

Inspection Report

Wymondham Station

Residential Flat



[Inspection by: Wayne Simmons]

[Date: 09/02/23]

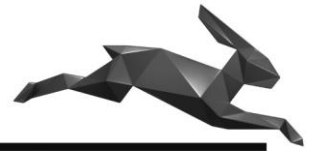
[Version: 002]



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1.0 Introduction

This schedule of condition was prepared by Wayne Simmons for and on behalf of Greater Anglia following the inspection on 2 February 2023.

On the date of inspection access on was gained to all areas of the property/land except for the roof space internally.

The weather conditions at the time of inspection were dry.

It should be noted that the building is Grade II listed and within a conservation area.

Photographs recorded during the inspection are contained within Appendix B of this document and should be read in conjunction with Section 3 of this document.

A schedule of recommendations is provided in Appendix D.

A rating schedule will be provided accompanied with commentary detailed the defects and associated repairs required.

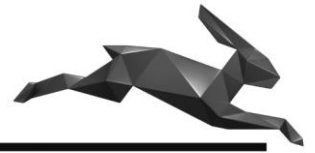
The table below provides the basis for the ratings of the individual building elements:

| Rating | Descriptor |
|--------|--|
| NI | Not Inspected |
| 1 | No defects found and are in a good at the time of the inspection. |
| 2 | Minor defects noted, such as wear and tear – not considered serious or urgent. |
| 3 | Serious defects that require attention or further investigation. |

2.0 Limitations of Inspection

The inspection will be based on a visual inspection of all visible, exposed, and accessible parts of the area in question. The schedule of condition will describe the present condition of the various elements at the time and date of the inspection. The schedule of condition will draw attention to visible defects but will not express an opinion about the cause of the defect nor will it express an opinion as to structural, physical, functional, or statutory suitability of items, elements, or components of the area.

The survey was limited to the following rooms within Building 01, namely 00 11, 00 12, 00 13, 00 14, 00 15, 00 16, 01 01, 01 02, 01 03. The location of the rooms can be seen on the plan in Appendix A.



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The survey was undertaken from ground/floor levels adjacent to and within the building and available vantage points internally and externally, where safe to do so.

Floor coverings fitted carpets and floorboards were not lifted and heavy equipment/ furniture or fittings and fixtures were moved. Those parts of the property, which are built in, covered up, or otherwise made inaccessible in the normal course of construction, alteration or fitting out have not been inspected. It is therefore not possible to state that such parts or services are free from rot, beetle infestation, corrosion, or other defects.

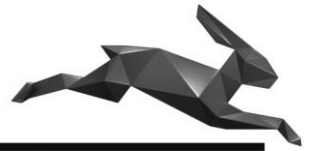
Testing of the service installations (mechanical plant, electrical power/lighting systems, HVAC systems, gas pipework, intruder alarms/security/access systems, automatic fire alarm/smoke detection systems, firefighting equipment, telecoms equipment/systems, IT equipment/systems, incoming water mains and hot/cold water distribution systems, etc.) was not undertaken. The schedule does not include any inspection or assessment of statutory testing records or maintenance records for service installations.

Drainage (including rainwater pipes and gutters) have not been tested and our inspection was limited to external inspection only of the gullies, manholes and outlets. Manhole covers were not lifted.

An inspection was made of what is understood to be the demise, but enquiries have not been made to establish the extent of the site and boundary responsibilities or any rights of way or easements which might affect the property.

This report excludes any investigation into structural engineering design, compliance with legislation relating to buildings, or the unsuitable use of high alumina cement or calcium chloride in concrete, wood wool slab permanent shuttering, asbestos and other materials known to be deleterious, except insofar as such matters may have come to our knowledge in the normal course of inspecting materials and state of repair.

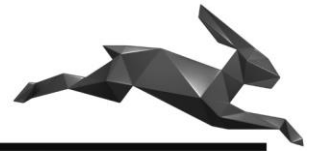
Greater Anglia cannot be held responsible to any third party for the whole or part of its contents of this survey and subsequent report.



