Home Condition Survey

Helping you make the right decision about your new home

Report Reference No: 6673400
Produced for: Richard Griffiths
Date: 10-Nov-2020
Surveyor: Mr Richard McKuhen

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		
Surveyor's name	Mr Richard McKuhen	
Report reference number	6673400	
Company/organisation name	Richard McKuhen Surveying.	
Company address and postcode	41 Heath Road, Penketh, Warrington, WA5 2BU	
Company contact details	**Email**	mckuhen@hotmail.co.uk
	Telephone	07804192052
	Web Site	https://richardmckuhensurveying.co.uk/
Date of inspection	10-Nov-2020	

Summary

Type of property	The property is a detached bungalow.
Tenure (legal advisor to check)	Freehold
Approximate year when property was built	1958
Weather conditions at the time of inspection	The weather was wet at the time of my inspection. It was not raining.
The condition of the property when inspected	The property was occupied, fully furnished and habitable.
Is the property subject to special planning restrictions?	No.

Summary of Accommodation

Storey	Living rooms	Bed rooms	Bath or shower	Separate toilet	Kitchen	Utility room(s)	Conser-vatory	Other room(s)	Name(s) of other room(s)
Ground	1	3	1		1				
TOTALS	1	3	1	0	1	0	0	0	-
Gross internal floor area in square metres 98m²									

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.**

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		1
	D2	Roof coverings		1
	D3	Rainwater pipes & gutters		1
	D4	Above ground waste & soil pipes		1
	D5	Main walls (including claddings)		1
	D6	Windows		1
	D7	Outside doors (incl. patio doors)		1
	D8	Other external woodwork etc		1
	D9	Outside decoration		X
	D10	Other outside detail		X
	D11	Conservatories		X
	D12	Porches		X
E: Inside	E1	Roof structure		1
	E2	Ceilings		1
	E3	Inside walls, partitions & plasterwork		1
	E4	Floors		1
	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		3
	F2	Gas		3
	F3	Oil		X
	F4	Water		1
	F5	Heating		3
	F6	Drainage		1

General Description

A short general description of the construction (main walls, roof, floors, windows)	The main walls are of cavity construction. The roof is double pitched and covered with concrete interlocking tiles. The floor is solid concrete construction and all the windows are UPVC double glazed.

Summary of mains services	**Drainage**	A mains drainage system is present.
	Gas	A mains gas supply is connected.
	Electricity	A mains electricity supply is connected.
	Water	A mains water supply is connected.

Renewables	There are no renewables present at the property.

Central heating	The central heating is powered by a Glow worm Ultimate 30c condensing gas, combination boiler which is located on the internal face of the external wall in the kitchen. It is controlled by a programmer, room thermostat and most radiators are fitted with TRV's. (Thermostatic Radiator Valves).	
Boiler	**Manufacturer**	
	Model Name	Glow-worm
	Model Qualifier	
	Model Identity No.	017055
	First manufactured	2013
	Last manufactured	current
	Efficiency	88.9%
	Type	Condensing Combi
	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	There is a single on-site garage. There is a concrete driveway to the front of the property which provides off street parking for up to five vehicles. There are 5 parking spaces located on site. There is a larger than average garden to the rear of the property and a larger than average size lawn to the front of the property. There are 2 permanent outbuildings for the purpose of storage and shield plants from excess cold or heat and unwanted pests.. All roads and footpaths are made up unless otherwise stated.

Summary of Structural Movement

There is evidence of structural cracking to the outer walls. This is stable requiring no further action. For more information please see (Section D/Section E).

Summary of Dampness

There was no detectable evidence of abnormally high levels of moisture in any of the internal walls or any of the internal faces of the external walls.

Further Investigations

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

Recommended investigation of defects seen or suspected:	None

Issues for Legal Advisors

The surveyor is not a legal adviser and may not have seen any or all legal documents relating to the property. This is a job for your legal adviser or conveyancer.
However, during the inspection the surveyor may identify issues that need legal clarification or further investigation. Please pass a copy of this report to your legal adviser at the earliest opportunity.

Roads and footpaths	No specific issue was noted by the surveyor.
Drainage	No specific issue was noted by the surveyor.
Water	No specific issue was noted by the surveyor.
Drains	No specific issue was noted by the surveyor.
Planning and other permissions needed	No specific issue was noted by the surveyor.

Freehold owner consents	No specific issue was noted by the surveyor.
Flying freeholds	No specific issue was noted by the surveyor.
Mining	No specific issue was noted by the surveyor.
Rights of way	No specific issue was noted by the surveyor.
Cavity wall insulation	Cavity wall insulation has been installed at the property. It is recommended to check that the installer is registered with CIGA (The Cavity Insulation Guarantee Agency) and that a valid guarantee was issued by the installer.
Boundaries (including party walls)	No specific issue was noted by the surveyor.

Easements	No specific issue was noted by the surveyor.
Repairs to shared parts	No specific issue was noted by the surveyor.
Previous structural repairs	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.

