A recent electrical test certificate is not available. The absence of such a test certificate is a hazard (see section C) and necessitates the imposition of a condition 3 rating.</p> <p>Further advice should be obtained and an electrician should be instructed to test the electrical system and provide a test certificate before occupation.</p>	<p>3</p>
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DIY electrics loft



DIY electrics in garage



Consumer unit



Electricity meter

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

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

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

**F2.
Gas**

The property is connected to the main gas supply and the meter and valve are located in an external housing on the front of the building. The services are provided to the kitchen.

No significant defects were noted but see also recommendation in F5 Heating with regard to a full test and inspection.

Monitor the meter and valve for signs of corrosion or degradation.

Further advice should be obtained as to the operational safety of the complete system.

Gas services should be tested on a regular basis and a gas safe certificate issued.

A recent gas safety certificate is not available. The absence of a test certificate constitutes a hazard (see section C) and necessitates the imposition of a condition 3 rating.

Further advice should be obtained and a Gas Safe contractor should be instructed to test the system and provide a test certificate before occupation.

3



Gas meter

**F4.
Water**

The visible parts of the system were checked for any obvious signs of leaking, damaged pipes, correct covering and insulation, and other evidence of defects.

Water taps were operated to check for flow and drainage.

There is a mains water supply connected to the property. The internal stopcock is located beneath the kitchen sink. The incoming main supply pipe is in copper and MDPE plastic.

Hot water is produced by the central heating boiler and stored within the Megaflor cylinder located in the first floor airing cupboard.

No leaks were discovered from the heating system or the surrounding pipework, however previous sealant repairs are noted on the pipework under the kitchen sink, you should periodically check this and ensure it does not develop a second leak.

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

1



Stop cock



Sealant repairs



Water meter

**F5.
Heating**

Central heating is provided through a radiator system by the Ideal Classic SE18 FF wall mounted boiler located in the kitchen.

Electronic controls are located in the kitchen. There are thermostatic radiator valve's (TRVs) to most radiators.

The central heating system was not operating during the inspection but no leaks were apparent.

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.

Further advice should be obtained and a Gas Safe contractor should be instructed to test the system and provide a test certificate before occupation.

3



Cylinder



Boiler



Timer

**F6.
Drainage**

The property is understood to be connected to mains drainage. Your conveyancer should confirm this to be the case and advise the water authority to whom fees are payable in respect of sewerage.

It was not possible to lift the inspection chamber covers during the inspection as one was parked over by a vehicle and the others could not be lifted without damaging the chamber lid frame.

It is often suggested that the manholes only allow inspection of 5-10% of an entire drainage installation. As such, it is entirely possible that damage can be present within the system but which would not be apparent from opening the manholes.

It is advisable to commission a CCTV inspection of the drainage run/s from a qualified contractor, for example a member of the National Association of Drainage Contractors at www.nadc.org.uk/. You should do this before exchange of contracts.

Drains should be regularly inspected to ensure they remain free from blockages, tree root damage or other obstructions.

3



Inspection chamber

Description and comments

Outbuildings

Garages

The semi detached double garage is of half brick construction with occasional piers and a dual pitched and hipped roof formed by modern fink trusses. The garage roof is covered with black sarking roof underfelt and in interlocking concrete tiles to match the main house. There are 2 up and over vehicle entry doors and a right side composite pedestrian door giving access to the rear garden.

The garage roof is constructed using a prefabricated timber truss frame held together with nail plates. Movement is restrained by straps tying the roof to the walls and wall plate ties along with bracing timbers across the trusses in accordance with good practice.

The black sarking under felt, under the roof tiles, can be viewed and looks to be in serviceable condition. Felt support trays look to have been installed at the eaves.

The damp proof course to the garage is less than 150mm off the floor height in several areas as the ground area on the outside has been raised. This risks damp penetration to the structure and the ground level should be reduced or a french drain installed around the affected perimeter of the garage.

There are concerns in relation to the electrics in the garage and this is commented upon fully in section F1.



DPC garage issue



Garage

Permanent outbuildings

There are no permanent outbuildings other than the garage.

Grounds

Grounds

The small open grounds at the front of the property are mainly laid with paving slabs and some bushes.

The grounds at the rear of the property are laid to paving slabs and an artificial lawn.

The artificial lawn is not level and flat as it should be, it appears to have sunk in multiple spots, likely due to the sub-base compacting after it was laid. Most new purchasers will want to have the sub base repaired and this may necessitate the artificial grass itself needing to be replaced if it has stretched.



Artificial grass settled

Paved areas

There is a shared driveway of tarmac construction to the left side rear of the property which is in good serviceable condition.

There is a small paved entrance walkway and raised ramp platform at the front of the house that requires re-pointing to some of the slabs and redecoration of the metal work railings.

The paving slab areas of the rear garden have sporadic mortar grout failure that needs repointing. In addition the right side patio area slabs are lifted in some areas and require re-bedding.



Patio grout failed

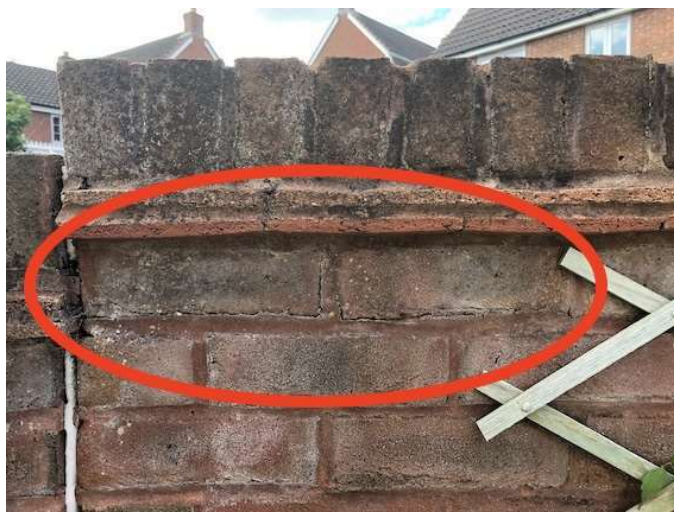


Railings paint failed

Boundary and retaining walls

The boundary walls to the rear and right front side of the rear garden are brick built. There are some minor areas of failed mortar pointing and some minor areas of spalled (frost attack) bricks, mostly to the rear left side of the property.

