



Home Condition Survey

Property Address:	1, High St Bletchley MILTON KEYNES MK11AA
Report Reference Number:	322695
Date of Inspection:	14 May 2008



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Introduction and terms on which this report is prepared

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 Home Inspector Certification Scheme. The surveyor must provide an objective opinion about the condition of the property which you, as the buyer, will be able to rely on and use.

To become a member of The SAVA Home Inspector Certification Scheme and be able to produce Home Condition Surveys, the surveyor has to:

- Pass an assessment of skills, in line with National Occupational Standards; and obtain the Diploma in Home Inspection
- Have insurance that provides cover if a surveyor is negligent

The surveyor must follow the inspection standards and code of conduct set by SAVA. To ensure compliance all members are continuously monitored and before membership is granted a Criminal Records Bureau check is undertaken. SAVA can revoke membership if a surveyor fails to maintain the expected professional or ethical standards.

The Home Condition Survey is in a standard format and is based on these 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 the SAVA Certification Scheme. The surveyor may provide you with other services, however, any other services the surveyor may provide are not covered by these terms nor by the SAVA Certification Scheme and so must be covered by a separate contract.

All surveyors who are members of the SAVA Home Inspector Certification Scheme have a complaints procedure which can be escalated to SAVA. If you have any complaint about this report, you can complain by following the complaints procedure. This is explained in more detail towards the end of this document.

What this report tells you

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
- 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, or if it incorporates special features, or is of unusual construction not covered by the Building Cost Information Service; in which circumstance a specialist would be needed to assess the reinstatement cost

The main aim of the report is to tell you about any defects that need urgent attention or are serious. It also tells you about things that need further investigations to prevent damage to the structure of the building.

The report applies ' **condition ratings**' to the major parts of the main building (it does not give condition ratings to outbuildings). The property is broken down into separate elements and each element has been given a condition rating 1, 2 or 3 or NI – see more on definitions below.

What this report does not tell you:

This report does not tell you the value of your home or cover things 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.

It does not tell you about any minor defects that would not normally affect your decision to buy.

- The report does not give advice on the cost of any repair work or the types of repair which should be used
- The report is not an asbestos inspection under the Control of Asbestos at Work Regulations 2002

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, and the parts of the gas, electricity, water and drainage services that can be seen.

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 (see “ How the Inspection is carried out” below)

How the Inspection is carried out

The inspection is visual and non invasive. This means that 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 secure panels or undo electrical fittings.

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 estimates on the cost of any work to correct defects or comment on how repairs should be carried out.

Section A - General Information

Full address and postcode of the property	1,High Street Bletchley MILTON KEYNES MK1 1AA
Surveyor's name	Mr Terence Wallace
Report reference number	322695
Surveyor's SAVA membership number	SAVA101012

Company/organisation name	TJ Wallace FRICS	
Company address and postcode	12 Kings Lane, Harwell, Didcot, Oxon., OX11 0EJ	
Company contact details	Email	tjw@tjwallace.co.uk
	Telephone	01235 832740
	Fax	01235 832740

Date of inspection	14 May 2008
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Section B - Summary

Type of property	The property is a semi detached house.
Approximate year when property was built	The property was built around 1948.
If converted from another use, approximate year when property was converted	Not converted.
Approximate year when property was extended	Not extended.
Weather conditions at the time of inspection	It was dry at the time of the inspection.
The state of the property when inspected	The property was occupied, in a habitable condition and fully furnished. .
Is the property in an area with special restrictions?	No.
Property listing	Not listed.