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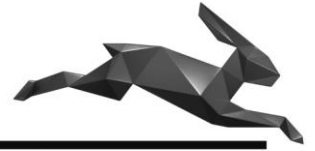
3.0 Inspection Schedule

| Location / Room Number | Location Name | Condition | Rating | Photo Ref |
|------------------------|---------------|---------------------------------|--------|-----------|
| 01 03 | Bedroom | Visible mould to wall | 3 | 1 |
| 01 03 | Bedroom | Visible mould to wall & ceiling | 3 | 2 |
| 01 03 | Bedroom | Visible mould to wall & ceiling | 3 | 3 |
| 01 03 | Bedroom | Visible mould to wall | 3 | 4 |
| 01 03 | Bedroom | Loss of plaster to wall | 2 | 5 |
| 01 02 | Shower Room | Visible mould to ceiling | 3 | 6 |
| 01 02 | Shower Room | Visible mould to wall & ceiling | 3 | 7 |
| 01 02 | Shower Room | Visible mould to wall & ceiling | 3 | 8 |
| 01 02 | Shower Room | Visible mould to wall & ceiling | 3 | 9 |
| 01 02 | Shower Room | Visible mould to wall | 2 | 10 |
| 00 14 | Kitchen | Visible damp to wall surface | 2 | 11 |
| 00 14 | Kitchen | Visible damp to wall surface | 2 | 12 |
| 00 14 | Kitchen | Visible damp to wall | 3 | 13 |
| 00 14 | Kitchen | Visible damp to ceiling | 3 | 14 |
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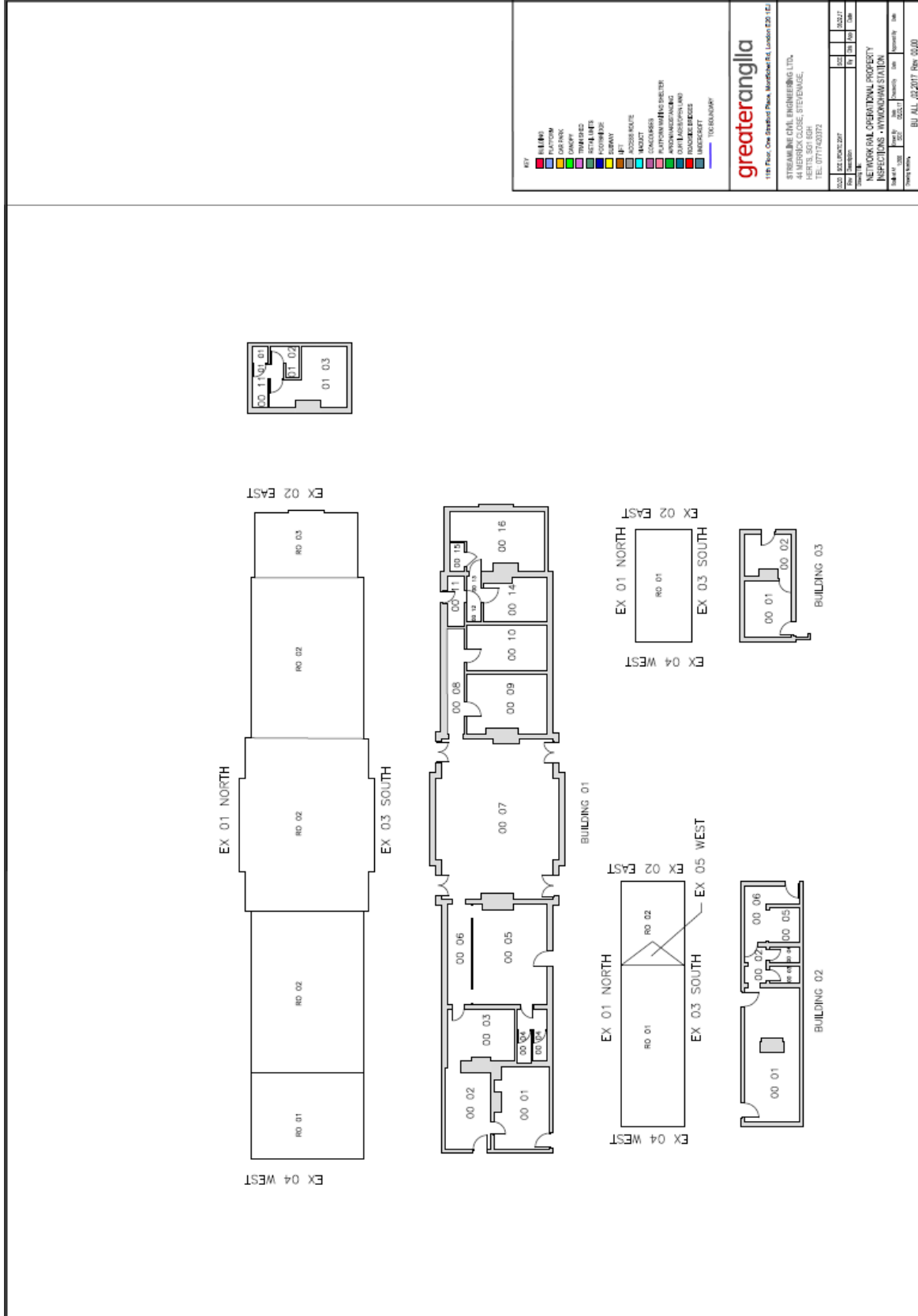