Property Risks

Risks to the building and grounds:

Contamination	No specific issue was noted by the surveyor.
Flooding	No specific issue was noted by the surveyor.
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	No specific issue was noted by the surveyor.
Gas	No specific issue was noted by the surveyor.
Handrails	No specific issue was noted by the surveyor.

Asbestos	No specific issue was noted by the surveyor.
Unsafe fittings	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 and electrical installation. Failure to test the services increases the safety risk.
Inappropriate living	No specific issue was noted by the surveyor.

Stairs and guarding	No specific issue was noted by the surveyor.
Insect nests	No specific issue was noted by the surveyor.
Smoke detector	There is a lack of smoke detectors. This may increase the risk of being trapped in the event of a fire.
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.

	Description and Justification for Rating and any comments	Condition Rating
D1. Chimneys and flues	There is one chimney stack present at the property which is located at the roof ridge level. Where viewed from ground level the chimney stack is in good condition. The pointing to the brick work, the lead flashing and the flaunching to the top of the stack are all in good condition. There is a flue in place which serves the internal solid fuel heater which is located in the living room. Normal maintenance must be undertaken.	1

Chimney stack.

Chimney stack.

D2. Roof coverings	The main roof is of double pitch design and is covered with concrete interlocking tiles and finished with half round ridge tiles which are fixed with a dry ridge system. The roof and ridge tiles are in a good condition for their age and seem to be securely fixed. There is a lead valley to the front elevation which is also in good condition. All roof verges are covered with plastic verge covers which are well fixed and in good condition. Where seen from ground level, the main roof is generally even and well formed with no signs of excessive undulation or distortion. Normal maintenance must be undertaken.	1

Plastic verge covers.

Dry verge covers, facia and soffit.

Front lead valley.

D3. Rainwater pipes & gutters	Rainwater goods are formed from plastic and discharge from gutters is via a mixture of downpipes and gutters into gullies at ground level to the rear, side and front elevations. The gulley covers are all in place and are in an average condition. The plastic rainwater fittings appear to be in a serviceable condition. There do not seem to be any blockages in any of the gutters and the sizing appears to be adequate. The rainwater pipes are well fixed and do not show any obvious signs of leakage, although the property was not inspected in a period of sustained rainfall. No repair is presently required.	1

Rear gulley.

Gutter and soffit.

Gutter and downpipe.

Gulley.

D4. Above ground waste & soil pipes	The bathroom and kitchen waste pipes are plastic which are in good condition. There is no soil pipe present at the property. There is an original cast iron pipe fixed to the rear external wall which supplies ventilation for the drainage system. This is showing signs of rust and needs maintaining. Normal maintenance must be undertaken.	1

Kitchen waste pipes.

Rear drainage ventilation pipe.

D5. Main walls (including claddings)	The outside walls to the property are brick-faced cavity construction. They are in good condition for their age. There are minor cracks in the mortar and one of the bricks below the front windows. The cracks do not go to ground level and there is no cracking internally which suggests these are not structural or on going. There is a section to the front gable wall which has been cladded in timber which is in good condition. Normal maintenance must be undertaken.	1

Cracking to front wall below window.

Front cladding.

Crack to brick in front wall below window.

D6. Windows	The windows have UPVC frames and sealed unit double glazing. UPVC frames can vary enormously in quality and an assessment of individual design is beyond the scope of this report. There was no evidence of failure of the sealed double glazed units which would be displayed as condensation or misting between the glazing panes. The presence of condensation or misting is dependant upon atmospheric conditions that are, of course variable. Such defects cannot always be diagnosed during a single inspection. Normal maintenance must be undertaken.	1
D7. Outside doors (incl. patio doors)	The outside doors are UPVC and are double glazed. The operation of the doors and their locking mechanisms is satisfactorily. Normal maintenance must be undertaken.	1

Front door.

Rear French doors.

D8. Other external woodwork etc	The other woodwork includes such items as woodwork at the roof edges and any timber porch/canopy. The outside woodwork has been changed to UPVC. No repair is presently required.	1