The rear garden fences are of timber construction. These are in an serviceable condition.



Garden wall mortar cracking

Common (shared) areas	Common areas to the house is the shared drive with shared access. These are in a good condition however your lawyer should enquire as to rights of way, maintenance arrangements and ownership.
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Information about the surveyor



Name	Mr David Clare	
Qualifications	AssocRICS, Dip.RSV, MRPSA, BDMA Practitioner	
Address	West Country Surveyors Ltd, Six Gables, Otterford, Somerset, TA20 3QS	
Contact details	Email	office@westcountrysurveyors.co.uk
	Telephone	01823 429823
	Web Site	www.westcountrysurveyors.co.uk
Date of finalising the report	04-Sep-2020	
Signature	[REDACTED]	



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 Limited
4 Mill Square
Featherstone Road
Wolverton Mill
Milton Keynes MK12 5ZD

□

Further investigations and obtaining quotes for work

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

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

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

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

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

Doing the work

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

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

Home condition survey

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

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

Introduction and terms on which this report is prepared

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

The surveyor

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

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

In addition the surveyor will:

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

The inspection

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

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

What this report tells you

This report will provide you with the following information:

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

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

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

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

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

Condition rating definition

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

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

Condition Rating **3** - These are defects which are serious and/or require urgent repair/replacement or where the surveyor feels that further investigation is required. For example, where the surveyor has reason to believe a repair work may 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.



Electricity in the Home

Electricity in the modern home

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

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

Government introduction of Part 'P' of the building regulations

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

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

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

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

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

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

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

What to expect from an electrician?

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

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

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

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



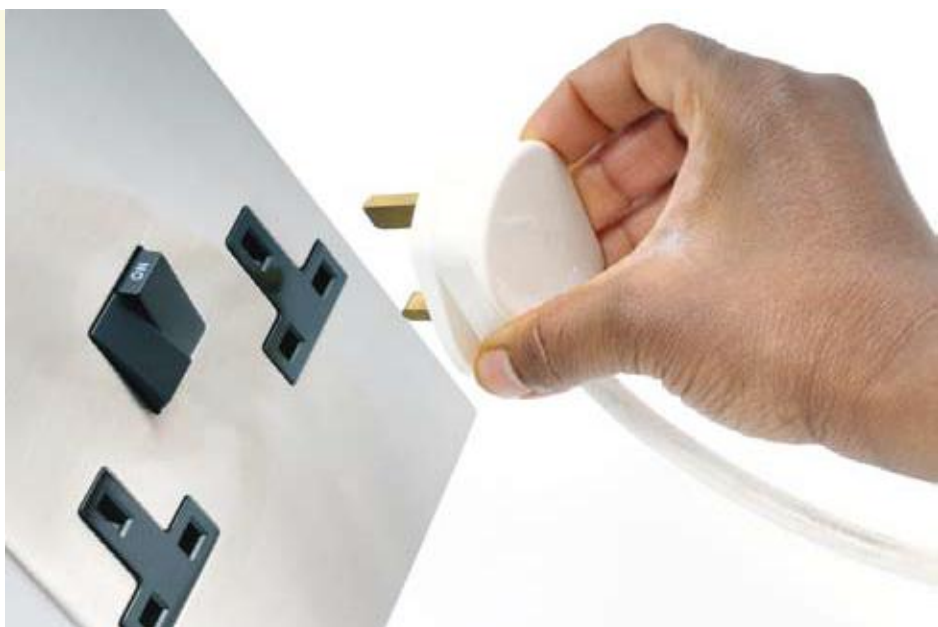
Why should I have my electrical system tested?

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

Why should I have my electrical system tested?

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

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



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

Who should I contact to test my electrical installation?

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

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

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

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

Further Information:

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

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

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

Government website:
www.communities.gov.uk

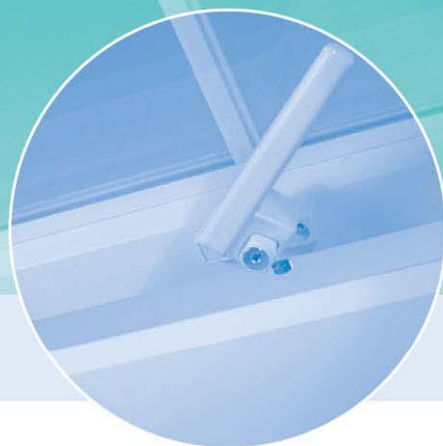
Planning portal website:
www.planningportal.gov.uk

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Energy Efficient Glazing



Key Points

- Establish opportunity to replace windows – tenure, funds, and current glazing type (single glazing or old double glazing).
- Are they in a conservation area or come under an article 4 directive? If yes, double glazed specialist window types or secondary glazing are options.
- There are CO₂ and fuel bill savings for high efficiency windows over standard double glazing – opportunity to install high efficiency glazing may not reoccur for many years.
- Where windows cannot be immediately replaced, draught proofing should be recommended.

Further Information

BFRC provide the rating system for windows
Tel: 020 7403 9200 www.bfrc.org

FENSA (Fenestration Self-Assessment Scheme) (England and Wales only).
Tel: 0844 84 888 28 www.fensa.co.uk

GGF represent the glass and glazing trade in the UK
Tel: 0870 042 4255 www.ggf.co.uk

Savings Potential

If everyone in the UK who could installed Energy Saving Recommended (ESR) double glazing we could save £850 million from our fuel bills and enough energy to heat over 1 million homes per year.

- The annual CO₂ and financial savings for replacing all single glazed windows in a typical property are given below:
- If replacing **old double glazing** with **A-rated high efficiency** double glazing, additional savings will be achieved.

A typical gas-heated semi would save an additional £430 and 3 tonnes of CO₂ over the **lifetime** of the windows by installing A rated windows, compared to a current building regulation (E-rated) replacement window.

