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# Decent Homes Quality Report

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**Surveyed by:** PS Surveying Ltd  
**Surveyed on:** 12th June 2014  
**Issued on:** 2nd October 2014

**3 Wear Hose  
Smiths Road  
CW5 5GT**

**Client: Housing Association**

October 2017

## Introduction

This report provides a record of the internal and external condition of the property at: **1 Weaver House, Smiths Road, Nantwich, CW5 5GT**. It was surveyed by **James Holroyd** of **PS Surveying Ltd** on the **12th May 2014**.

## Purpose of Survey

The purpose of the survey is to provide a reference point in terms of the condition of the property, which can be used to plan future repairs, improvement and renewals according to the Decent Homes Standard.

This report is based upon the condition that prevailed at the time of the survey taking due consideration of the constraints that were imposed on the survey. The survey process was limited to a non-intrusive, visual appraisal of the element under review that was readily accessible at the time.

Tests were not carried out to validate performance of function. We have not inspected flues, ducts, voids or any other similar enclosed areas the access to which would have necessitated the use of special tools or which would cause damage to fixtures and fittings and we are unable to report that such areas remain free from defect.

## General Survey Information

**Time & Date of Survey:** 12:02:47 on 12th June 2014

**Weather:** Sunny

**Comments:** Minor damp levels present in the bedrooms. Lack of safety catches present to first floor windows. Opening in stairs over 100mm. All Service analysis are a summary based on a visual inspection. Any further inspection should be carried out by a qualified technician.

**Ref:** 1211X

## Tenancy

**Tenancy:** Privately Rented

**Tenant Name:** Mrs James Doe

**Tenant Phone:** 0844 8044 192

## Building Summary

**Building Construction:** Traditional

**Building Type:** House

**Building Use:** Semi-detached

**Building Date:** 1920

**Flat Position:**

**Bedrooms:** 3

## Decent Homes Summary

**Fitness:** Pass

**Repair:** Pass

**Facilities:** Pass




**Thermal Comfort:** Pass

## 1 Weaver House meets 4 of the 4 criteria which form the Decent Homes Standard


<b>Criterion A</b>	<p><b>Does the property meet the current statutory minimum standard for housing?</b> Dwellings that fail to meet this criterion are those containing one or more hazards assessed as serious ('Category 1') under the HHSRS.</p>	<b>PASS</b> FAIL
<b>Criterion B</b>	<p><b>Is the property in a reasonable state of repair?</b> A dwelling satisfies this criterion unless:</p> <ul style="list-style-type: none"> <li>• one or more key building components are old <b>and</b>, because of their condition need replacing or major repair; or</li> <li>• two or more other building components are old <b>and</b>, because of their condition need replacing or major repair</li> </ul>	<b>PASS</b> FAIL
<b>Criterion C</b>	<p><b>Does the property have reasonably modern facilities and services?</b> A dwelling is considered not to meet this criterion if it lacks three or more of the following facilities:</p> <ul style="list-style-type: none"> <li>• a kitchen which is 20 years old or less;</li> <li>• a kitchen with adequate space and layout;</li> <li>• a bathroom which is 30 years old or less;</li> <li>• an appropriately located bathroom and WC;</li> <li>• adequate noise insulation; and</li> <li>• adequate size and layout of common entrance areas for blocks of flats</li> </ul>	<b>PASS</b> FAIL
<b>Criterion D</b>	<p><b>Does the property provide a reasonable degree of thermal comfort?</b> The revised definition requires a dwelling to have both:</p> <ul style="list-style-type: none"> <li>• efficient heating; and</li> <li>• effective insulation</li> </ul>	<b>PASS</b> FAIL
<b>Overall</b>	<b>Does the property meet the Decent Homes requirements?</b>	<b>PASS</b> FAIL