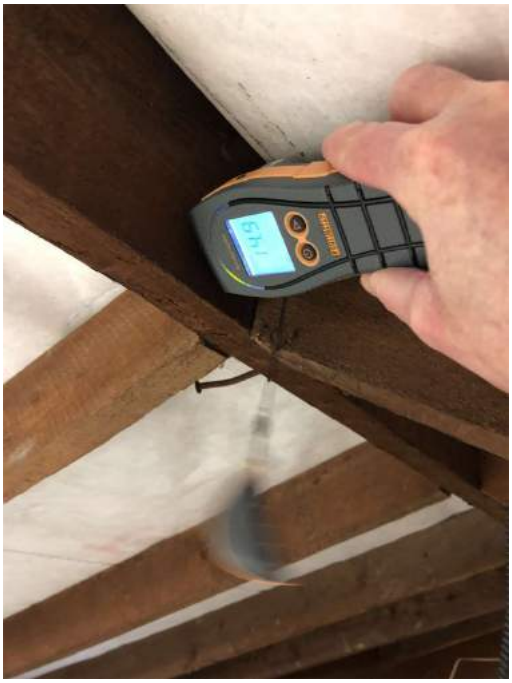
	Description and Justification for Rating and any comments	Condition Rating
E1. Roof structure	The main roof is constructed using individual cut timbers in a traditional manner and was accessed by a trap door in the ceiling of the hallway. The underneath of the roof tiles was covered in a layer of breathable felt which did not permit an inspection of the tiles from below. The breathable felt was in good condition for its age and there was no obvious sign of excessive wear and tear. The visible roof timbers, (purlins, hangers and rafters) seemed in reasonable condition for their age and there was no evidence of excessive distortion or deterioration. Access to the roof timbers was restricted due to the fact that the roof space has a low height. There is staining to one of the rafters next to the chimney stack which is evidence of a past or present leak. It is recommended you instruct a competent roofer to check the external lead flashing is performing adequately. The accessible timbers were tested with the damp meter and there are no issues to report. The inspection of the floor joists was restricted due to them mainly being covered with loft insulation and boarding. They did feel solid and even where walked upon. The roof structure in the garage where viewed from ground level was visibly in good condition. Normal maintenance must be undertaken.	1

Roof space boarding.

Roof structure.

Rafter damp check.

Rafter damp check.



Rafter damp check.

Hanger damp check.

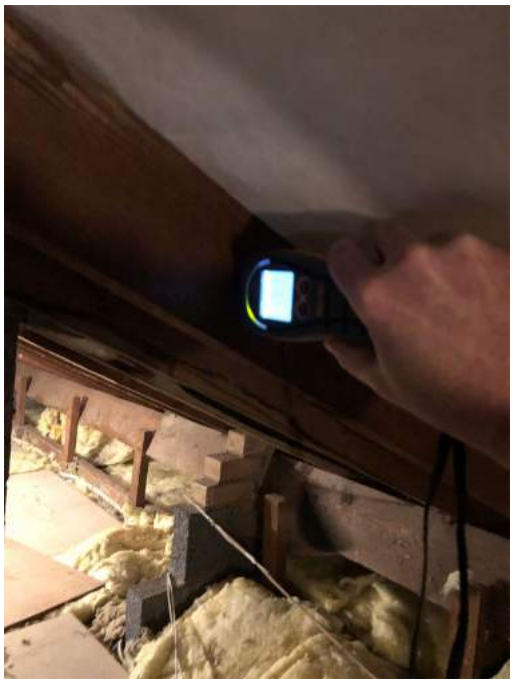
Purlin damp check.

Staining to rafter next to chimney stack.

Chimney stack.

Purlin, hangers and rafters.

Purlin, hangers and rafters.



Rafter damp check.

Rafter damp check.

Rafter damp check.

Rafter damp check.

Purlin damp check.

Roof structure.

E2. Ceilings	The ceilings are constructed from sheets of plasterboard covered beneath with a plaster skim finish, complying with standards, current at the time of construction. The ceilings were in a good condition for their age, with no visible evidence of excessive distortion or cracking. No repair is presently required.	1

E3. Inside walls, partitions & plasterwork	The internal walls and partitions are made up of both masonry and timber construction and finished with a plaster skim. They are covered with paint, tiles and wall paper. There was no evidence of excessive distortion, deflection or dampness to any of the internal walls or any of the internal faces of the external walls. No repair is presently required.	1

Internal wall damp check.

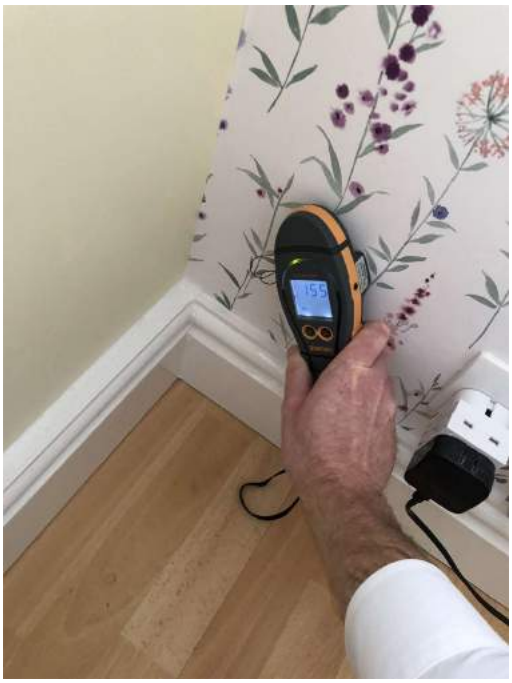
Internal wall damp check.

Internal wall damp check.