		Single to ESR double glazing (C rated) Annual savings			Single to A rated double glazing. Annual savings		
		2 bed Flat	Mid terraced	Semi-detached	2 bed Flat	Mid terraced	Semi-detached
Gas	£ / yr	£40	£105	£140	£45	£115	£155
	kgCO ₂ /yr	200	540	720	220	580	780
Electric	£ / yr	£65	£190	£260	£75	£200	£285
	kgCO ₂ /yr	450	1,300	1,800	490	1,400	1,900
Oil	£ / yr	£55	£150	£205	£60	£160	£220
	kgCO ₂ /yr	240	640	870	250	680	930
LPG	£ / yr	£60	£155	£210	£65	£150	£210
	kgCO ₂ /yr	220	590	780	250	570	800
Solid	£ / yr	£45	£115	£160	£45	£125	£175
	kgCO ₂ /yr	480	1,300	1,800	520	1,400	1,900

Behaviours

Carbon and financial benefits for these actions are small:

- **Curtains:** Heavy curtains can reduce heat loss through a window if drawn at dusk. Keeping curtains open where sun shines through will maximise solar gains.
- **Vents:** Using trickle vents in winter instead of opening windows will minimise heat escape whilst maintaining adequate ventilation. Nb It is not possible to retrofit trickle vents.

Frequently Asked Questions

Why does condensation appear between the panes of my double glazed windows during the winter?

Condensation on double glazed windows is caused by moisture between the glass layers. When it is cold, the moisture condenses on the outer glass pane, very much like water beading up on the outside of a cold glass of water. This is a sign that the seal between the two sheets of glass is beginning to fail.

Will double glazing eliminate condensation on windows?

Double glazing will certainly reduce the amount of condensation and in some cases eliminate it, although this cannot be guaranteed. Additionally, double glazing may cause condensation to form in other parts of the house where the ventilation is restricted. If this presents an issue, then further ventilation should be considered.

Those with low-e glass may find that external condensation occurs. This does not indicate a problem with the windows, and occurs mainly on north-facing windows.

Why do I need trickle vents in my new double glazing?

All houses need a certain amount of ventilation to prevent the build up of condensation, as well as removing unpleasant household odours. Badly fitting doors and windows do this in an uncontrolled way. Trickle vents allow you to control the amount of ventilation and reduce the potential loss of warm air. In some cases trickle vents may also be required to comply with building regulations.

Can I install double glazing on a 'Do-It-Yourself' basis?

We recommend that you use a FENSA registered installer. It is possible to install double glazing yourself, but the units must comply with stringent building regulations and European directives, and you will have to arrange building regulations approval yourself with the local council.

What are the benefits of double glazing?

The main benefit of double glazing is that heat lost through the windows will be at least halved. The risk of condensation building up will be reduced, there will be fewer draughts and your rooms will be more comfortable. Additionally, double glazing can reduce the noise level from outside and certain frame types will reduce the amount of maintenance required by the householder.

Can you install double glazed doors and windows on listed buildings?

Such properties are exempt from current building regulations and it is important to check with the Building Controls Department at your local authority before starting the project. If necessary, manufacturers can supply doors and windows to match the existing style and appearance of the property.

Are there any differences in the energy performance of timber, uPVC and metal windows?

The thermal properties of windows are dependent on the overall build quality and the materials used. Timber, metal and uPVC windows can all perform well. The best indicator of their performance is the BFRC rating.

Is triple glazing more energy efficient than double glazing?

Triple glazed windows are more common in Europe, although these are of a different style to those found in the UK. A triple glazed window does not necessarily have a better U-value (or BFRC energy rating) than a double glazed window, as all the different energy saving elements of a window contribute to the energy rating. Also, these units can be heavier, with smaller openings.

Customer Key Questions

Some key questions to ask when choosing and installing new windows:

- What is the energy rating?
- What are maintenance requirements for frames?
- Is the installer a member of an industry trade association e.g. Glass and Glazing Federation, British Woodworking Federation, British Plastics Federation, Council for Aluminium in Buildings or Steel Window Association?
- Does the window comply with current building regulations?
- Does the customer need to get building control permission from council?
- Is the property in a conservation area?

Background

- FENSA estimate that there are approximately **2 million window replacements per year** across the UK.
- Across the UK, it is estimated that **17%** households have no double-glazing.
- Windows were **typically single glazed in the past**. When energy efficiency requirements came into force through building regulations, double glazing was introduced. Double glazed units came to market in the late 1970s, and legislation for replacement units was introduced in 2002 (see Compliance).
- **Heat is lost** through single glazing around **twice as fast** as through standard double glazing. Heat loss is slowed down by having two sheets of glass and an air gap between them.
- The **heat loss elements** of a window unit incorporate the glass itself, the gas filling and distance between the panes, the glass pane spacers and the frame type. These all affect heat loss through the window and contribute to the BFRC rating.

Different Technologies

Energy Saving Recommended criteria applies to windows with a BFRC rating of C or above. Windows are given an energy rating under the BFRC (British Fenestration Rating Council). This measures different heat loss elements of a window – e.g. frame and glass – as a whole, including:

- Thermal Transmittance – how quickly heat is transferred out of the window.
- Solar Factor – how well solar heat is kept out.
- Air Leakage – how well sealed the unit is.

Further information on energy ratings can be found www.bfrc.org.uk

What affects a window's energy efficiency?

● Glass

Usually found in 2 layers with a gap of around 16mm. Triple is available and will generally have a higher efficiency (however, you do not necessarily have to use triple glazing to maximise the energy efficiency of a window).

Low emissivity (Low e) glass – has an unnoticeable coating (a thin layer of metal oxide) on the outer side of the internal pane. Whilst this does reduce 'solar gain', it also minimises heat loss from the home.

● Gas filling

The gas filling between the panes of glass is usually air, although more efficient and thus higher rated windows will be filled with argon and sometimes xenon or krypton. The gas slows down the transfer of heat through the gap.

● Pane spacers

These separate the panes of glass around the inside edge, often made from aluminium – a good conductor of heat. Better insulating spacer bars contain little or no metal and are also known as 'warm edge'.

● Frame materials

Wooden frames have a low environmental impact, but will require maintenance. Recommended in conservation areas.

Aluminium or Steel frames have a long life and slim frames. They can be recycled.

uPVC is the most common frame type, and has a long life. They can be recycled.

