

Electrical Wiring Report

All domestic electrical installations must comply with new building regulations introduced on 1st January 2005 and any work other than simple changes must be carried out by an approved competent person.

Older style properties may not comply with current legislation and if you are concerned about the wiring in the property you propose to purchase it is recommended that you obtain an electrical wiring report, or periodic inspection as it is called, by a suitably qualified NICEIC electrician before contracts are exchanged.

NICEIC stands for National Inspection Council for Electrical Installation Contracting which was established in 1970 is now part of The Electrical Safety Council.

Gas, Central Heating & Plumbing Reports

If you are purchasing an older style property it is recommended that you obtain gas, central heating and plumbing reports, where appropriate, before contracts are exchanged by a suitable qualified GasSafe (previously CORGI) approved engineer.

CORGI stands for Confederation for the Registration of Gas Installers which was established in 1970 and which changed its name in 1991 after HSE legislation and since 31st March 2009 it is now called GasSafe.

Damp & Timber Reports

If there are any signs of rising damp, wet rot, dry rot or woodworm infestation, the valuer may request a specialist report before establishing the present value of the property or the value after any repairs have been carried out.

A specialist national firm who can carry out an inspection and supply any necessary damp & timber reports is Peter Cox Ltd, and their telephone number is 0808 231 1862.