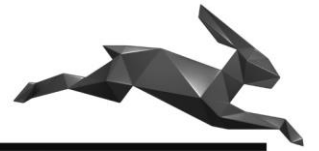
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Appendix A – Building Layout



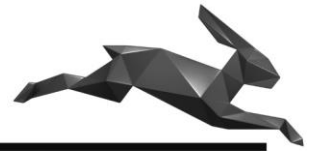
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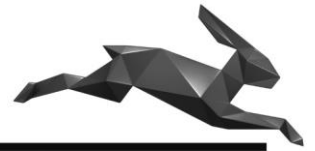
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Appendix B – Photographs



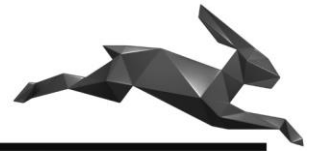
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| | | |
|--|---|--|
|  |  |  |
| <p>Photo 1</p> | <p>Photo 2</p> | <p>Photo 3</p> |
|  |  |  |
| <p>Photo 4</p> | <p>Photo 5</p> | <p>Photo 6</p> |



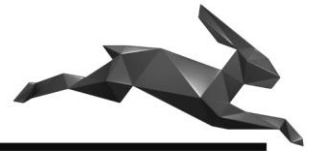
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| | | |
|---|--|---|
|  |  |  |
| <p>Photo 7</p> | <p>Photo 8</p> | <p>Photo 9</p> |
|  |  |  |
| <p>Photo 10</p> | <p>Photo 11</p> | <p>Photo 12</p> |



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| | | |
|---|---|--|
|  A photograph showing the corner of a room where the ceiling and walls meet. There is significant water damage, including large brown stains and peeling white paint on the ceiling. |  A photograph showing a different view of the ceiling damage. A wooden curtain rod is visible, and the damage includes brown stains and peeling paint on the ceiling. | |
| <p>Photo 13</p> | <p>Photo 14</p> | |



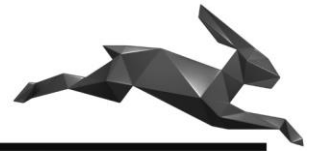
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Appendix C – Potential Hazards



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| Nature of the hazard | Deficiency given rise to the hazard |
|---|---|
| <p>Excess cold</p> <p>Damp and mould growth</p> | <p><u>Heating System</u></p> <p>The heating system is inadequate to efficiently raise and maintain a healthy indoor temperature.</p> |
| <p>Excess cold</p> <p>Damp and mould growth</p> | <p><u>Insulation</u></p> <p>The insulation provision to the external envelope of the dwelling (loft, walls, and windows) is deficient.</p> |
| <p>Excess cold</p> <p>Damp and mould growth</p> | <p><u>Dampness</u></p> <p>There is significant dampness to walls in both bedroom and kitchen. This is sufficiently extensive and persistent as to reduce the effectiveness of the thermal insulating properties of the structure.</p> |
| <p>Excess cold</p> <p>Damp and mould growth</p> | <p><u>Ventilation</u></p> <p>The Kitchen and Bathroom lack adequate mechanical extract ventilation provision.</p> |
| <p>Excess cold</p> | <p><u>Draughts</u></p> <p>The door, first floor bedroom window and bathroom window have gaps around the frames resulting in uncontrollable draughts.</p> |
| <p>Damp and mould growth</p> | <p><u>Mould growths</u></p> <p>There is extension black mould growth in the Bedroom and Bathroom.</p> |