Composite frames have an inner timber frame with an aluminium or plastic protective layer on all external surfaces.

Further glazing technologies

Special window types

These are available as double glazed units and can be used, for example, in period properties.

- Casement.
- Tilt and Turn.
- Vertical Sliding Sash.

Trickle vents

These are found at the top of a window, and allow controlled ventilation. They can help reduce/prevent condensation.

Secondary glazing

This is not as effective as double glazing, due to a lack of air tightness. It will reduce heat loss, but should generally not be considered unless double glazing units cannot be fitted. Some typical savings are shown below:

		Secondary Glazing		
		2 bed Flat	Mid terraced	Semi-detached / Detached
Gas	£ / yr	£45	£70	£100
	kgCO ₂ /yr	240	385	545
Electric	£ / yr	£65	£105	£150
	kgCO ₂ /yr	595	950	1,340
Oil	£ / yr	£65	£105	£150
	kgCO ₂ /yr	285	460	655
LPG	£ / yr	£65	£105	£150
	kgCO ₂ /yr	260	420	595
Solid	£ / yr	£50	£80	£115
	kgCO ₂ /yr	590	950	1375

Glazed doors

For patio doors which are mainly glazed, ensuring a quality fitting reduces chances of them dropping and opening large gaps where draughts can enter and heat can escape.

There is no energy rating for doors currently, instead the U value is used. For best practice, recommend a U value of 1 for a solid door or 1.5 for a half glazed door.

Compliance

Replacement windows must comply with the minimum standard of building regulations of energy rating E (in Scotland D rating; in Ireland E rating). New windows – e.g. in extensions - must be at least energy rating D.

It is recommended that new or replacement windows are installed by a FENSA registered installer or one of the other two Competent Person window registration schemes (British Standards Institution BSI or CERTASS Limited). However, if this is to be installed by the homeowner building control must be notified before installation begins.

If you live in a listed building or conservation area there may be different and stricter regulations, always check with your local planning office.

For more information the householder should contact their local council building control officer.

Finding the Product

Registered installers and can be found here:

http://www.fensa.co.uk/asp/member_search.asp

A list of windows by their energy rating and frame material can be found here:

<http://www.bfrc.org/defaultDirectories.aspx>

Industry Developments

Solar Integrated – This is an emerging technology. PV panels are laminated between two layers of glass. It can be used as shading or as conventional glazing.

Energy Ratings for Doors – these are similar to the window scheme and have been launched in Spring 2008. Further information can be found at www.bfrc.org.uk

Note: See draught proofing fact sheet for advice on stopping draughts through letter boxes and locks, around doors and non-uPVC windows.

Energy Performance Certificates for Homes...Explained



What is an Energy Performance Certificate?

The Energy Performance Certificate (EPC) is a European Union initiative as part of the drive to improve energy efficiency across the EU member countries. An EPC provides two key pieces of information:

- The energy efficiency of a property
- The environmental impact of a property

The EPC provides a rating of a property's energy efficiency and displays this as a graph, similar to those found on kitchen appliances.

Ratings come on a scale of A-G, with A being the best rating. This means that home owners and occupiers can compare the energy efficiency of different properties in a similar way to comparing the energy performance of fridges or freezers.

The EPC also includes a Recommendation Report which lists the potential improvements that can be made to a property in order to:

- Cut fuel bills
- Improve energy efficiency
- Help cut carbon emissions

The EPC is split into the following four sections:

1. Energy Efficiency rating and potential savings
2. A summary of energy performance features
3. The recommendations for improving the energy efficiency
4. Details of the properties environmental impact



When is an EPC required?

Since 2009, as part of the Energy Performance of Buildings Directive (EPBD) issued by the EU, all buildings in the UK that are constructed, sold or offered for rent need an EPC.

- An EPC is required whenever a property is marketed
- The EPC is valid for 10 years
- This applies to all sellers hoping to sell their property and to landlords offering a property for rent.

How is an EPC produced?

An EPC can only be produced by a Domestic Energy Assessor (DEA) or a surveyor who is a member of an approved Government Accreditation scheme. The DEA or surveyor will visit the property to determine the energy related features. These are then entered into a computer program which has a calculation model developed by the government and is known as Reduced Data Standard Assessment Procedure (RDSAP).

RDSAP is a cost-based rating system which uses pre-determined assumptions. It does not look at the appliances, but rather the performance of the building itself in areas such as heating and lighting. In other words, it provides an energy efficiency rating for the property itself rather than an occupancy rating.

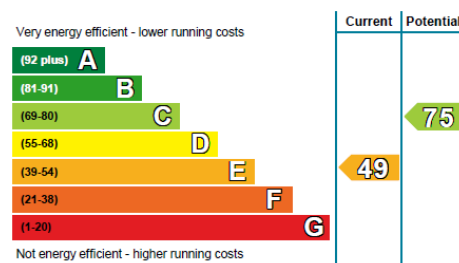
When collecting the RDSAP data the DEA will need to determine the following:

- Property type
- Age of property
- Type of construction
- Property dimensions
- Room and water heating systems
- Insulation levels
- Windows and glazing types
- Types of lighting.

This information will be entered into the calculation software and an EPC will be produced.

Energy Efficiency rating

Page 1 of the EPC displays the Energy Efficiency Rating as shown in the diagram below.



The performance of a property is rated in terms of the energy used per square metre of floor area; the energy efficiency based on fuel costs. The numbered arrows show the current rating based on the existing energy performance of the property and the potential rating if the suggested improvements are implemented.


Estimated energy use

The estimated energy costs are listed in in the EPC (see on the right) showing the estimated energy costs of the dwelling over a period of three years as well as the potential costs and savings if the recommendations are installed. The figures in the table are based on standardised assumptions about occupancy, heating patterns and geographical location. This means that the figures displayed will be different to the **actual** fuel cost.

