



Testing & Environmental

Plot 123 Newbury Drive



Snapshot Property Inspection Ltd

Registered in Scotland SC673673

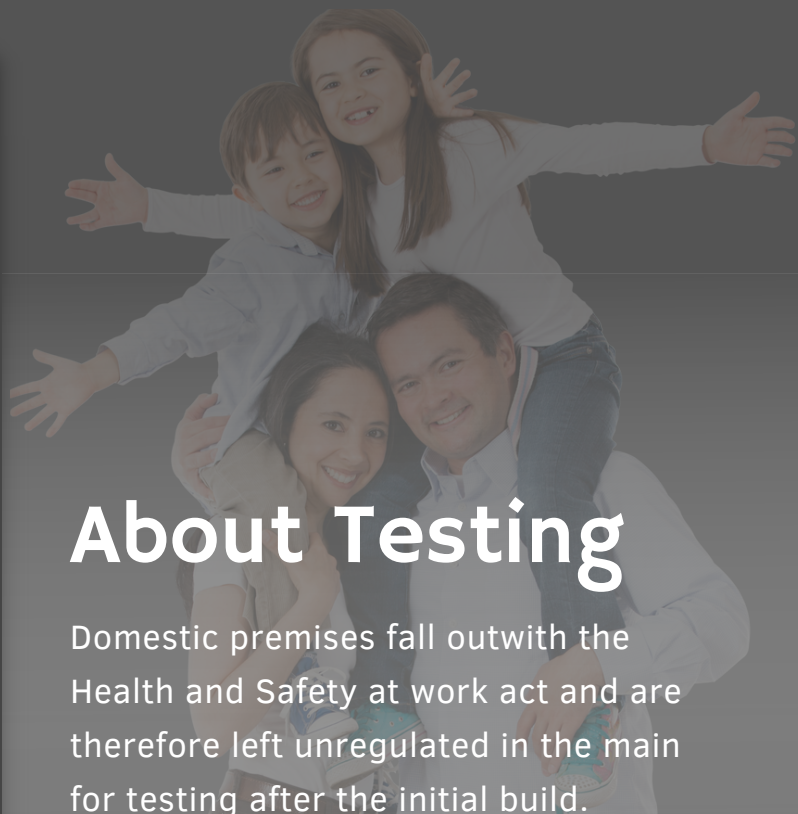
272 Bath St Glasgow G2 4JR

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RPSA
Residential Property
Surveyors Association

Part 2

www.SnapshotPI.co.uk



About Testing

Domestic premises fall outwith the Health and Safety at work act and are therefore left unregulated in the main for testing after the initial build.

We believe that regular testing within your home is just as important as the workplace, helping to protect your family.



Overview

We test and analyse result's reporting the findings, a summary is provided on each section to indicate the results obtained.

Further action is highlighted which may be necessary in an easy to read format.



Action

Results confirmed according to acceptable healthy limits based on WHO together with current UK Guidelines for each area.



Goals

Our report aims to provide peace of mind that you or your family's health is not being compromised.

We provide an easy to follow overview of what can be quite complex, enabling homeowners to benefit from expert advice and guidance.

Legionella

6°C

Ambient

55.1°C

Hot Water

8.1°C

Cold water

Legionella is a bacteria which is found in all water supplies, normally in small quantities, eg 1 droplet < 5um may contain 100's of bacteria, given the correct breeding conditions can rapidly multiply, putting health at risk, particularly those with health concerns in vulnerable groups.

BOILER TEMP

=>60 Deg C

Pass



OUTLETS

Hot water Sinks

Pass



Cold water Sinks

Pass



SHOWER'S

Hot water Shower

Pass



Cold water Shower

Pass



VISUAL

No notable Biofilm presence, no notable deposits on shower head, taps or toilets.

NOTES

Sentinel outlets tested, boiler and visible pipework appears to be installed and in accordance with ACOP L8, all visible areas are in a good state of repair.

ACTION

Aerosol risk - Shower Heads to be regularly rotated between settings where appropriate to prevent potential biofilm build up within nodes, regularly flush all showers, toilets, external taps and sink taps not used for one week or more for upto 2 minutes. Avoid the use of humidifiers where possible.