**FITNESS (CRITERION A)**

1 Weaver House

<i><b>Element</b></i>	<i><b>Description</b></i>	<i><b>Status</b></i>	<i><b>Comments</b></i>	<i><b>Photo</b></i>
<b>Structural Stability</b>	Sound	Pass	No issues to report regarding structural stability	
<b>Foul &amp; Surface Drainage</b>	Satisfactory	Pass	Mo visual signs of damage present to foul and surface drainage. This is a summary based on a visual inspection. Any further inspection should be carried out by a qualified technician.	
<b>Water Supply</b>	Adequate	Pass	Water supply in full working order at time of survey. This is a summary based on a visual inspection. Any further inspection should be carried out by a qualified technician.	
<b>Pipework</b>	Adequate	Pass	This is a summary based on a visual inspection. Any further inspection should be carried out by a qualified technician.	
<b>Pipework Insulation</b>	Satisfactory	Pass		
<b>Spalling</b>	No	Pass		


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<b>Damp</b>	Minor	Pass	Minor damp levels in the bedrooms	
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PS Sample

**HHSRS (CRITERION A)**

1 Weaver House





<i>Element</i>	<i>Description</i>	<i>Status</i>	<i>Comments</i>	<i>Photo</i>
<b>Damp and Mould Growth</b>	Risk Identified Bedroom 1; Bedroom 2	Pass - Category 2	Minor damp levels present in the bedrooms - Damp proofing; Mould growth	
<b>Excess Cold</b>	No Risk	Pass - Pass		
<b>Excess Heat</b>	No Risk	Pass - Pass		
<b>Asbestos</b>	No Risk	Pass - Pass		
<b>Biocides</b>	No Risk	Pass - Pass		
<b>Carbon Monoxide</b>	No Risk	Pass - Pass		
<b>Lead</b>	No Risk	Pass - Pass		
<b>Radiation</b>	No Risk	Pass - Pass		
<b>Uncombusted Fuel Gas</b>	No Risk	Pass - Pass		
<b>Volatile Organic Compounds</b>	No Risk	Pass - Pass		
<b>Crowding and Space</b>	No Risk	Pass - Pass		
<b>Entry by Intruders</b>	No Risk	Pass - Pass		
<b>Lighting</b>	No Risk	Pass - Pass		
<b>Noise</b>	No Risk	Pass - Pass		
<b>Domestic Hygiene, Pests and Refuse</b>	No Risk	Pass - Pass		
<b>Food Safety</b>	No Risk	Pass - Pass		






<b>Personal Hygiene, Sanitation, Drainage</b>	No Risk	Pass - Pass		
<b>Water Supply for Domestic Purposes</b>	No Risk	Pass - Pass		
<b>Falls associated with Baths</b>	No Risk	Pass - Pass		
<b>Falls on the Level</b>	No Risk	Pass - Pass		
<b>Falls associated with Stairs and Steps</b>	Risk Identified Stairs	Pass - Category 2	Opening in stairs over 100mm - Openings in stairs or balustrades greater than 100mm	
<b>Falls between Levels</b>	Risk Identified 1st floor windows.	Pass - Category 2	Lack of safety catches present to first floor windows. - Lack of safety catches or features to catches	
<b>Electrical Hazards</b>	No Risk	Pass - Pass		
<b>Fire</b>	No Risk	Pass - Pass		
<b>Hot Surfaces and Materials</b>	No Risk	Pass - Pass		
<b>Collision and Entrapment</b>	No Risk	Pass - Pass		
<b>Explosions</b>	No Risk	Pass - Pass		
<b>Ergonomics</b>	No Risk	Pass - Pass		
<b>Structural Collapse and Falling Elements</b>	No Risk	Pass - Pass		







**REPAIRS (CRITERION B)**

1 Weaver House



<i>Element</i>	<i>Description</i>	<i>Status</i>	<i>Comments</i>	<i>Photo</i>
<b>External Wall Structure 1920</b>	Brick/Render	Fair - Pass	External wall structure is in fair condition	
<b>External Wall Finish 1920</b>	Render	Fair - Pass	Rendering and cladding are both in fair condition. A tile is missing from the cladding	
<b>Brickwork 1920</b>	All Types	Fair - Pass	No issues to report regarding brickwork	
<b>Chimney Stacks</b>	None	Pass		
<b>Roof Covering 1920</b>	Concrete Tiles	Fair - Pass	No visual signs of damage present to roof covering. Inspection made from ground level. Moss growth apparent to roof tiles	
<b>Window Glazing 2003</b>	Double	Good	Double glazing windows throughout property in good condition.	