The reasons for this are:

- RDSAP uses a standard heating pattern of 9 hours each weekday and 16 hours a day at the weekend. It further assumes that the main living area is heated at 21°C and the remainder of the dwelling at 18°C. This may be different to the actual heating pattern of the person living there, but it enables properties to be compared on a like for like basis.
- The model assumes that the number of occupants is proportional to the floor area of the dwelling and hot water usage is calculated using the same proportions. Therefore, if a single person is living in a five-bedroom house, the energy used for hot water in the model and displayed on the EPC will be higher than the actual usage. This procedure allows all properties to be compared on an equal basis.
- If the property has two space heating systems (a main heating system such as a gas boiler with radiators) and a secondary or 'top-up' heating system (e.g., an open coal fire), the model assumes that up to 15% of the space heating is provided by the secondary system. The efficiency of the secondary system is likely to be much lower than that of the main system and will therefore push the energy costs up. It may be that the secondary system is rarely used and would not contribute to 15% of the space heating, but so as to compare properties fairly, these are the standard assumptions made in the model.

Estimated energy costs of this home

	Current costs	Potential costs	Potential future savings
Lighting	£375 over 3 years	£207 over 3 years	
Heating	£4,443 over 3 years	£2,067 over 3 years	
Hot water	£549 over 3 years	£330 over 3 years	
Totals	£5,367	£2,604	

Summary of energy performance related features

The summary of energy performance related features section of the EPC shows the most crucial energy related elements of the property in the form of a table. The table is broken down into the different elements of the property such as:

- Wall construction type
- Roof construction type
- Floor construction type
- Windows and glazing
- Main Heating system present
- Main heating controls
- Secondary heating system
- Water heating
- Low energy lighting

The table then shows how each of the different elements of the property are performing in terms of their current energy efficiency and environmental performance. The descriptions provided are based on the data that has been collected specific to the property's thermal and heating elements. These descriptions are shown as stars where 1 star means least efficient and 5 stars means most efficient.

In some cases, due to the RDSAP calculation methodology, some of the elements have to be assumed. Floors are a typical example of this as it is usually not possible for the DEA to identify

whether any additional floor insulation is present. This is because the survey is non invasive and the assessor cannot use a drill to lift floorboards or pull back carpeting.

Some of the descriptions could lead to concern for the homeowner and it is important to understand the reasoning behind these. For example, the energy efficiency of the hot water system may be given a single star rating because of the cost associated with electricity compared to the cost of gas.

The star rating does not reflect the physical condition or quality of the system.

The energy use is displayed in the EPC underneath the table showing the homes's energy performance related features (see below) and includes the energy consumed in producing and delivering the fuel to the dwelling, and thus will be greater than the energy actually used in the dwelling.

Recommendations

The recommendations section lists measures that can improve the energy efficiency and therefore the SAP rating of the property. The measures are assessed cumulatively in a predetermined order and are only included if they make a measurable change to the energy efficiency of the building.

The recommendations section also displays typical savings per year and shows the energy efficiency ratings as a result of these improvements.

Summary of this home's energy performance related features

Element	Description	Energy Efficiency
Walls	Solid brick, as built, no insulation (assumed)	★☆☆☆☆
Roof	Pitched, 150 mm loft insulation	★★★★☆
	Pitched, no insulation (assumed)	★☆☆☆☆
	Roof room(s), no insulation (assumed)	★☆☆☆☆
Floor	Suspended, no insulation (assumed)	—
	Solid, no insulation (assumed)	—
Windows	Some double glazing	★☆☆☆☆
Main heating	Boiler and radiators, mains gas	★★★★☆
Main heating controls	Programmer, room thermostat and TRVs	★★★★☆
Secondary heating	Room heaters, coal	—
Hot water	From main system	★★★★☆
Lighting	Low energy lighting in 36% of fixed outlets	★★★★☆

Current primary energy use per square metre of floor area: 333 kWh/m² per year

Green Deal

The Green Deal is a government initiative due to be introduced in Autumn 2012. It will enable homeowners to install energy saving measures into their property with no upfront costs. These costs will be repaid through the electricity bill at a rate less than, or equal to the savings achieved by installing the measure. The Green Deal plan will remain with the property rather than with the homeowner.

The list of recommendations advises the measures which are likely to be available to the property through the Green Deal. Recommendations indicated with a green tick are likely to be fully financed through the scheme, improvement measures with an orange tick are eligible but may require some upfront payment.

Recommendations

The measures below will improve the energy performance of your dwelling. The performance ratings after improvements listed below are cumulative; that is, they assume the improvements have been installed in the order that they appear in the table. Further information about the recommended measures and other simple actions you could take today to save money is available at www.direct.gov.uk/savingenergy. Before installing measures, you should make sure you have secured the appropriate permissions, where necessary. Such permissions might include permission from your landlord (if you are a tenant) or approval under Building Regulations for certain types of work.

Measures with a green tick ✓ are likely to be fully financed through the Green Deal, when the scheme launches, since the cost of the measures should be covered by the energy they save. Additional support may be available for homes where solid wall insulation is recommended. If you want to take up measures with an orange tick ⚠, be aware you may need to contribute some payment up-front.

Recommended measures	Indicative cost	Typical savings per year	Rating after improvement	Green Deal finance
Internal or external wall insulation	£4,000 - £14,000	£203	E50	✓
Floor insulation	£800 - £1,200	£47	E52	⚠
Increase hot water cylinder insulation	£15 - £30	£20	E52	✓
Draught proofing	£80 - £120	£57	E54	✓
Low energy lighting for all fixed outlets	£35	£35	D55	
Replace boiler with new condensing boiler	£2,200 - £3,000	£144	D59	⚠
Solar water heating	£4,000 - £6,000	£33	D60	⚠
Replace single glazed windows with low-E double glazing	£3,300 - £6,500	£93	D63	⚠
Solar photovoltaic panels, 2.5 kWp	£9,000 - £14,000	£219	C70	⚠

Alternative measures

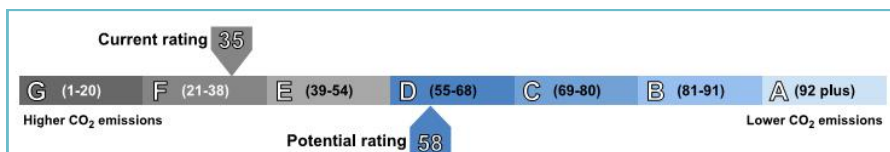
There are alternative measures below which you could also consider for your home.