Summary of Accomodation									
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)
Lower ground									
Ground	1				1				
First		2	1						
Second									
Third									
Fourth									
Roof space									
TOTALS	1	2	1	0	1	0	0	0	-
Gross external floor area in square metres	82m ²								

Reinstatement Cost	£ 84000	<p>Note: This reinstatement cost is the estimated cost of completely rebuilding the property based on information from BCIS, a service which provides building cost information and which is approved by the Association of British Insurers. It represents the sum at which the home should be insured against fire and other risks. It is based on building and other related costs and does not include the value of the land the home is built on. It does not include leisure facilities such as swimming pools and tennis courts. The figure should be reviewed regularly as building costs change. Importantly, it is not a valuation of the property.</p> <p>If the property is very large or historic, or if it incorporates special features or is of unusual construction, then BCIS data cannot cover it and a specialist would be needed to assess the reinstatement cost. In such circumstances no cost figure is provided and the report will indicate that a specialist is needed.</p>
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General Description

A short general description of the construction (main walls, roof, floors, windows)	The main walls are of brick faced cavity construction, partly rendered, under a tile-covered pitched roof. The windows are of upvc, mostly with single glazing.
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Summary of mains services	Drainage	A mains drainage system is present.
	Gas	Mains gas connected.
	Electricity	Mains electricity connected.
	Water	Mains water supply connected.
Central heating	The property has a gas-fired central heating system.	
Outside facilities	There is 1 parking space located onsite. There is a private garden located to the front of the property. There is a private garden located to the rear of the property. There is one permanent outbuilding for the purpose of storage. All roads and footpaths are made-up unless otherwise stated.	

A Summary of the Condition Ratings

Section of the Report	Part No	Name	Identifier (if more than one)	Rating
D: Outside	D1	Chimney stacks		1
	D2	Roof coverings		1
	D3	Rainwater pipes & gutters		2
	D4	Main walls (including claddings)		3
	D5	Windows		1
	D6	Outside doors (incl. patio doors)		1
	D7	All other woodwork		X
	D8	Outside decoration		1
	D9	Other outside detail		1
E: Inside	E1	Roof structure	Roof structure	2
	E1	Roof structure		NI
	E2	Ceilings		1
	E3	Inside walls, partitions & plasterwork		1
	E4	Floors		2
	E5	Fireplaces & chimney breasts		1
	E6	Built-in fittings		1
	E7	Inside woodwork		1
	E8	Bathroom fittings		1
E9	Other issues		X	
F: Services	F1	Electricity		1
	F2	Gas / Oil		1
	F3	Water		2
	F4	Heating		2
	F5	Drainage	Drainage - above ground	1
F5	Drainage	Drainage - below ground	NI	

Summary of Structural Movement

There is evidence of structural cracking to the outer walls. This is ongoing requiring further investigation.

Summary of Dampness

No dampness was found in the property.

Further Investigations

Your attention is drawn to the following matters for which further investigation is recommended by someone who is appropriately qualified.

Recommended investigation of defects seen or suspected.	cavity wall ties drainage installation
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Section C - Issues for Conveyancers and Health and Safety Issues

Issues for Conveyancers

The surveyor does not act as 'the conveyancer'. If during the inspection, however, the surveyor identifies issues that your conveyancer may need to investigate further, the surveyor will refer to these in the report and you should give your conveyancer a copy of this report.

The surveyor will not have seen the legal and other documents.

Roads and footpaths	
Drainage	The property has a shared drainage system situated outside the boundaries.
Water	
Drains	
Planning and other permissions needed	

Freehold owner consents	
Flying freeholds	
Mining	
Rights of way	
Boundaries (including party walls)	The boundary of the front garden is undefined.

Easements	
Repairs to shared parts	
Previous structural repairs	
New building warranties	
Building insurance (ongoing claims)	

Tree preservation orders	
Property let	

Contaminated Land and Flooding

The surveyor assumes that the home is not built with, nor contains, hazardous materials and is not built on contaminated land. If any materials are found during the inspection which may contain hazardous materials, or if the surveyor finds any evidence to suggest that the land may be contaminated, this will be shown here along with recommendations for further investigations.

Contamination	The property is understood to be situated near an area of land that may be affected by contamination.
Flooding	The property is situated near an area where there is a high risk of flooding.

Health and Safety Risks

These will include defects that require repair or replacement as well as issues that have existed for a long time and cannot reasonably be changed, but may present a risk to occupiers or visitors.

Escape windows	The lack of windows that are easy to escape from on the first floor increases the risk of being trapped in the event of fire.
Fire control	
Fire doors	
Safety glass	
Lead pipes	
Radon gas	
Gas	
Handrails	The lack of suitable handrails on staircase is a safety risk.