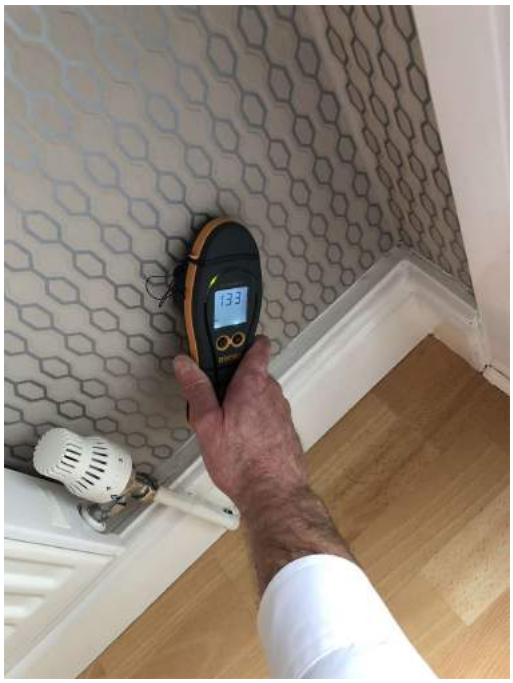
Internal wall damp check.

Internal wall damp check.

Internal wall damp check.

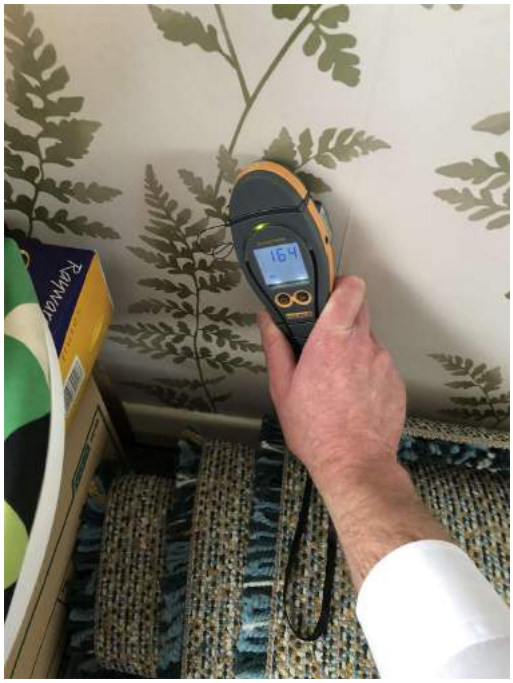


Internal wall damp check.



Internal wall damp check.

Internal wall damp check.



Internal wall damp check.

Internal wall damp check.

Internal wall damp check.

Internal door reveal damp check.

Internal wall damp check.

Internal door reveal damp check.

E4. Floors	The ground floor is solid concrete construction. Inspection of the floor areas in general and the condition of their underlying structure was significantly restricted by the fact that many of the floors were covered in fitted carpet, laminate flooring material, ceramic tiles, furniture and other stored items. Where walked upon the ground floor seemed in good order and no defects were identified. No repair is presently required.	1
E5. Fireplaces & chimney breasts	There is a fire place in the living room which has a fixed solid fuel burner in place. There was no evidence that the solid fuel burner has a HETAS Certificate of Compliance in place. The HETAS certificate demonstrates that the installation complies with the relevant Building Regulations. It is recommended you contact HETAS to enquire whether such a certificate is available. Normal maintenance must be undertaken.	1

Solid fuel burner.

E6. **Built-in fittings**	The kitchen fittings are of good quality. There is a mixture of base and wall units. No repair is presently required.	**1**

Kitchen.

Kitchen.

E7. **Inside woodwork**	The internal woodwork includes such items as: doors, frames and skirting. All the internal woodwork is in good condition. No repair is presently required.	**1**

Internal door.

E8. Bathroom fittings	The sanitary fittings in the bathroom include such items as electric shower, basin and a WC which are of good quality. No repair is presently required.	1

Shower cubicle and basin.

Toilet.

Electric shower.

Basin.

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

	Description and Justification for Rating and any comments	Condition Rating

Ideally, a property offered for sale should have a valid and current electrical safety certificate which shows that the electrics continue to uphold the national safety standard.

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

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

F1. Electricity	The property is connected to the mains electricity supply. The meter and RCD consumer unit is located on the wall in the garage. The electrical installation may have been deemed satisfactory when it was first installed, but since then, there may have been changes made to the electrical system in the property and also to the standards that these adhere to. As there is no evidence of regular maintenance and/or recent certificates to attest to the safety of the currently installed system, it is recommended that you instruct a specialist inspection by a competent electrician (preferably NICEIC registered) and any recommendations given should be implemented. Further advice should be obtained.	**3**

RCD Consumer unit and electric 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 mains gas supply and the meter is located on the wall in the garage. Gas services should be tested on a regular basis and a Gas Safe Certificate issued. There is no evidence of recent inspection or testing and it is recommended that a test is undertaken prior to you making a legal commitment to purchase. The absence of a test certificate constitutes a hazard and necessitates the imposition of a Condition 3 Rating. Further advice should be obtained.	**3**

Gas meter.