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Appendix D – Recommendations



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| Item | Remedial Works Recommendations |
|------|---|
| 1 | <p>Heating:</p> <p>Replace the existing room heaters, with a whole house heating system, so that the house can be economically maintained at a reasonable temperature by providing either option A, B or C below –</p> <p>The system must be capable of maintaining the following internal temperatures when the external temperature is minus 1C.</p> <p>Reception rooms: 21C Bedrooms: 18C Bathroom: 21C Hallway/Kitchen: 19C</p> <p>The heating system must contain controls, which allow the occupier the heat output within the dwelling.</p> <p>The heating system within the property is to be designed and installed by a suitably qualified heating engineer.</p> <p>Option A: Gas Central Heating System (if a gas connection is available)</p> <p>Install a full gas central heating system, complete with gas boiler and heating controls, suitably sized radiators to each room with Thermostatic Radiator Valves (TRVs) and a central thermostat (TRVs in all rooms except the room containing the thermostat).</p> <p>The heating system must be commissioned by a Gas Safe registered Engineer.</p> <p>The heating system must be installed in accordance with current building regulations.</p> |
| | <p>Option B: Electric Heating System</p> <p>Install a system of LOT20 compliant fan assisted storage heaters of appropriate size in each habitable room (Bedroom and Living Room and hallway) and suitable heaters (i,e suitably sized and rated room heater) to all non - habitable rooms i,e Bathroom and Kitchen.</p> <p>The storage heaters are to be provided with time controls and automatic input and output charge controls, including an internal and external temperature sensor, which is used to set the amount of heat to be stored automatically. Alternatively, the heating system should be managed from one central unit with time and temperature programming, with separate zones for living and sleeping areas.</p> <p>The system shall be fitted/wired so that it has access to economy electricity tariffs.</p> <p>Ensure the heaters are supplied on a dedicated circuit and installed on a Part P compliant heating engineer, and comply with Building Regulations Part P.</p> |
| | <p>Option C:</p> <p>Any alternative system (e.g oil central heating or air source heat pumps etc.) Which is capable of economically achieving and maintaining these temperatures throughout will be considered.</p> |



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| Item | Remedial Works Recommendations |
|------|---|
| 2 | <p><u>Loft Insulation:</u></p> <p>Upgrade the loft insulation to conform to the target U-values in the current Building Regulation approved document L1B (e.g Top up loft insulation to at least 250mm mineral fibre or cellulose fibre as quilt laid between and across ceiling joists or lose fill equivalent). Ensure eaves ventilation is not blocked.</p> |
| 3 | <p><u>Damp remedial works:</u></p> <p>Carry out a damp survey to identify the cause(s) of the damp in the property and identify appropriate remedies. The surveyor must be suitably qualified and a member of an appropriate trade body (for example, a member of the Property Care Association (PCA) or Royal Institute of Chartered Surveyors (RICS).</p> <p>The survey is to include an assessment to determine the extent of any rising damp, penetrating dampness, traumatic dampness, and condensation dampness for the property.</p> <p>The survey report is to provide a list of appropriate remedial works to remedy the dampness identified.</p> <p>Once the report is obtained carry out the remedial works listed in the damp survey report.</p> |
| 4 | <p><u>Mechanical Extraction:</u></p> <p>Install suitable mechanical extract ventilation system to the kitchen and bathroom to expel moisture laden air produced during peak periods.</p> <p>This should be installed to meet the current extraction rates as detailed in the current Building Regulations (i.e minimum of 30L/second for extraction adjacent to cooking hob or 60L/second for extraction away from the hob; and 15L/second for the bathroom fan).</p> |
| 5 | <p><u>Windows:</u></p> <p>Repair/overhaul all defective windows (e.g including first floor bedroom and bathroom) within the property to ensure all windows are in good working order.</p> <p>If a window is beyond repair and requires replacement, then this work must be undertaken in accordance with Building Regulations by a FENSA registered installer.</p> |
| 6 | <p><u>Front Door:</u></p> <p>Repair or replace front door to ensure this is adequately weather and draught proofed.</p> <p>If the door is to be replaced, then this work must be undertaken in accordance with Building Regulations by a FENSA registered installer.</p> |