<p><b>Window Frames</b> <b>2003</b></p>	<p>uPVC</p>	<p>Good - Pass</p>	<p>No issues to report regarding window frames</p>	
<p><b>External Doors</b> <b>1995</b></p>	<p>Timber</p>	<p>Fair - Pass</p>	<p>External doors in fair condition and in full working order at time of survey</p>	
<p><b>Lintels</b> <b>1920</b></p>	<p>All Types</p>	<p>Good - Pass</p>	<p>No issues to report regarding lintels</p>	
<p><b>Kitchen Amenities</b> <b>2001</b></p>	<p>Medium</p>	<p>Fair - Pass</p>	<p>Kitchen amenities in good condition and in full working order at time of survey</p>	
<p><b>Kitchen Worktops</b></p>	<p>Adequate</p>	<p>Pass</p>		
<p><b>Bathroom Amenities</b> <b>2001</b></p>	<p>Bathroom with WC</p>	<p>Good - Pass</p>	<p>Bathroom amenities in good condition and in full working order at time of survey. This is a summary based on a visual inspection. Any further inspection should be carried out by a qualified technician.</p>	

<p><b>Boiler 2000</b></p>	<p>Combination</p>	<p>Fair - Pass</p>	<p>Boiler in full working order at time of survey but one of the turning dials is missing.</p>	
<p><b>Radiators 2000</b></p>	<p>Steel Panel</p>	<p>Fair - Pass</p>	<p>This is a summary based on a visual inspection. Any further inspection should be carried out by a qualified technician.</p>	
<p><b>Wiring 2002</b></p>	<p>PVC Cable</p>	<p>Good - Pass</p>	<p>This is a summary based on a visual inspection. Any further inspection should be carried out by a qualified technician.</p>	
<p><b>Consumer Unit 2002</b></p>	<p>CCU with MCBs &amp; RCD</p>	<p>Fair - Pass</p>	<p>This is a summary based on a visual inspection. Any further inspection should be carried out by a qualified technician.</p>	


**FACILITIES (CRITERION C)**

1 Weaver House

<i>Element</i>	<i>Description</i>	<i>Status</i>	<i>Comments</i>	<i>Photo</i>
Soundproofing	Satisfactory	Pass		
Kitchen Size & Layout	Adequate	Pass	Kitchen size and layout adequate	
Food Preparation	Adequate	Pass		
Bathroom Location	Suitable	Pass		
Bathroom Window Opening	Suitable	Pass		
WC Location	Adequate	Pass		
Separate WC Location	N/A	Pass		
Additional Water Closet				
Communal Areas				

## THERMAL COMFORT (CRITERION D)

1 Weaver House

<i>Element</i>	<i>Description</i>	<i>Status</i>	<i>Comments</i>	<i>Photo</i>
<b>Cavity or Wall Insulation</b>	Not Possible	Pass		
<b>Heating System Type</b>	Boiler System	Pass		
<b>Heating Controls 2002</b>	TRV	Good - Pass	This is a summary based on a visual inspection. Any further inspection should be carried out by a qualified technician.	
<b>Loft Insulation</b>	N/A	Pass		

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**ADAPTATIONS - EXTERNAL**

1 Weaver House

<i>Element</i>	<i>Description</i>	<i>Status</i>	<i>Comments</i>	<i>Photo</i>
Handrails				
Ramps				
Shallow Steps				

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October 2017

**ADAPTATIONS - INTERNAL**

1 Weaver House

<i>Element</i>	<i>Description</i>	<i>Status</i>	<i>Comments</i>	<i>Photo</i>
Wide Doorways				
Automatic Door Openers				
Additional Handrails to Stairs				
Stair Lift				
Sit-in Bath	Present			
Ride in Shower				
Specialist Kitchen				
Grabrails				
Track & Hoist				
Ceiling Track Hoist				
Through Floor Lift				
Bath Hoist Equipment				
ADM Unit Shower/Loo Cubicle				
Clos-o-mat Toilet				
Shower Over Bath				

**MISCELLANEOUS**

1 Weaver House

<i>Element</i>	<i>Description</i>	<i>Status</i>	<i>Comments</i>	<i>Photo</i>
Asbestos Status				
Possible Asbestos in				
Suitable for Neighbourhood Investment				



PS Sample