F4. Water	The property is connected to the mains water supply. The internal stopcock is located at ground level in the kitchen under the sink. The incoming mains pipe is copper and where visible was in good condition and there was no evidence of past or present leakage. Normal maintenance must be undertaken.	**1**

Internal stop cock.

F5. Heating	The heating is provided by a gas, condensing combination boiler which is located on the internal face of the external wall in the kitchen. Most radiators are fitted with TRV's (Thermostatic Radiator Valves) and the heating system is controlled by a programmer located below the boiler and a room thermostat which is located in the hallway. It is recommended that you establish the service history of the gas boiler prior to commitment to purchase as only regular servicing by a competent person can ensure efficiency and safety. If these enquiries suggest that previous maintenance has been inadequate you should instruct a competent person to check the whole system prior to purchase. Further advice should be obtained.	**3**

Radiator and TRV.

Boiler.

Room thermostat.

F6. Drainage	There is an inspection chamber present at the property. It is located on the front garden close to the side gate. The inspection chamber cover was lifted and the drain was clear and free from any debris. Normal maintenance must be undertaken.	1

Inspection chamber.

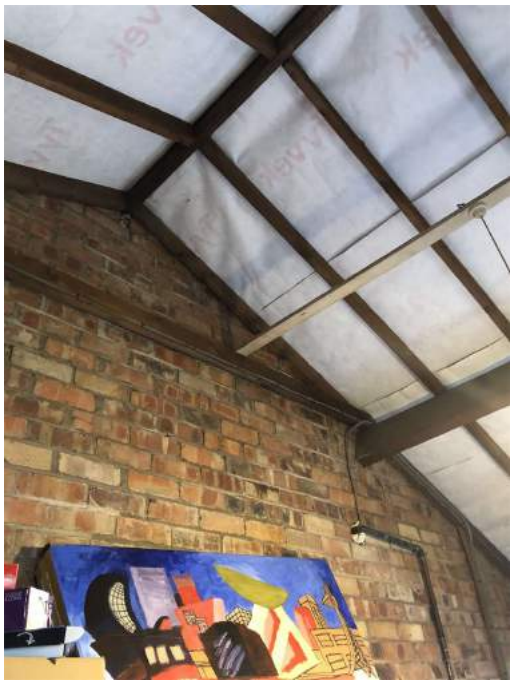
Inspection chamber.

	Description and comments

Outbuildings

Garages	There is a single attached garage which is accessed by an up and over garage door. The garage and door are all in good condition.

Garage roof construction.



Garage roof structure.

Garage up and over door.

Permanent outbuildings	There are two permanent outbuildings. One is a timber shed and the other is a glass greenhouse. The timber shed is in good condition and the greenhouse is in an average condition.

Greenhouse.

Timber shed.

Grounds

Grounds	The grounds are mainly laid to lawn.

Rear garden.

Rear of property.

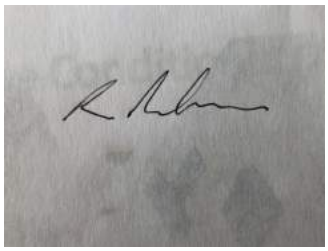
Paved areas	There is a drive to the front and consists of concrete. There are paved areas and paths to the rear consisting of flagstones and concrete that are in a fair condition.

Concrete driveway.

Boundary and retaining walls	The fence is timber panels with concrete posts and bases. This is in a good condition.

Timber fence panels.

Common (shared) areas	There are no common areas.

Name	Mr Richard McKuhen	
Qualifications	Level 6 Diploma Residential Surveying and Valuation. Level 3 Diploma Domestic Energy Assessment.	
Address	41 Heath Road, Penketh, Warrington, WA5 2BU	
Contact details	**Email**	mckuhen@hotmail.co.uk
	Telephone	07804192052
	Web Site	https://richardmckuhensurveying.co.uk/
Date of finalising the report	10-Nov-2020	
Signature		

RICHARD MCKUHEN
SURVEYING

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 indentified 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 of visitors.

Your rights and responsibilites

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.

FACTSHEET

Cavity Wall Insulation

Cavity wall insulation is one of the easiest and cheapest ways to improve the energy efficiency of a home. It will significantly improve comfort and reduce running costs and CO_2 emissions. It is a well established and guaranteed procedure that can be completed in under a day and there are government grants available to assist with the cost of installation.

Modern cavity walls under construction

The origins of cavity walls

Cavity walls are built using the inner and outer 'leaves' of a wall which are separated by a space or 'cavity' in the separating the two leaves.

Cavity walls were first introduced in the construction of house building in the early 20th century in order to reduce water penetration through walls and to improve the insulation performance of walls.

Cavity walls are considered by most to be one of the better wall construction types. The cavity between the two wall leaves helps to prevent moisture transfer from the outside and heat loss from the inside and therefore helps to keep the house warm and dry.