Asbestos	Some construction materials used at the property may contain asbestos. Any such materials should not be drilled or disturbed without prior advice from a licensed specialist.
Unsafe fittings	
Recent testing	There is no evidence to confirm the recent testing and / or servicing of the boiler. Failure to test the services increases the safety risk. There is no evidence to confirm the recent testing and / or servicing of the electrical installation. Failure to test the services increases the safety risk.
Inappropriate living	

Handrail position	
Banister spacing	
Insect nests	
Smoke detector	
Roof space partition	

Section D - Outside Condition

The surveyor carries out a visual, non invasive inspection of the outside of the main building and permanent outbuildings from various points within the boundaries of the property and from public areas such as footpaths and open spaces, but does not enter neighbouring private property. High level features are inspected either from a point within the property using binoculars or using a ladder, where it is safe to do so. Due to the risk of causing damage, the surveyor does not walk on any flat roofs.

When inspecting blocks of flats it is often difficult to see the whole outside of a building or block and its maintenance is rarely the responsibility of one person. The surveyor only carries out a non invasive inspection to the level of detail set out above to the main walls, windows and roof over the flat. The surveyor does not inspect the rest of the block to this level of detail but instead has formed an opinion based on a general inspection of the rest of the block. Information is given about the outside and shared parts so that the conveyancer can check whether the maintenance clauses in the lease or other title documents are adequate. The surveyor inspects the shared access to the flat together with the area where car parking and any garage for the flat are, along with access to that area, but does not inspect other shared parts (such as separate hall, stairs and access ways to other flats in the block, the lift motor room and cleaning cupboards.)

	Description and Justification for Rating and any comments	Condition Rating
	I could not inspect the all other woodwork because there were none present.	
D1. Chimney stacks	The chimney stack is brick built, with lead flashings to the roof slopes. The chimney is shared with the attached property. No defects were noted. No repair is presently required. Normal maintenance must be undertaken.	1
D2. Roof coverings	The main roof is pitched and covered with concrete interlocking tiles. A ridge tile at the gable end is loose, and requires re-bedding. No other defects were noted. Normal maintenance must be undertaken.	1
D3. Rainwater pipes & gutters	The rainwater fittings are PVC. Both gutters discharge to downpipes on the attached property. Evidence of minor leaks was noted at the joints in the gutters. Some repairs or replacements are required but these are not considered serious or urgent.	2
D4. Main walls (including claddings)	The outside walls are of cavity construction, faced externally with brick. Parts of the front and side elevations are coated with cement render. A minor repair to the brickwork has previously been carried out, adjacent to the window to the kitchen. Filled drill holes indicate that cavity wall insulation has recently been injected into the walls. There are regularly spaced horizontal cracks in the walls which are indicative of corrosion of the cavity wall ties. This may result in bulging or collapse of the walls. This is considered serious and in need of urgent repair or replacement.	3

D5. Windows	<p>The windows are PVCu and are mostly single glazed. A window at the end of the kitchen is double glazed. The window openings at first floor level are too small to provide adequate means of escape in an emergency. Please also see Section C.</p> <p>No repair is presently required. Normal maintenance must be undertaken.</p>	1
D6. Outside doors (incl. patio doors)	<p>The outside doors are PVCu with glazed panels. No defects were noted.</p> <p>No repair is presently required. Normal maintenance must be undertaken.</p>	1
D8. Outside decoration	<p>The external render coating is painted. On the side elevation parts of the finish are peeling and in need of renewal.</p> <p>Normal maintenance must be undertaken.</p>	1
D9. Other outside detail	<p>The fascias and soffits at the eaves of the roof are of plastic sections. No defects were noted.</p> <p>No repair is presently required. Normal maintenance must be undertaken.</p>	1

Section E - Inside Condition

The surveyor carries out a visual, non invasive inspection of all the parts of the home that can be seen without causing damage to the fabric of the property or any fixtures, fittings or furnishings present at the time of inspection.

The surveyor checks for damp in vulnerable areas by using a moisture-measuring meter.

