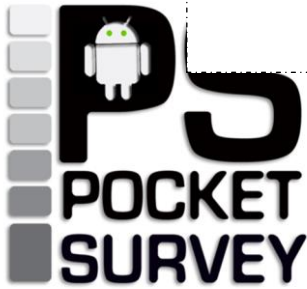


**This report took 5 SECONDS to produce
and a few MINUTES
to collect the data on site!**

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Your Address 2
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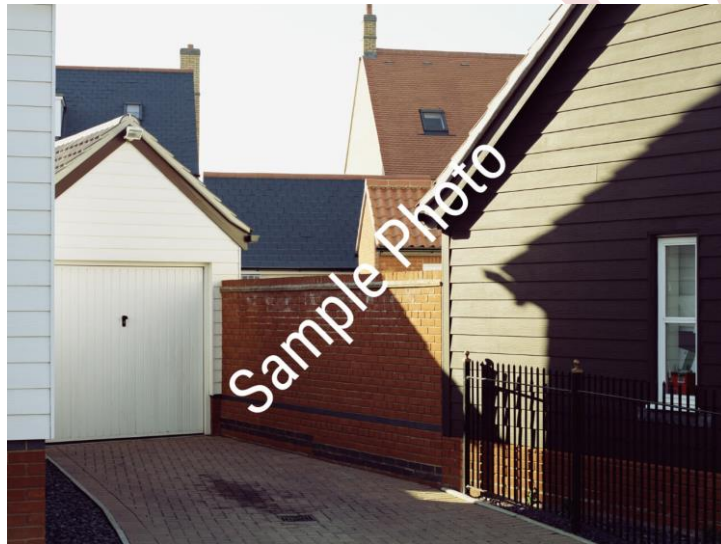
Tel: Your Phone Number

HHSRS Report

Prepared by PocketSurvey

For James Holroyd of Eon Housing

27 Baker Street, Chester, CW9 4QT



Surveyed: 8th February 2019 by Main Surveyor

Collect Data
NOT Paper!

Your Trade Logo Here

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1 INTRODUCTION

This report provides a record of the HHSRS Report at: 27 Baker Street, Chester, CW9 4QT for James Holroyd of Eon Housing. It was surveyed by Main Surveyor of PocketSurvey on the 8th February 2019.

The purpose of the inspection is to ensure that residential premises provides a safe and healthy environment for any potential occupier or visitor

Client	James Holroyd of Eon Housing
Address	27 Baker Street, Chester, CW9 4QT
Surveyor	Main Surveyor of PocketSurvey
Survey Date	8th February 2019
Limitations	<p>The following limitations apply to the conduct of the inspection:</p> <ul style="list-style-type: none">▪ The inspection was purely of a visible nature, without the use of ladders or the benefit of exploratory work. Its extent is limited to cracks to internal walls, floors and ceilings and significant defects to exterior walls, roof and boundaries, having regard to their age and construction type.▪ No structural survey or inspection of concealed or otherwise hidden services or finishes was undertaken.▪ The presence of furniture, fittings, furnishings, artwork and stored items generally restricts the scope of inspection, and where such articles or items exist, none were moved. Ceiling, wall and floors surfaces concealed by such articles or items were not inspected.▪ No testing of any service installations was undertaken.

2 SURVEY OVERVIEW

SURVEY DETAILS

Survey Date 8th February 2019

Surveyor Main Surveyor

Survey Description A comprehensive survey of the visible parts of the building.

Weather Dry & Overcast

Surveyor Main Surveyor

BUILDING DETAILS

Building Type Mid-terrace House Traditional

Building Date Post 1979

Building Construction Traditional

DWELLING DETAILS

Floors in Dwelling 2

Bedrooms in Dwelling 2

3 HHSRS OVERVIEW

TENANT DETAILS

Tenant Name	John Doe
Tenant Phone	0161 818 4683
Tenure	Leasehold

BUILDING DETAILS

Occupancy	Non HMO
Dwelling Type	House
Building Date	1946 to 1979

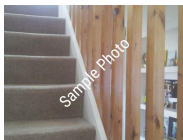
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4 HHSRS SUMMARY