Benefits of insulated cavity walls

An un-insulated home can loose up to 35% of its heat through the external walls. When a house is heated, there is natural flow of heat from the inside to the outside through the structure. Cavity wall insulation works by making the path for the heat to flow more difficult, thereby reducing the rate of heat loss through the wall. A cavity wall without insulation will loose heat three to four times quicker than a cavity wall that is insulated. The main benefits of cavity wall insulation are:

- Will reduce fuel bills and will keep your house warmer for a longer period of time
- Will result in a reduction in the CO_2 emissions of your property
- Helps to reduce draughts
- Will reduce condensation because the internal surfaces of the walls will be warmer. However, this is not a substitute for an adequate ventilation system

The table below shows typical reductions in running cost and CO_2 emissions.

Measure	Cavity Wall Insulation
Annual Savings per year (£)	Around £115
Installed cost £	Around £250 (subsidised)
Installed pay-back	Around 2 years
CO_2 saving per year	Around 610 kg

Source: Energy Saving Trust

Is my home suitable for cavity wall insulation?

Generally speaking, for a home to be suitable for cavity wall insulation it must:

- Have cavity wall construction
- Have an empty cavity

A Domestic Energy Assessment or Home Inspection Report will normally tell you if your home is suitable for cavity wall insulation to be installed. You can usually tell whether your home is of cavity construction by the following:

- **Age**—dwellings from the 1920s onwards are likely to be of cavity construction.
- **Wall thickness**—solid walls will normally be thinner than cavity walls at 220-230 mm compared to 250-260 mm, although some older properties were built with 300mm thick walls; also other wall construction types such as stone and timber framed are sometimes difficult to distinguish
- **Brick pattern**—solid and cavity walls will normally have different patterns of brick construction

If your home has cavity walls, the bricks will have a regular pattern as shown below. If your home has solid walls, the bricks will have an alternating pattern as shown below.

Regular brick pattern of a cavity wall

Alternating pattern of a solid wall

Houses built from 1995 onwards would typically have been constructed with filled or partly filled cavities. However, houses built prior to this may have had insulation added after construction, which means that the have a 'retrofit' installation. A key identifier of retro filled cavity walls will be a regular pattern of drill holes on the outside between the courses of brickwork (see photo below).

In order to ensure a complete fill of the cavity, insulation holes are normally drilled at three 'courses' or layers of brick beneath a window (see photo above). The photo below shows an example of such a drill hole pattern on a rendered wall.

Stone and system build properties

Some stone and system build properties may have a cavity which could potentially be filled with insulation.

If you live in a property of stone or system build construction then it is worth seeking advice from an installer to check if cavity wall insulation is suitable for your property and to calculate the savings it might deliver. As this is likely to require a more specialist procedure, the installation costs may be higher than installing 'standard' cavity wall insulation.

Installing cavity wall insulation

The most common way to install cavity wall insulation in existing properties is to inject the insulation material into the cavity from the outside via a system of holes drilled between the bricks in a regular pattern.

The most common insulating materials used are mineral wool and glass fibre wool but polystyrene granules or beads, or an expanding chemical foam material can also be used. In order to be able to insulate a cavity wall, the cavity should be at least 50 mm wide.

Top tips to consider when installing cavity insulation

Cavity wall insulation is a very cost effective way of reducing the CO_2 emissions and the energy bill of your property and could save the average household around £115 per year.

The cost of the installation is typically around £500 (unsubsidised) depending on the building. There are grants available which could reduce these costs by up to 50%.

Seek the advice of an expert before you do any work in your property.

There are different methods and materials available for filling the cavity and your installer will advise which is the most appropriate for your house.

Cavity wall insulation is a specialist job and should only be undertaken by contractors registered with an approved organisation. We recommend that any installer used is a registered member of one of the following organizations:

National Insulation Association (NIA)

Cavity Insulation Guarantee Agency (CIGA)

Make sure that your property is surveyed by a professional before you start any building works. The surveyor will be able to inspect the property, looking at the condition of the walls to identify any constructional defects, failed pointing, dampness problems or penetrations of the external walls.

If an inspection reveals any problems, they must be removed before the installation of the insulation.

Useful websites

www.energysavingtrust.org.uk/Home-improvements-and-products/Home-insulation-glazing/Cavity-wall-insulation

National Insulation Association (NIA) for professionally installed insulation products Tel: 01525 383313
www.nationalinsulationassociation.org.uk

Cavity Insulation Guarantee Agency (CIGA)
www.ciga.co.uk/index.html

National Energy Foundation:
www.nef.org.uk/energysaving/insulation.htm

Disclaimer regarding general information:

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

Sava, 4 Mill Square, Featherstone Road,
Wolverton Mill, Milton Keynes, MK12 5ZD
Tel: 01908 672787 email: hello@sava.co.uk

Sava
MAKING BUILDINGS BETTER

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.