The surveyor inspects the roof structure from inside the roof space where it is safe to access and move around the roof space, but will not move or lift insulation material, stored goods and other contents. A representative selection of windows and all doors will be opened unless the surveyor determines that to do so could compromise the security of the property or they are locked and no key is available at the time of inspection.

Floor surfaces are inspected where readily and safely accessible, but fitted floor coverings and heavy furniture are not moved.

The surveyor does not comment on sound insulation or noise.

The surveyor inspects the inside of the flat in the same way as is described under 'The outside of the property' in section D. They inspect the roof space however, only where they can get safe access from within the flat itself and where there is no risk of trespass. The surveyor does not go into the roof space if access is only possible from the shared parts or from within another flat.

	Description and Justification for Rating and any comments	Condition Rating
	I could not inspect the roof structure, because the large quantity of goods in the roof void prevented a complete internal inspection.	
	I could not inspect the other issues because there were none present.	

E1. Roof structure	The large quantity of goods in the roof void prevented a complete internal inspection.	NI
E1. Roof structure Roof structure	The main roof is constructed using individual timbers in a traditional manner. The roof tiles are fixed over a lining of felt. Parts of the roof slopes are lined with plasterboard internally. The brick party wall was seen to be adequate to prevent the spread of fire between adjacent roof voids. The roof void is not provided with adequate ventilation, and there is a risk of condensation within the void. Some repairs or replacements are required but these are not considered serious or urgent.	2

E2. Ceilings	The ceilings are constructed from plasterboard. There are minor cracks at some of the joints. The cracks have no structural significance. No repair is presently required. Normal maintenance must be undertaken.	1
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E3. Inside walls, partitions & plasterwork	<p>The internal walls and partitions are of solid construction. The wall at the end of the kitchen is lined internally with plasterboard. No defects were noted.</p> <p>No repair is presently required.</p>	<p>1</p>
E4. Floors	<p>The ground floors are of concrete construction. The floor of the kitchen is finished with tiles. Elsewhere the floors are covered by fitted carpets. No defects were noted.</p> <p>The first floors are of timber construction, with timber boarding over timber joists. The bathroom floor is finished with tiles, and elsewhere fitted carpets are provided. Some areas, notably in the larger bedroom, were found to creak under load.</p> <p>Some repairs or replacements are required but these are not considered serious or urgent.</p>	<p>2</p>
E5. Fireplaces & chimney breasts	<p>The chimney breast is of masonry construction. The fireplace in the sitting room has been sealed, and the adjacent gas supply is capped off. An electric fire is fitted in front of the chimney breast.</p> <p>No repair is presently required.</p>	<p>1</p>
E6. Built-in fittings	<p>The kitchen fittings are modern. The fitted wardrobe is basic.</p> <p>No repair is presently required. Normal maintenance must be undertaken.</p>	<p>1</p>
E7. Inside woodwork	<p>The internal woodwork includes such items as: doors, frames, skirting, banisters and staircases. All the doors are made from softwood. The staircase is made from softwood. The staircase has no handrail. Please also see Section C. No other defects were noted.</p> <p>No repair is presently required. Normal maintenance must be undertaken.</p>	<p>1</p>
E8. Bathroom fittings	<p>The sanitary fittings in the bathroom include such items as: bath with electric shower and screen, basin, WC and are modern.</p> <p>No repair is presently required.</p>	<p>1</p>

Section F - Services

The surveyor carries out a visual, non invasive inspection of the services, but specialist tests are not carried out. If any services (such as the boiler or mains water) are turned off, the surveyor will state that in the report and will not turn them on.

The surveyor reports only on the services covered in this section (electricity, gas, oil, water, heating and drainage). All other services and domestic appliances are not included in the inspection: for example security and door answering systems, smoke alarms, television, cable, wireless and satellite communication systems, cookers, hobs, washing machines and fridges (even where built in).