- Micro CHP

Environmental Impact rating

The environmental impact rating is displayed as a linear graph on page 4 of the EPC. This is based on CO₂ emissions per metres square for the property.

The numbered arrows show the current rating based on the existing energy performance of the property and the potential rating if the suggested improvements are implemented.



Further information

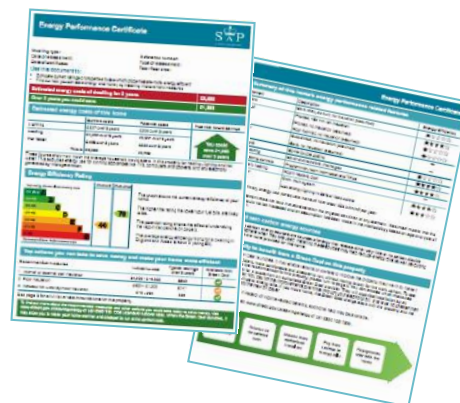
Further information on EPCs and the full EPBD legislation can be found at:

<http://actonco2.direct.gov.uk/actonco2/home.html>

www.energysavingtrust.org.uk/Take-action/Grants-and-savings/Green-Deal

www.energysavingtrust.org.uk

<http://actonco2.direct.gov.uk/actonco2/home.html>



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Gas in the home



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

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

What is carbon monoxide and why is it a problem?

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

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

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

How to keep safe

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

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

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



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

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

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



Gas and rented accommodation

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

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

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

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

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

Gas Safe and Gas Safe Registered Engineer

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

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



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

Buying a new home

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

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

and an invasive inspection would not be tolerated)

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

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

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

Useful websites

- www.hse.gov.uk/gas/index.htm
- www.gassaferegister.co.uk/



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Wall Insulation



Key Points

- Insulation has a long lifetime - savings are seen year after year.
- Where cavity wall insulation is possible, this gives high CO₂ and financial savings.
- If the home has solid walls:
 - External wall insulation should ideally be considered when maintenance work going ahead. CO₂ and fuel bill savings are high.
 - Internal wall insulation can be applied to all exposed walls – if this is not possible, first consider rooms which are heated more than others.
- Heating requirement will drop, and so heating control settings should be revisited to maximise savings.
- **Myth!** “Cavity wall insulation is messy, expensive and takes days to install. I would need to move out of my home”

Savings Potential

- If every household in the UK insulated their cavity walls, we would save 4.6million tonnes of CO₂ and £860 million from our fuel bills a year.
- There are still over 7 million un-insulated cavity walls in the UK.
- Typical annual CO₂ and fuel bill savings for insulating walls are shown in the table below:

Table Notes

Internal wall insulation costs from around £42/m², and savings are typically less than external wall insulation.

^ The cost of cavity wall insulation includes a subsidy under the Carbon Emissions Reduction target, which should be available to customers. The full unsubsidised cost is likely to be around £500.

** Normally, individual flats cannot be insulated in this way, although internal solid wall insulation is possible

* Savings from internal wall insulation are likely to be lower. Installed cost for external solid wall insulation is for the full cost of installation for a 3-bed semi; however it can vary widely depending on factors such as ease of access, materials used and wall area. If other work is already being undertaken on the external walls (such as repair work) the cost for installing insulation will be lower.

		Cavity Wall Insulation. Installed costs: around £250 subsidised [^]				Solid Wall Insulation – External. Installed costs: around £5,600*			
		Flat **	Mid Terrace	Semi- detached	Detached	Flat **	Mid Terrace	Semi- detached	Detached
Gas	£ / yr	£60	£85	£160	£230	£175	£260	£500	£790
	kgCO ₂ /yr	300	450	800	1,300	890	1,300	2,500	4,100
Electric	£ / yr	£100	£150	£300	£480	£320	£480	£930	£1,500
	kgCO ₂ /yr	690	1,000	2,000	3,300	2,100	3,200	6,300	10,100
Oil	£ / yr	£85	£125	£230	£375	£250	£380	£730	£1,200
	kgCO ₂ /yr	360	530	980	1,600	1,100	1,600	3,070	4,900
LPG	£ / yr	£85	£130	£230	£380	£260	£390	£735	£1,200
	kgCO ₂ /yr	330	490	880	1,400	1,600	2,400	4,600	7,400
Solid	£ / yr	£65	£95	£180	£300	£195	£290	£570	£920
	kgCO ₂ /yr	740	1,080	2,050	3,300	2200	3,300	6,400	10,300

Behaviours

The heating requirement for a well-insulated home will be less, and heating up and cooling down times for the home will change.

Encourage to think about:

- How long the home needs to heat up – can the heating programmer be set to come on later in the morning?
- Turning the thermostat down by 1 degree can reduce fuel bills by 10%.
- Are thermostatic radiator valves (TRVs) being used correctly?

Further Information

- National Insulation Association (NIA) for professionally installed insulation products
Tel: 01525 383313
www.nationalinsulationassociation.org.uk
- Cavity Insulation Guarantee Agency (CIGA)
Tel: 01525 853300 www.ciga.co.uk
- Energy Saving Recommended products database
www.energysavingtrust.org.uk

Frequently Asked Questions

What is insulation?

For most of the year in the UK we heat our buildings to a higher temperature than the outside air. This means that heat flows from the inside of our houses out into the atmosphere. Insulation helps reduce the rate at which heat escapes from our houses.

Isn't cavity wall insulation messy, inconvenient and costly?

Cavity wall insulation typically costs around £250, and takes half a day to install - you won't have to leave the house. As the work takes place on external walls only, there should be no disruption or mess inside the house. A number of 18mm-25mm holes are drilled into the wall about 1.5 metres apart and the insulation is inserted into the cavity. The installer should ensure that all air vents and flues remain clear, and once the cavities are full the holes will be filled so that they match the original finish as closely as possible.

How will I know that the cavities are completely filled?

The installation machinery used has sensors to recognise when the cavity is full. The installers are well trained and their equipment must be checked every day.

We are interested in having cavity wall insulation but we have defective wall ties. Do we have to get wall ties repaired first?

Yes, before the cavities can be insulated the walls must be stabilised

Do I have to do anything before the installation of cavity wall insulation?