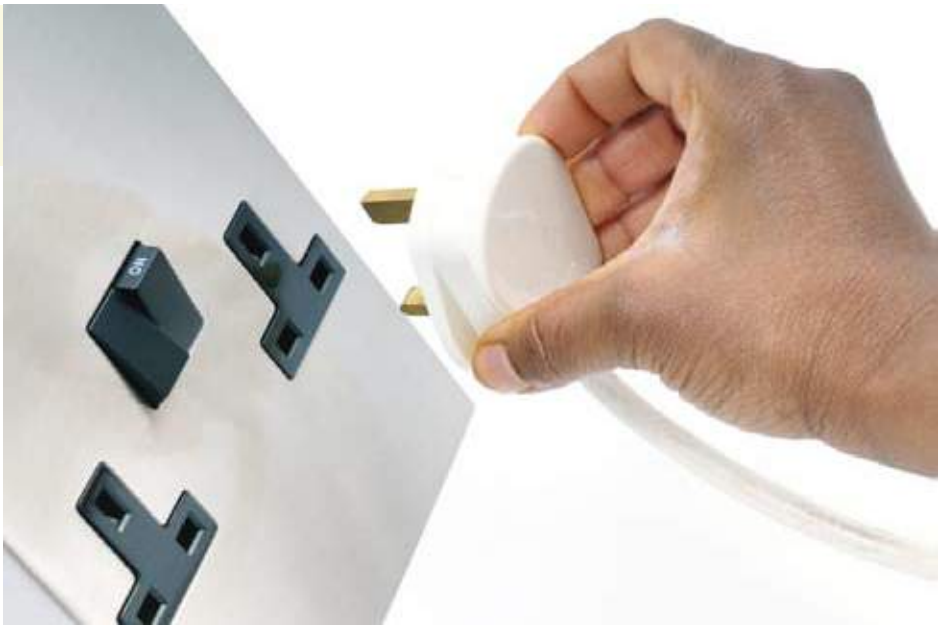
Why should I have my electrical system tested?

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

Sava, 4 Mill Square, Featherstone Road, Wolverton Mill,
Milton Keynes, MK12 5ZD
Tel: 01908 672787 email: hello@sava.co.uk

Sava
MAKING BUILDINGS BETTER

FACTSHEET

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/

Sava,
4 Mill Square, Featherstone Road,
Wolverton Mill, Milton Keynes, MK12 5ZD

Tel: 01908 672787
Email: hello@sava.co.uk

FACTSHEET

Wood burning stoves

Why a wood burning stove?

Heating a house with wood is becoming increasingly popular in the UK. Open fires have always been popular, but the efficiency of burning logs in a grate is very low–only about 25% efficient. In contrast, modern wood burning stoves can have over 80% efficiency. Modern stoves can be even 'greener' when using a 'cleanburn or cleanheat' system in which the gases created when the wood is burnt are circulated back into the stove and burnt off. This increases the heat output and reduces emissions.

Wood is a carbon neutral fuel and although it releases carbon dioxide when it burns, the amount given off is the same as was stored by the tree as it grew.

Further environmental advantages of using wood are:

- Wood is a source of renewable energy as long as it comes from sustainable sources (where trees come from a managed woodland or where the wood for burning is a by-product of other activities such as forest residues, for example left over wood that has been harvesting for another reason, tree surgery waste or wood residues from wood processing plants)
- British woodlands are managed natural environments and benefit from active management
- Using local wood can benefit the rural economy

Wood burners can be used to provide heat for the room it stands in or, by heating water and pumping it through pipes it can provide heat to several rooms, and/or a domestic hot water system via a boiler.

This can even be extended to provide heat to several buildings from the same boiler, which is known as district heating.

This fact sheet focuses on wood stoves used for heating a home.

What are wood burning stoves?

A wood burning stove is a heating appliance that is capable of burning wood logs, a multi-fuel, or pellets (small pieces of compressed saw dust which are automatically fed into the fire).

Most people use logs, but to increase efficiency, they should be well season (dried under cover for at least a year) to reduce their moisture content.

The burner is normally made of a solid metal closed fire chamber and a grate and has adjustable air control. It must be connected to a chimney or flue and can either be floor mounted or set into a chimney breast.

Depending on the size of the stove installed and the layout of the home a single appliance can be used to heat one or more rooms. Some models can be used to supplement the hot water and some can also be used for cooking.

Cooking and heating

Wood burner in existing fire place

Things to consider

What is the availability of fuel in my area? Wood is widely available in the UK However, it is important to remember that the environmental benefits of having a wood burner would be reduced if the fuel had to be transported over long distances. The National Energy Foundation maintains a database of wood fuel suppliers and you can search for a supplier in your area (see useful websites).

Do I have enough space to store a useful amount of wood in dry, well ventilated conditions? A covered space of at least three cubic metres relatively close to the house would be advisable (as you would be the one trudging in and out to get it!). If you are sourcing your own wood you would also need to consider that this would have to be kept in dry conditions for at least a year to 'season' before burning it. Only well seasoned wood should be burnt and should be from a sustainable source. You should avoid using any wood that may have been chemically treated as it could be hazardous to your health when burnt.