RECOMMENDATIONS

Risk Assessed as **LOW** (Regular Hot water and Cold water flushing). Biocides such as Hydrogen peroxide, chlorine, bromine or chlorine dioxide treatment may be applied where risk is MED - HIGH by approved Legionella treatment specialist members of governing body Legionella Control Association (LCA) legionellacontrol.org.uk

Air Quality

38.4

PM 2.5 um

47.9

PM10 um

PM 2.5um particles are microscopic such as combustion particles, organic compounds and the like not visible to the naked eye, in liquid droplet or solid form in sufficient quantities they can be severely detrimental to health according to WHO guidelines, where particles reach deep within the lungs or bloodstream with known adverse health effects resulting from prolonged exposure.

PM 10um are inhalable dusts, pollen and mould and so on, larger than 2.5um particles yet are only 1/7th of the width of a human hair, these can cause detrimental health effects if left unchallenged.

BACKGROUND

Pm 2.5um

27.6



Moderate

Pm 10

35.3



Moderate

NOTES

local construction works ongoing at time of visit, property un-occupied, carpets laid, general flooring in place with finishes and furnishings throughout.

ROOMS GND FLOOR

PM 2.5 um

33.8



Moderate

PM 10 um

42.1



Moderate

ROOMS 1ST FLOOR

PM 2.5 um

38.4



Moderate

PM 10 um

47.9



Moderate

ACTION

PM 2.5 and PM10 were **Moderate** on entry to the property, raising within a **Med** to **High** range throughout. Construction works and road sweeper activity is highly likely to be contributing to the elevated harmful particle conditions.



RECOMMENDATIONS

The external air quality was observed as **Moderate** and it is expected that outwith periods of construction. Increased airflow will help to further reduce particle volume with ventilation uptake, it is advised to open doors, windows, trickle vents as much as possible when construction activity is not ongoing. Air monitor installation and or HEPA air filters may help to further reduce PM2.5um and PM10um particles.

TVOC's & Formaldehyde

0.04

mg/m³ HCHO
(Formaldehyde)

0.18

mg/m³ Tvoc's
(Benzene, tuolone
etc..)

VOC's, Volatile organic compounds are common chemicals, formaldehyde, benzene, ethers, and many more found in household items such as fabrics, wood, particularly glue laminated and bonded materials, which are assessed as detrimental to health.

BACKGROUND

HCHO (formaldehyde)
TVOC's

0.002 mg/m³
0.04 mg/m³



NOTES

Unoccupied and unfurnished

ROOMS GND FLOOR

HCHO
TVOC's

0.01 mg/m³
0.04mg/m³



ROOMS 1ST FLOOR

HCHO
TVOC's

0.04 mg/m³
0.18 mg/m³



ACTION

None required



RECOMMENDATIONS

Ventilation, such as trickle vents and windows should be opened as much as possible. Air circulation is recommended throughout, although it is noted that the observed levels are within the current guideline **HEALTHY** Zone.

Smoke & Heat Detectors CO Detector



Fire detection in the home saves lives, it is essential that systems are in an optimal working condition. Testing of these systems using the correct non destructive test equipment is paramount to continued early detection and trigger times being achieved with linked operation between sensors as Fire safety (Scotland) regulations February 2021

SMOKE DETECTOR

Linked Operation

Utility Room (Not Installed)

Lounge Pass

Lower Hall Pass

Upstairs landing Pass

Bedrooms Pass

HEAT DETECTOR

Kitchen Pass

Garage Pass

CO (CARBON MONOXIDE)

Kitchen Pass

Utility Room Pass



ACTION

It is expected that smoke detectors be installed in areas with white goods and the boiler (Although noted no Fire Blanket in Kitchen or Fire Extinguisher within household)



RECOMMENDATIONS

Dust off face only with a soft non abrasive and solvent or chemical free cloth to prevent contamination and subsequent performance reduction, self testing may be undertaken, whilst full compliance testing is suitable only to accredited testing equipment.

Electrical Outlets



Electrical safety at home is often overlooked, regular testing provides peace of mind, appliances can themselves cause faults within the system, where regular testing highlights areas of concern and can isolate defects minimising further risk.