The drilling process can cause some vibration so it would be wise to remove ornaments for their safety and your peace of mind. Also, the insulation is only really effective if all walls are done - the installer will need access to all walls and need to get inside attached garages, lean-to sheds, conservatories etc. In some cases, the installer may need to access neighbouring property, so ask your neighbour in advance if this is ok.

Does the cavity wall insulation installer have to come into the house?

The installer must undertake certain checks before and after the cavity wall insulation installation process, so it is important that they have access to the inside of the property.

Does cavity wall insulation require servicing or maintenance?

Cavity wall insulation requires no maintenance, although normal building maintenance will of course be needed where required.

Does cavity wall insulation cause damp?

No, modern cavity wall insulation should actually reduce damp caused by condensation. Condensation is a result of the warm moist air found in the house coming into contact with cold surfaces, such as the external walls. The warm air cools against the cold surface and deposits water. Cavity wall insulation will ensure that these surfaces are warmer, and will therefore not encourage condensation to form. However, before insulation can be installed a detailed survey must be undertaken to identify areas with damp or at risk of damp developing.

Which should I do first: insulate my home or replace my boiler?

If you are going to replace your boiler, insulate your home first. Heat loss from a property is taken into consideration when deciding the size of your replacement boiler. If you insulate your home you will need a smaller boiler.

I live in a ground floor flat with cavity walls. Is it possible to have cavity wall insulation for just my flat, or would it need to be for the whole building?

Cavity wall insulation must be installed for the full height of the building. In some instances it may be possible to insulate one end of a building, but not specific floors. Cavity 'brushes' can be used in the case of terraced and semi-detached properties to prevent the insulation material going into the cavities of adjoining properties.

Does cavity wall insulation deteriorate over time?

Modern cavity wall insulation should last the life of the property and come with a 25 year independent (CIGA) guarantee.

Key Customer Questions

- If insulating solid walls externally: Is the external wall insulation system and installer approved by the Insulated Render and Cladding Association (INCA)?
- Is the cavity wall insulation being installed by an approved Cavity Insulation Guarantee Agency (CIGA) installer?
- For insulating solid walls internally: Where are heavy fixtures such as kitchen units, radiators and wash basins to be located? Timber fixing battens might be needed within the insulation layer.

Background

- **Cavity walls** are typical in homes built after the 1920s.
 - These are two leaves of masonry, with an average gap of around 65mm.
 - They were introduced to reduce damp and create an air barrier to heat loss. This heat loss can be further reduced by insulating the gap.
- **Solid walled homes** have no gap, and are typical in homes built before the 1920s. They can be insulated on their external or internal surface. So-called solid walled homes lose heat at a much faster rate than even an **uninsulated cavity**.
- Spotting wall types:
 - Recommend that a surveyor carry out suitability survey.
 - If all the bricks are laid “side-on” and the walls are around 300mm (12in) thick they probably have cavities.
 - If they have a regular pattern of “side-on and end-on” brickwork, and the walls are around 225mm (9in) thick, they are probably solid walls.

Compliance

- External insulation will change the appearance of the building, and planning permission may be required.

Customer should contact the Building Control Department of their local council.

Industry Developments

Solid Wall insulation still has cost barriers to uptake.

Due to recent Government policy changes, the volume of solid wall insulation to be supported by grant activity is expected to increase. Contact local energy suppliers to check availability of grants.

Different Technologies

Energy Saving Recommended products can be found for external wall insulation, cavity wall insulation and flexible thermal linings.

Cavity Wall Insulation

Most homes built after the 1920s have cavity walls, and a brick pattern type where all bricks are the same length is an indicator. Walls will typically already have been filled if

- Built after 1995.
- Looking closely, drill hole marks at regular intervals in the mortar indicate that walls have been filled.
- Always recommend that a surveyor carry out a suitability survey.

Notes on installation:

- Occupants can stay in the building during installation, which typically takes half a day.
- This should be carried out by a CIGA installer, who can first assess the home for suitability with no obligation.
- Any dampness problems should be rectified before installation.
- Ventilation and wiring requirements will be identified and outlined at the time of survey by the installing firm.
- Usually, individual flats cannot be insulated in this way – unless permission is sought from the landlord, residents and management company. Also need to consider height regulations.

Available products:

- Blown Mineral (glass or rock) Wool
- UF (Urea-formaldehyde) Foam
- Polystyrene beads or granules
- Other insulating materials such as cork, recycled cellulose, flax or sheep’s wool are available, although these are not commonly used for retrofit cavity insulation

Solid Wall Insulation

Generally, only the heat loss walls need to be insulated – those on the outside of the house. This should not be confused with external and internal wall insulation, which refers to the whether the internal or external *surface* of the heat loss wall is insulated.

EXTERNAL wall insulation

Not suitable for listed or historic buildings, or those with fine architectural detail. Not usually suitable for individual flats, although this can be an easier option in some cases - once permission is granted by landlord, management company and other residents.

Benefits:

- Increases life expectancy of building.
- Does not decrease living space (as opposed to internal wall insulation).
- Improves airtightness of building - reducing draughts - and can alleviate damp, water ingress and condensation problems.

Notes on installation:

- Usually installed with other remedial or refurbishment works to the exterior of building.
- Window recesses must also be insulated to prevent condensation in this area.
- Professional installation only.
- Not recommended if walls are structurally unsound or beyond repair.
- Any dampness problems should be rectified before installation.

Available products:

- Insulation typically consists of the insulating material plus a layer of
 - pebble dashing
 - render
 - thick sand/cement render over wire mesh
 - lighter polymer cement render over fibre mesh
 - dry cladding (may be more aesthetically pleasing)
 - timber
 - stone/clay tiles
 - brick slip
 - aluminium panels

INTERNAL wall insulation

Benefits:

- Allows wall insulation of an individual flat, or an individual room.
- Generally cheaper than external wall insulation.
- Allows external appearance to be maintained.
- Most cost effective when walls are being re-plastered, redecorated, or when major wall fixings are being replaced e.g. in kitchen/bathroom.

