

SPECIFIC DEFECTS REPORT

**Relating to:
The electrical incident**

Hertfordshire

FOR

Mr Y

**Prepared by:
INDEPENDENT CHARTERED SURVEYORS**

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INTRODUCTION AND INSTRUCTION

We have been instructed by Mr Y to prepare an independent report on the electrical issues in a property in Hertfordshire

We have carried out a visual inspection of the property.

The weather was cold and dry winter's day at the time of the inspection.

We are Independent Chartered Building Surveyors. We are registered with the Royal Institution of Chartered Surveyors and are members of the Independent Surveyors Association,

The work has been carried out as per our standard Terms and Conditions of Contract which have been emailed to you as part of the confirmation of our instructions. If you would like further clarification please do not hesitate to contact us.

SYNOPSIS

We have been asked to inspect the property with regard to the electrics following the recent electrical incident, where the tenant allegedly had an electric shock.

We have spoken with The Electrician and Mrs Y and her son, but we have not spoken with Mr Y, who was in hospital at the time of our inspection. We would recommend an interview takes place with Mr Y.

CONSTRUCTION SUMMARY

All directions given as you face the property.

External

The property was originally building built in the 1960's. There has been a two storey extension to the right hand side and a rear conservatory.



Front View

Internal

In our experience, the decorative condition internally is in average to above average condition for a tenanted property.



Rear View

The condition of the internal of the property is recorded within the Schedule of Condition that forms part of this report.

Time Line – A brief history of the structure

This has been based upon a discussion with the Y family and The Electrician.

The Electrician is a member of the NICEIC and is happy to provide documentation and information relating to this inspection.

DATE	DESCRIPTION
1960's	XXXX Corporation build
XXXX	Extended to right hand side
XXXX	Conservatory extension to rear
XXXX	Mr Y purchased property
XXXX	The Electrician received a call, which was returned without response. He saw a request on xxxx.com requesting help and advice.
XXXX	The Electrician received a call at 10pm about the incident
XXXX	The Electrician visited and carried out an inspection to Institute of Electrical Engineers (IEE) Standards. However, in his opinion the electrical installation had extensive problems and would not meet IEE Standards.
XXXX	The Electrician quoted to bring to IEE Standards and has been working on the project for approximately one week and is due to finish this Friday xxxx.

INSPECTION

We have inspected the rooms with The Electrician that has been working on the project.

ACTION REQUIRED: We would recommend that a second electrician is instructed to review this report due to its specialist nature.

Our inspection has been specifically related to the rooms below:

Ground Floor

- Front lounge
- Kitchen
- Conservatory
- Shower room

First Floor

- Front right hand side box bedroom
- Front left hand side bedroom
- Rear left hand side bedroom
- Bathroom on the rear right hand side

EXECUTIVE SUMMARY

Executive summaries are always “dangerous” as they try and encapsulate relatively complex problems in a few precise and succinct words. Having said that here is our executive summary and recommendations:

Background

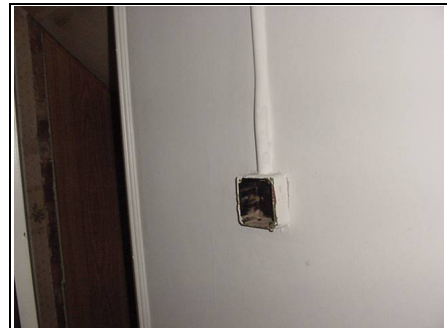
The property was built in the 1960's and from what we can see the original electrical installation is still in place. The Electrician would concur with this comment.

The 1960's installation has had an upgraded fuseboard; this is not to current standards. With 1960's installations the lack of power points and standards of safety have changed over the years. The lack of power points has been overcome by having extension leads from socket points.

The property has had a two storey extension built to the right hand side which has been wired, as far as we can see, to modern standards.

The Incident

The power point that caused the alleged shock is located in the kitchen and is original with metal casement. The external light switch looks to have been part of the original construction or very dated. This is where the alleged shock took place. We are advised that there was no-one else at the house at the time the incident took place.



Front View

As we understand it from the Electrician, when he arrived at the property and moved the switch point he noted it was secured with wood screws which had cut into the light electric cable and had earthed itself through The Tenant and caused the shock.

Information relating to the incident

Since The Tenant received the alleged shock he and his family have been lodging away from the house, however, as we understand it, his step-son, Daniel Hayes, has been staying in the house to allow access to The Electrician.

The Electrician has worked on his own from approximately one week and expects to complete the work to Institute of Electrical Engineers Standards

Recommendations and request for further information

The Landlord needs to provide any documentation he has in relation to previous electric testing and associated improvements.

The Landlord is requested to provide a copy of the Valuation Report that was carried out when the property was bought and the Landlord has been requested to provide a copy of the Solicitor's investigations, in particular in relation to the electrics when the property was purchased.