	Description and Justification for Rating and any comments	Condition Rating
	I could not inspect the drainage - below ground, because no inspection chambers could be found adjacent to the property.	
F1. Electricity	There is an electrical supply and the meter and consumer unit [fuse box] are located in the cupboard under the stairs. The installation is modern. No defects were noted. No repair is presently required. Normal maintenance must be undertaken.	1
F2. Gas / Oil	There is a gas supply and the meter and valve are located in an external housing. The supply is connected to the central heating boiler in the kitchen, and to the cooker point. No defects were noted. No repair is presently required. Normal maintenance must be undertaken.	1
F3. Water	There is a mains water supply. The pipework is copper and the stop valve is in the kitchen. The hot water cylinder was seen to be in a satisfactory condition. The storage tank in the roof void is in a satisfactory condition, but is not adequately insulated. No other defects were noted. Some repairs or replacements are required but these are not considered serious or urgent.	2
F4. Heating	The heating and hot water is provided by a gas boiler which is located in the kitchen. The radiators are not fitted with thermostatic valves, which would provide improved control of the heating system. The central heating expansion tank in the roof void is in a satisfactory condition, but is not adequately insulated. No defects were noted. Some repairs or replacements are required but these are not considered serious or urgent.	2

F5. Drainage Drainage - below ground	No inspection chambers could be found adjacent to the property.	NI
F5. Drainage Drainage - above ground	There is a mains drainage system. The pipework above ground was seen to be in a satisfactory condition. No repair is presently required.	1

Section G - Grounds (including shared parts for flats)

The surveyor inspects the condition of the boundary walls, outbuildings and areas in common (shared) use from within the grounds and any public areas, but not from neighbouring private property.

The report provides a summary of the general condition of any garden walls, fences and permanent outbuildings. Conservatories with translucent or clear roofs attached to the main building are treated as outbuildings, as are garages and permanent store sheds. Buildings containing swimming pools and sports facilities are also treated as outbuildings, but the surveyor does not report on the leisure facilities such as the pool itself and its equipment.

	Description and comments
Garages	There are no garages.
Conservatories	There is no conservatory.
Permanent outbuildings	The permanent outbuilding is of brick construction and is in an average condition. The roof is of cement asbestos sheeting. Please also see Section C. No defects were noted.
Boundary and retaining walls	The fences are of timber construction. These are in an average condition.
Paved areas	There are paved areas and paths to the front and side consisting of concrete slabs that are uneven. There are paved areas and paths to the side and rear consisting of timber decking that are in a good condition. There is a path in the rear garden which is of concrete. The surface is uneven, and could be hazardous. There is a paved parking space to the front which consists of concrete.
Grounds	The grounds are tidily kept. There is a small timber shed in the rear garden.
Common (shared) areas	There are no shared areas.

Information about SAVA and your surveyor

All Home Condition Surveys are produced by a surveyor who is a member of SAVA Home Inspector Certification Scheme. All reports are held on a register kept by SAVA. The insurance company which provides professional indemnity cover for the surveyor requires that we keep a register for the purposes of monitoring the competency of the surveyor and in order to undertake an investigation if you have a complaint about this report or the surveyor.

Surveyor's membership number	SAVA101012	
Name	Mr Terence Wallace	
Qualifications	DipBS DipHI FRICS	
Address	12 Kings Lane, Harwell, Didcot, Oxon., OX11 0EJ	
Contact details	Email	tjw@tjwallace.co.uk
	Telephone	01235 832740
	Fax	01235 832740
Date of making the report	14 May 2008	

Signature



What to do if you have a complaint

If you have a complaint about this Home Condition Survey or the surveyor who carried it out you should follow the procedures set out below:-

- Ask the company who provided the report (the company named on the front of the report) or the surveyor who carried out the report to give you a copy of its 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 making a formal complaint
- Companies that provide Home Condition Surveys must handle your complaint in accordance with their procedure

You may ask The SAVA Certification Scheme to investigate the complaint if:-

- Your complaint involves an allegation of criminal activity
- The company fails to handle your complaint in line with its procedure
- You are not happy with how the surveyor has handled your complaint

SAVA
The National Energy Centre
Davy Avenue
Knowlhill
Milton Keynes MK5 8NA
www.sava.org.uk

Photographs



Rear elevation.



Side elevation.



Boiler



Electric meter.



Water tanks



Roof void and party wall



Loft insulation.



Hot water cylinder.



Secondary heating system.