Notes on installation:

- Usually installed professionally.
- Insulate rooms which require most heat first e.g. living room.
- Ideal to undertake when existing plaster is being replaced Nb the condition of underlying plaster must be suitable and any remedial work undertaken before installation.
- Room size will be reduced, which may be noticeable in smaller rooms.
- Skirting boards, door frames and electrical fittings may need repositioning.

Available products:

- Plasterboard backed with rigid insulation onto the wall.
 - Up to 100mm deep, although recommended 'best practice' depth 60mm.
 - Common insulation materials are expanded and extruded polystyrene (EPS and XPS), and phenolic foam.
- Metal or wooden studwork frame with insulation between the batons using mineral wool fibre
 - Recommended 'best practice' depth 120mm.

Nb These two types of insulation can be combined.

FLEXIBLE THERMAL linings

- Rolls of thin insulation are applied internally to solid walls before wallpapering, tiling or painting.
- Does not reduce room size
- Can be applied to an individual room.
- Do not achieve the same high fuel bill savings of other solid wall insulation methods, but useful when full refurbishment is not an option.

Cavity Walls

Advantages and disadvantages of cavity walls

Cavity wall construction consists of outer and inner "leaves" (thin walls approximately 100mm thick) of brick and concrete block respectively, tied together with steel wall ties with a 50- 90mm cavity between them (see Figs 1 & 2). It became common practice in the house building boom of 1920 - 30 and since World War II it has been used almost universally.



Fig1—Modern brick/block cavity wall

In more recent times, stainless steel ties have been used to extend durability, and plastic wall ties have been developed as an alternative to steel. Victorian and earlier houses generally have "solid" walls, usually brick 225mm thick with no cavity. Your surveyor will have indicated in his report what type of wall construction is present in your property.



Fig2—Wall tie installation

The key advantages of cavity wall construction are:

- Restriction of moisture passing through the wall. The wall works on the principle that water can pass through the porous outer leaf, but then collects on the inside of the outer leaf and runs down to "weepholes", either at ground level or above windows, where it can escape.
- Better thermal insulation. Both the air gap and the use of thermally-efficient inner leaf concrete blocks increase the thermal insulation of the wall, leading to reduced heat loss. More modern construction in the last 20 years has incorporated insulation in the cavity to enhance the thermal efficiency of the wall. Retrofitted insulation can be installed in earlier, unfilled cavities to increase the wall's thermal performance. Your surveyor's report will indicate if this has been done.

The main disadvantages of cavity wall constructions are:

- Corrosion of the wall ties. Steel will corrode if not properly protected. Early wall ties were usually protected with a coat of bituminous paint. From about 1930 ties were covered with a coating of zinc ("galvanised") which gave them better protection, but this is considered substandard by today's standards. Any property built prior to 1981, when the standard of protection was improved, could be subject to premature corrosion of wall ties.
- Dampness caused by careless building practice. Wall ties have little tabs of metal ('drips') in the middle to enable any water which passes into the cavity to fall off them. If, due to poor building practice, mortar is allowed to collect on the tie when the wall is built, this will let water pass along the tie into the inner leaf, causing damp patches to appear on the inside of the wall (see Fig 3).



Fig3—Mortar dropping causing dampness

Cause of deterioration

The main cause of deterioration of cavity walls is wall tie corrosion. If inadequately protected, the steel ties will rust due to the presence of air and water in the cavity. The constituents of mortar droppings can accelerate this process. When steel corrodes it will expand up to ten times the thickness of the parent metal. The ends of the wall ties embedded in the outer leaf will lift the bricks above, causing a horizontal crack to appear in the mortar joint (see Fig 4).



Fig4—Horizontal cracking in mortar joint

In extreme cases, the outer leaf can become separated from the inner leaf and fall off (see Fig 5). However, it must be stressed that this very rarely leads to any further collapse of the wall, and so there is no immediate threat to the safety of the occupants of the property.



Fig5—Separation of outer leaf

If your surveyor suspects wall tie failure, he will recommend further investigation. If it is then found that a substantial proportion of the wall ties are corroded, consideration must be given to a replacement programme.

This will normally consist of drilling holes through the outer leaf and into the inner leaf at specified centres and inserting stainless steel ties (see Fig 6).

After the replacement ties have been fixed the wall can be reinstated or made good and will then be in sound condition.

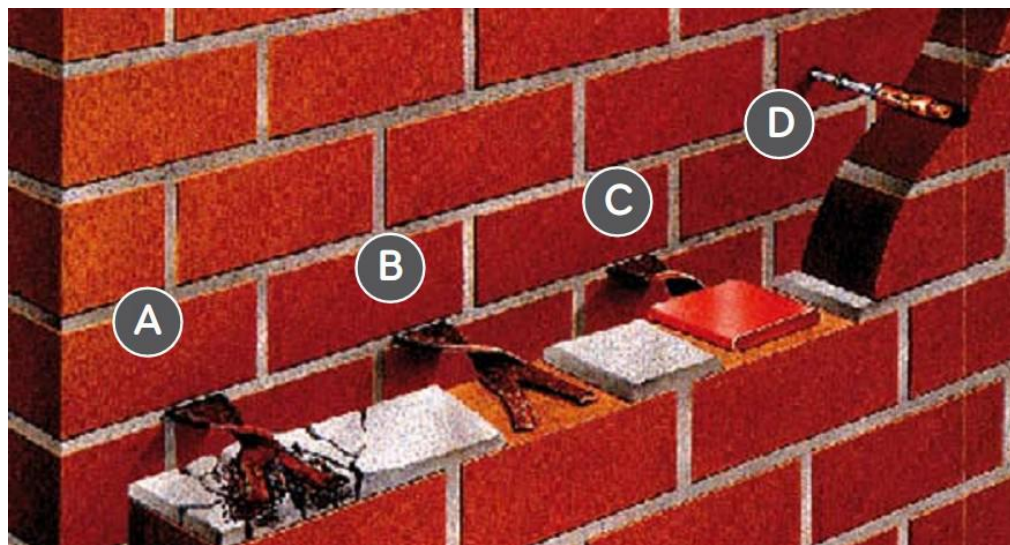


Fig6—Installation of replacement wall ties

A cut away picture showing the stages of remedial treatments from left to right:

- A**—rusted tie
- B**—tie cleaned for isolation
- C**—new expanding tie installed

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