As we understand it no electrical checks have been carried out (from discussions with the Y family). If this is not the case when these need to be forwarded to us.

The light switch in the kitchen was live, which allegedly earthed itself through The Tenant and gave the electric shock. We have not seen any records of injuries relating to this and indeed are not specialists in this area. We recommend that these are forwarded by The Tenant for completeness of records.

We have not been provided with any certificates of tests in relation to electrical problems in the property from The Electrician, however from our discussions he has now been carrying out work to bring the property to Institute of Electrical Engineers Standards in the past week. We have reviewed this with The Electrician and feel that whilst most let properties would not meet this standard and is an appropriate course of action.

**Regulation Issues / Building Regulations Part P /
Institute of Electrical Engineers**

New work and extensive electrical work falls under Part P of the Building Regulations (please see Appendices).

It is generally recommended (by the Institute of Electrical Engineers) that every installations are tested every five years or when there is a change of occupancy. Your Legal Adviser should make full enquiries with regard to the extensions and alterations and have certification, as we understand it.

As far as we understand it extending electrical installations is regulated by the Building Regulations.

The Institute of Electrical Engineers also provide recommendations on standards, however in our experience most older properties would not meet these standards and there is no retrospective requirement to bring properties up to these standards.

Insurance Requirements

In our experience most insurance with require on leased properties an Institute of Electrical Engineers Certificate and check every five to ten years, depending upon the insurance company's terms and conditions. This is a requirement of the insurance.

British Standard 7671, Amended 2008

This incorporates many of the recommendations and requirements in the Institute of Electrical Engineers recommendations.

Conclusion

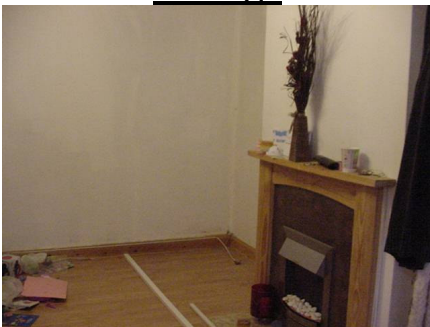

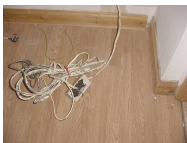

As we understand it, no electrical checks have been carried out and the light switch in the kitchen was live, which allegedly earthed itself through The Tenant and gave the electric shock.

We have not been provided with any certificates of tests in relation to the electrical problems at the property.

We understand from our discussions with The Electrician at the property that the property was not up to Institute of Electrical Engineers Standards when he visited it and he has now been amending and altering them to bring them up to Standards, as far as is possible.





SURVEY FINDINGS

There follows a list of problems that we identified at the property.


<u>GROUND FLOOR</u>		
<p style="text-align: center;"><u>Lounge</u></p> 		
DESCRIPTION	CONDITION	ACTION REQUIRED
Electrics not to Institute of Electrical Engineers Standards, as reported by The Electrician	<p>Extension cable passing through the air vent to the external lights.</p>  <p>Cable going through air vent to outside lights</p> <p>Socket points found without circuit protection conductors (CPC's).</p>  <p>Old socket point with broken back</p> <p>Extension cable without socket box not fixed to the wall and which had a broken back.</p>  <p>Old live light switch replaced with plastic switch</p>	Amend to Institute of Electrical Engineers Standards

Kitchen




DESCRIPTION	CONDITION	ACTION REQUIRED
Electrics not to Institute of Electrical Engineers Standards, as reported by The Electrician	<p>Original outside metal box that has had wood screws through the switch plate which are cut through into the wires. This is where the shock was given to the occupier.</p>  <p>Metal conduit and casing in kitchen</p>  <p>New fuseboard as it doesn't meet IEE requirement to have dual RCB's</p>  <p>Light switch in kitchen</p>  <p>Showing burning around the screw fixing point.</p>	Amend to Institute of Electrical Engineers Standards

Conservatory

DESCRIPTION	CONDITION	ACTION REQUIRED
Electrics not to Institute of Electrical Engineers Standards, as reported by The Electrician	<p>No circuit protection conductors to the earths.</p>  <p>Writing without circuit protector conductor</p>	Amend to Institute of Electrical Engineers Standards

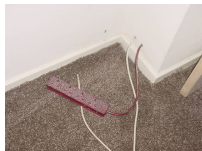

Downstairs Shower

DESCRIPTION	CONDITION	ACTION REQUIRED
Electrics not to Institute of Electrical Engineers Standards, as reported by The Electrician	<p>Fan burnt out, believed to be due to timer failure.</p>  <p>Burnt out centre of fan in ground floor shower</p>	Amend to Institute of Electrical Engineers Standards