Hazard	Category	Band	Action
Excess Heat (All persons 65 years or over)	Risk Identified Category 1	C-	Mandatory
Uncombusted Fuel Gas (All ages)	Risk Identified Category 1	A	Mandatory
Falls associated with Baths (All persons 60 or more years of age)	Risk Identified Category 1	B	Mandatory
Falls on the Level (All persons 60 or more years of age)	Risk Identified Category 1	C	Mandatory
Falls associated with Stairs and Steps (All persons 60 or more years of age)	Risk Identified Category 1	B	Mandatory
Falls between Levels (Under 5 years)	Risk Identified Category 1	B	Mandatory
Damp and Mould Growth (Children 0 - 14 years)	Risk Identified Category 2	J+	No action
Carbon Monoxide (Children 0 - 14 years)	Risk Identified Category 2	J	No action
Electrical Hazards (Children under 5 years)	Risk Identified Category 2	D	Discretionary

5 HHSRS ASSESSMENT

Damp and Mould Growth	Category	Action	Band	Score	Photo
(Children 0 - 14 years) <i>Bathroom</i> *Background ventilation - lack of controllable background ventilation. *Extract ventilation - lack of safe and accessible means for the extraction of moisture laden air during cooking, bathing or showering.	Risk Identified Category 2 Here are some supplementary comments about the item.	No action	J+	8.73	 (Photo 1)
Excess Heat	Category	Action	Band	Score	Photo
(All persons 65 years or over) <i>Bathroom</i> *Orientation of glazing - large areas of south facing glazing in inappropriately designed dwellings. *Ventilation provision - inadequate or inappropriate provision for ventilation.	Risk Identified Category 1 Here are some supplementary comments about the item.	Mandatory	C-	1000	 (Photo 2)
Carbon Monoxide	Category	Action	Band	Score	Photo
(Children 0 - 14 years) <i>Lounge</i> *Disrepair to appliance - to gas, oil or solid fuel burning appliances resulting in incomplete combustion. *Carbon monoxide detectors - lack of, or defects to, detectors.	Risk Identified Category 2 Here are some supplementary comments about the item.	No action	J	1.64	 (Photo 3)
Uncombusted Fuel Gas	Category	Action	Band	Score	Photo
(All ages) <i>Driveway</i> *Gas supply - the supply of gas from a non-authorized supplier. *Siting of appliances - locations adjacent to windows or doors where there is a risk of flames blowing out.	Risk Identified Category 1 Here are some supplementary comments about the item.	Mandatory	A	319500	 (Photo 4)
Falls associated with Baths	Category	Action	Band	Score	Photo
(All persons 60 or more years of age) <i>Shower Room</i> *Poor friction - of the internal surface of a bath or shower. *Inadequate space - for the functional area immediately adjacent to the appliance.	Risk Identified Category 1 Here are some supplementary comments about the item.	Mandatory	B	3865.17	 (Photo 5)
Falls on the Level	Category	Action	Band	Score	Photo
(All persons 60 or more years of age) <i>Lounge</i> *Lack of floor surface - no properly constructed floor, path, or yard where needed. *Trip steps/threshold - the presence of such steps or projecting thresholds.	Risk Identified Category 1 Here are some supplementary comments about the item.	Mandatory	C	1488	 (Photo 6)

Falls associated with Stairs and Steps	Category	Action	Band	Score	Photo
(All persons 60 or more years of age) <i>Kitchen; Stairs</i> *Tread lengths - of less than 280mm or greater than 360mm. *Riser heights - of less than 100mm or greater than 180mm. *Openings - in stairs or guarding through which a 100mm diameter sphere can pass. *Lack of handrails - the absence to both sides of the staircase. *Height of handrails - set below 900mm or above 1,000mm.	Risk Identified Category 1 Here are some supplementary comments about the item.	Mandatory	B	2462.34	 (Photo 7)

Falls between Levels	Category	Action	Band	Score	Photo
(Under 5 years) <i>Lounge; Bedroom 1; Bedroom 2</i> *Sill heights - less than 1,100mm above floor level and/or lack of safety glass or guarding. *Non-safety glass - the lack of safety glass where appropriate in the window or guarding.	Risk Identified Category 1 Here are some supplementary comments about the item.	Mandatory	B	2473.59	 (Photo 8)

Electrical Hazards	Category	Action	Band	Score	Photo
(Children under 5 years) <i>Lounge; Bathroom; Shower Room</i> *Disrepair of installation - including to supply, meters, fuses, wiring, sockets, light fittings or switches.	Risk Identified Category 2 Here are some supplementary comments about the item.	Discretionary	D	707.26	 (Photo 9)

APPENDIX: PHOTOGRAPHS

[Photo 1](#)



[Photo 2](#)



[Photo 3](#)



[Photo 4](#)



[Photo 5](#)



[Photo 6](#)



[Photo 7](#)



[Photo 8](#)



[Photo 9](#)



PS Sample