Am I allowed to burn wood?
To effectively control levels of smoke, many towns and cities now have smoke control areas especially in city centres. You are not allowed to burn fuel that emits smoke in a Smoke Control Area either in a stove or fireplace. Your local authority can tell you if you are in a Smoke Control Area.

There are certain clean-burning wood burning stoves which are exempt; this means that you can burn wood on them in smoke control areas. These have been tested and shown to produce low emissions when burning wood and may

be used in Smoke Control Areas. Appliances are exempted separately in the different countries of the UK and you can find a list of appliances exempted and which fuel you may use on the UK Smoke Control Areas webpage (see useful websites).

Is it easy to operate?
Modern wood burners are easy to operate. Provided it burns efficiently and dry logs are used even in daily use the stove should not need cleaning out more than every few weeks. In fact, a bed of ashes helps the wood to burn. And if the stove has self-cleaning 'airwash' glass a clear, attractive view of flickering flames is guaranteed. With very little regular maintenance you can keep your stove in tip top condition.

Do I want just heat or heat and hot water?
If you want a wood stove that can contribute to the hot water as well as provide heating you will need to install a stove with a back boiler. A wood boiler stove is an appliance that can burn wood to create hot water. Some look like traditional wood burner stoves whilst others look and work much more like a gas boiler.

There are various types of boiler for wood stoves available but they all do the same job: they transfer heat from the burning wood into water, which can then be piped where it is needed and used for heating or domestic hot water. You will want to seek professional advice to establish the size of boiler suitable for your home.

What size stove do I need?
You will need to buy the appropriate size stove for the room you want to heat, so you will need to note the cubic metres of the room as well as the size of the windows and doors. Heat output is measured in kilowatts (kWs) and the stove size as well as type of chimney, flue and wood burned, determine how much heat is radiated per hour.


Modern free standing stove

If the stove is too big for the room, the room will become too hot on standard settings. It is important to burn the fuel at a fast rate and high temperature as slow burning of wood is not efficient and will lead to smoke and tar deposits in the chimney and flue. You can use tools such as the 'Stovesonline kilowatt calculator' to get an idea of the maximum heat output in kW needed for any room.

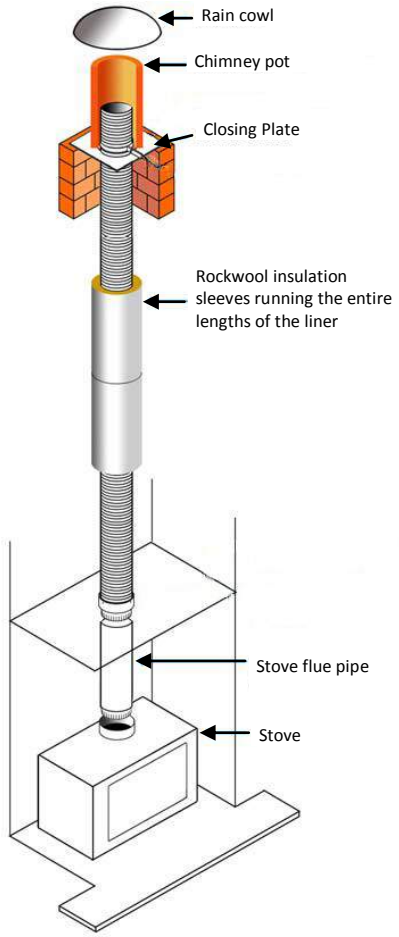
Where am I going to put it?
A stove needs a flue and this can be installed into an existing chimney. However, there are now ultra modern freestanding stoves on the market where the flue rises straight up through the ceiling. Where there is an existing chimney, it will need to be lined. Even if the chimney is already lined, unless the age of the lining can be accurately determined, it is likely that you will be advised to have a new liner. The cost of lining the chimney or installing a flue can be as much as the cost of the stove

Who is going to install it?
In England and Wales, there are only two routes to legal installation; you can either use a registered installer or apply directly to the local authority.

A registered installer can self-certify that the work they do complies with the relevant Building Regulations. A list of registered installers in your local area can be found from HETAS. This is the official body recognised by government to approve solid fuel domestic heating appliances, fuels and services. The installer will leave you with a Certificate of Compliance which is forwarded to HETAS who will in turn notify the local building control officer on your behalf.

Alternatively, you can apply directly to the local authority building control department for a building notice. Note that failure to notify the work through the registration scheme or directly to the local authority can lead to enforcement. It can also cause problems for future house sales if there is no official record of a compliant installation.

A competent installer will be able to advise you on the size of stove you need, ventilation requirements, assess the chimney to check that it is in good order or advise on installing a new flue.



Useful websites

www.nef.org.uk/logpile/index.htm
smokecontrol.defra.gov.uk/
www.stovesonline.co.uk
www.biomassenergycentre.org.uk
www.hetas.co.uk/

Sava, 4 Mill Square, Featherstone Road,
Wolverton Mill, Milton Keynes, MK12 5ZD
Tel: 01908 672787 email: hello@sava.co.uk

Sava
MAKING BUILDINGS BETTER