FIRST FLOOR

Front Right Hand Side Box Bedroom



DESCRIPTION	CONDITION	ACTION REQUIRED
Electrics not to Institute of Electrical Engineers Standards, as reported by The Electrician	<p>Extension cable passing through wall into bedroom on left hand side.</p>  <p>Extension leads</p>  <p>Where extension cable went under wall</p>	Amend to Institute of Electrical Engineers Standards

Front Left Hand Side Bedroom



DESCRIPTION	CONDITION	ACTION REQUIRED
	No issues found	


Rear Left Hand Side Bedroom



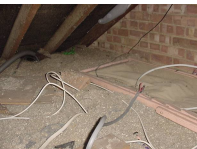


DESCRIPTION	CONDITION	ACTION REQUIRED
	No issues found	

Bathroom



DESCRIPTION	CONDITION	ACTION REQUIRED
Electrics not to Institute of Electrical Engineers Standards, as reported by The Electrician	<p>Shower unit burnt out, believed to be due to oscillating loose wires</p>  <p>Burnt out shower</p>	Amend to Institute of Electrical Engineers Standards

<u>Roof</u>		
DESCRIPTION	CONDITION	ACTION REQUIRED
Electrics not to Institute of Electrical Engineers Standards, as reported by The Electrician	<p>Insulated connector plate that The Electrician received a shock from.</p> <p>Connectors were used to extend electric cables.</p>  <p>Wiring taken out of roof. These connected wiring together via strip connectors</p>  <p>This was buried in the fibre filling insulation and the electrician received a shock from it as it was not earthed or insulated</p>  <p>Electric cabling that's buried in insulation in the roof</p>	Amend to Institute of Electrical Engineers Standards

SUMMARY UPON REFLECTION

The Summary Upon Reflection is a second summary so to speak, which is carried out when we are doing the second or third draft a few days after the initial survey when we have had time to reflect upon our thoughts on the property. We would add the following in this instance:

The condition of the property was not to Institute of Electrical Engineers Standards. From discussions with the Y family they did not seem to have an understanding of the requirements for an Assured Shorthold Tenancy or their responsibilities in relation to the leasing of a property.

We have not had the benefit of speaking to Mr Y, who was in hospital at the time of our inspection and his family felt it was not appropriate to contact him. We recommend a detailed discussion/interview takes place with him.

If you would like any further advice on any of the issues discussed or indeed any that have not been discussed! Please do not hesitate to contact us on 0800 298 5424.

LIMITATIONS

Our limitations are as the agreed Terms and Conditions of Engagement.

CONDITIONS OF ENGAGEMENT

The report has been prepared in accordance with our Conditions of Engagement and should be regarded as a comment on the overall condition of the property and the quality of its structure and not as an inventory of every single defect. It relates to those parts of the property that were reasonably and safely accessible at the time of the inspection, but you should be aware that defects can subsequently develop particularly if you do not follow the recommendations.

ENGLISH LAW

We would remind you that this report should not be published or reproduced in any way without the surveyor's expressed permission and is governed by English Law and any dispute arising there from shall be adjudicated upon only by the English Courts.

SOLE USE

This report is for the sole use of the named Client and is confidential to the Client and his professional advisors. Any other persons rely on the Report at their own risk.

ONLY HUMAN!

Although we are pointing out the obvious, our Surveyors obviously can't see through walls, floors, heavy furniture, fixed kitchen units etc, they have therefore made their best assumptions in these areas.

As this is a one off inspection, we cannot guarantee that there are no other defects than those mentioned in the report and also that defects can subsequently develop.

THE ELECTRICAL REGULATIONS, PART P OF THE BUILDING REGULATIONS

Here is our quick guide to the Regulations, but please take further advice from a qualified and experienced electrician.

From 1st January 2005, people carrying out electrical work in homes and gardens in England and Wales must follow new rules in the building regulations. All significant electrical work carried out in the home will have to be undertaken by a registered installer or be approved and certified by the local authority's building control department. Failure to do so will be a legal offence and could result in a fine. Non-certified work could also put your household insurance policy at risk.

If you can't provide evidence that any electrical installation work complies with the new regulations, you could have problems when it comes to selling the property.

There will be two ways in which to prove compliance:

1. A certificate showing the work has been done by a Government-approved electrical installer - British Gas or NICEIC Electrical Contractor.
2. A certificate from the local authority saying that the installation has approval under the building regulations.

Homeowners will still be able to do some minor electrical jobs themselves. To help you, we've put together this brief list of dos and don'ts.

Work You Cannot do Yourself

- Complete new or rewiring jobs.
- Fuse box changes.
- Adding lighting points to an existing circuit in a 'special location' like the kitchen, bathroom or garden.
- Installing electrical earth connections to pipework and metalwork.
- Adding a new circuit.