GROUND FLOOR

Pass



1ST FLOOR

Pass



GARAGE

Pass



RESTRICTIONS

None

ACTION

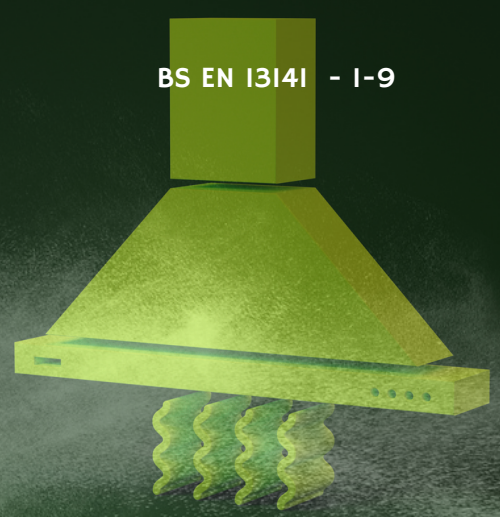
None required

RECOMMENDATIONS









No user serviceable items, consult with NIC EIC approved electrician for any future works or further testing to be carried out.

Ventilation Extraction



Ventilation ranges from window trickle vents, intermittent mechanical bathroom fans and kitchen hob hood's to continuously operated supply and extract systems with or without heat recovery. It is crucial that the systems provide appropriate air changes to maintain design performance with respect to moisture, smoke and harmful particle removal.

		Observed Rate	Pass/Fail
BATHROOM	(under humid conditions no discernable increase in speed)	2.5 l/s	
EN SUITE J&J	(under humid conditions no discernable increase in speed)	2.9 l/s	
KITCHEN HOB		30.3 l/s	
DOWNSTAIRS TOILET	Not Installed	3.9 l/s	
DOWNSTAIRS UTILITY	Mechanical Extract	8.9 l/s	
UTILITY ROOM PASSIVE	Continuous Outlet 2.1 l/s		

Testing to (Method 3) - Minimum benchmark method in accordance with Scottish Building Standards, Building Control, NHBC and Part F Building Regulations.

RECOMMENDATIONS

Dip switches may need to be tweaked to ensure that the humidistat operates under humid conditions to raise to at least 15 l/s during peak usage.



Ensure vents are not covered, where a vent fails to operate, a replacement should be sought and installed by a suitably qualified electrician / HVAC specialist as soon as possible.

System types such as intermittent, continuous and balanced influence the level of airflow together with open and closed secondary ventilation routes such as doors, trickle vents, windows and furniture placement, following moisture buildup ventilate as much as possible.

Methane CH₄

<10
ppm

CH₄

Natural Gas contains Methane CH₄, however concentrations may reach explosive levels where leakage occurs. Regular testing ensures that early detection can be undertaken reducing the potential for major implications and disruption.

BOILER SOURCE

<10ppm



HOB

<10ppm



EXTERNAL METER HOUSING

<10ppm



TRACE PIPEWORK

<10ppm



SHUTOFF VALVE UNDER CUPBOARD

<10ppm



ACTION

Visible installation appears to be in compliance with GSIUR ACOP
no action required.

RECOMMENDATIONS

No user serviceable parts, refer to registered GAS SAFE engineer for future works or further testing.

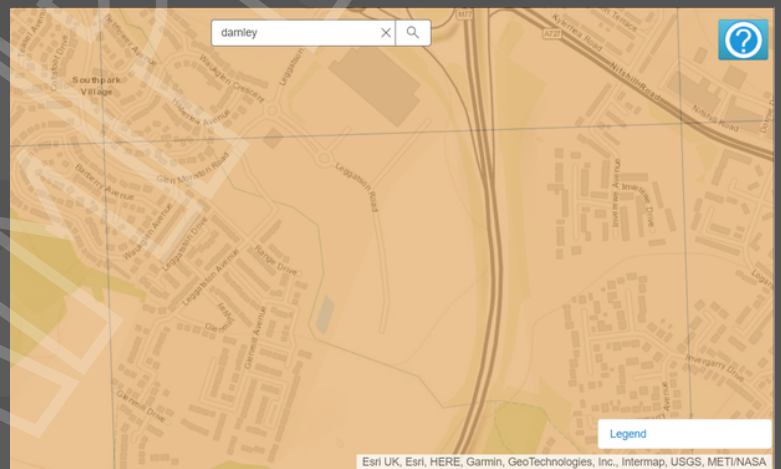
If you think you smell GAS, open all windows and doors, do not operate switches or use naked flames, Turn OFF the GAS control valve, and call 0800 111 999

