

1. WATER SUPPLY & LEAD PIPEWORK (Water Industry Act 1991)

[] Under-Sink Stopcock Scratch Test

Check pipe rising beneath kitchen sink. Scratch gently with 20p coin. Dull grey metal that shines bright silver is lead. (MDPE is blue plastic, copper is reddish).

Concession: £1,500 - £2,500 lead-pipe replacement credit

[] Simultaneous Pressure Drop Test

Turn on kitchen cold tap and upstairs shower simultaneously. Severe pressure drop indicates heavy limescale calcification or ancient narrow lead supply pipes.

Action: Requires surveyor flow-rate inspection

[] Limescale & Hardness Encrustation

Inspect kettle interior & shower roses. Thick chalk crust indicates hard water (>250 mg/L CaCO₃) requiring immediate scale inhibitor.

Equipment: £300 - £450 softener installation

2. DAMP, COLD BRIDGES & BLACK MOULD (Victorian Solid Walls)

[] The 'Fresh Paint / Air Freshener' Scent Trap

Strong room scents often mask bleach or fresh paint applied 48h prior to cover toxic black mould (Stachybotrys). Check wardrobe corners, behind beds & window reveals.

Concession: £800 - £1,500 specialist damp remediation

[] North-Facing External Wall Touch Test

Press palm against external corners in bedrooms. Solid brick walls with cold bridges accumulate winter condensation, driving mould growth behind furniture.

Remedy: Deploy MeacoDry Arete anti-mould extraction

[] Window Trickle Vents & Double Glazing

Check if modern UPVC windows have operable trickle vents at top. Sealed double glazing without trickle vents traps 12L of daily moisture inside.

Risk: High condensation & window-frame mould

[] Skirting Boards & Rising Damp

Look along ground-floor skirting boards for peeling paint, wavy timber, or white salt efflorescence indicating failed damp proof courses (DPC).

Concession: £2,000 - £4,000 chemical DPC injection

3. SUMMER OVERHEATING & LOFT INSULATION (Heatwave Resilience)

[] Loft Hatch Inspection (Insulation Depth)

Pop loft hatch with estate agent. Check between joists. Is there ≥ 270 -300mm mineral wool? Bare joists mean the home becomes a 35 deg C oven in July and leaks winter heat.

Concession: £1,200 - £2,000 loft insulation credit

[] Upper Bedroom Solar Orientation

Check bedroom glazing orientation. Upper rooms facing direct afternoon sun without external blinds will trap heat overnight during heatwave spikes.

Solution: Portable inverter cooling / solar reflective film

4. STREET SECURITY & PARKING (Police.uk Vehicle Crime Hotspot)

[] 6 PM Parking & Kerb Availability

Are cars double-parked on pavements? Is there a legally dropped kerb (private driveway) or an uncontrolled street fight for parking spots?

Impact: High vehicle scratch / wing-mirror vandalism risk

[] Neighbour Security Measures

Notice if multiple adjacent houses feature Ring cameras, steering locks, or locked gates. Indicates persistent catalytic converter / vehicle theft hotspot.

Safety: Deploy Ring Spotlight Cam / Driveway bollard

5. NEGOTIATION HEADROOM SUMMARY (Present with HabitatReport)

[] Lead Supply Pipe Replacement

Official Water Industry Act 1991 quotation estimate

Credit: £1,500 - £2,500

[] Solid Wall Insulation & Loft Top-up

Heatwave & cold-bridge damp mitigation allowance

Credit: £1,200 - £2,000

[] Total Typical Concession Target

Full environmental & toxicology negotiation headroom

TARGET: £3,350 - £5,700 OFF ASKING