Radon Risk

RADON AIR
TESTING

Radon is a known carcinogenic, it is a naturally occurring decaying small amounts of uranium and is found in many parts of the UK being particularly prevalent in Scotland in varying concentrations. The target level of radon is 100 Bq m⁻³ (Becquerel), which can be measured by in home meters which are analysed following a period of 3 months in the home.

HOME LOCATION MAP



UKRADON.ORG RISK MAP

ACTION

UKRadon.org incidence of risk, local map indicates an area of white as being 1% or less homes potentially affected, with darker areas adjacent having increased risk of being affected, the home is considered to have a moderately increased incidence of radon affecting the property $\geq 5-10\%$



RECOMMENDATIONS

The risk of increased radon is considered **Medium**, the homeowner is encouraged to obtain a Radon home test pack where there is doubt and to provide peace of mind from UKRADON.ORG (Public Health England charge for the service £52.80 including VAT) correct at time of writing, (including Scotland), it is noted that there are No Vents located within the property sub floor perimeter .

Soil Screening



Heavy metals within soils can have significant effects on our health, when entering the food chain through planting and ingestion, although there are many other factors and routes which are often overlooked that soil may contain heavy metal elements, it is too frequently the case that new imported or in-situ soil may contain undesirable levels of heavy metals . Testing is the only way to confirm the quality of the soil, leaching of contaminated groundwater or pockets of high concentrations of chemicals and contaminants may have blended with the soil.

Simple testing confirms that the soil is suitable for its end use, Children, Pets, livestock and ingesting foods grown in the soil are concerns where peace of mind in testing may prevent further discovery over time when health effects may have set in.

SOURCE

North west rear Garden area adjacent fence - 2.0m from fence / 2.0m from building

HEAVY METALS SCREENING TEST

Pass / Fail

Heavy Metals Test

FAIL



ACTION

It should be noted that other metals (Lead, Zinc, Iron, Cadmium, Copper and Chromium) may provide a positive reaction to screening, positive result indicates possible metal contamination. precautions should be considered as necessary in dealing with soils.

RECOMMENDATIONS

The risk of heavy metals in the soil is assessed as Medium due to positive test result (tests are >99% accurate) - Scottish Government Soil Risk map indicates increased levels of Zinc, which also activates the Soil Screen within the nearest sampled local area, (Topsoil zinc concentration (ppm) 99.3 Zinc extracted by aqua-regia digestion (ppm in air-dried soil))

Where a Positive result is obtained, a further full UKAS Lab accredited test be carried out to BS 3882

Drinking Water



Drinking Water Quality is Crucial to health and should not be underestimated, whilst groundsource water is the predominant in Scotland is usually very well filtered, however there are many and varied sources of contamination routes, which may affect health, with regular testing it is possible to identify potential health concerns before the onset of health conditions.

SOURCE

POTABLE WATER TEST RESULTS

Type	Value
pH	6.6
Alkalinity	85
Total Chlorine	0.8
Total Hardness	57
Iron	0.01
Nitrate	1.8
Nitrite	0.24
Free Chlorine	0.01
Copper	0.03

Pass / Fail



ACTION

Testing within suitable Quality standard limits for drinking water within the UK and Scotland

RECOMMENDATIONS

The risk of contaminants entering water supplies come from many sources, such as pipe breaches, leaching of contaminants into confined underground water sources, of which much of the supplied Scottish water originates, regularly testing your water supply from the outlet is good practice and raises concerns as they arise preventing long term health concerns .



Inspection & Testing Solutions

www.SnapshotPI.co.uk



Report Submission

Our Snagging report is submitted to your developer, with an initial liaison to establish technical grounds or compliance parameters where necessary.

It is then the responsibility of the Builder or Developer to co-ordinate with you and establish suitable timeframes for works to be carried out.

Further services may be employed by Snapshot Property Inspection Ltd via mutual agreement.

Why not book our annual Homehealth test services..



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