



HomeSurvey

On

XXXXX
XXXXX
Devon
EX31 7ZP

PHOTOGRAPH OF PROPERTY APPEARS HERE.

Name and Address of Client:

XXX
XXXX
XXXXX
XXXXXX

Date of Inspection:

2nd June 2020

Surveyor:

David Northridge BSc MRICS
Chartered Surveyor
RICS Registered Valuer

abercorn surveyors ltd

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1. INTRODUCTION

THIS REPORT IS A LEVEL 2 SURVEY, CARRIED OUT BY A MEMBER OF THE INDEPENDENT SURVEYORS AND VALUERS ASSOCIATION IN ACCORDANCE WITH THE 'TERMS OF ENGAGEMENT', WHICH HAVE BEEN SIGNED IN AGREEMENT BY THE CLIENT. (A COPY OF THE AGREED TERMS IS APPENDED AT THE END OF THE REPORT).

DESCRIPTION

The subject property comprises a detached bungalow, originally constructed, we believe, in 1965.

The property has been extended to the rear. This work is thought to have been undertaken approximately two years ago. Your legal adviser must confirm that all necessary Planning and Building Regulation consents were obtained for these works and that all completion certificates have been retained.

ACCOMMODATION

The accommodation of the subject property comprises (all at ground floor level):-

Entrance Porch, Hall, Sitting Room, two Bedrooms, Bathroom and Kitchen/Dining Room (into extension).

It is not our intention to advise as to the layout and suitability of the accommodation as you have, no doubt, visited the property and verified that it meets your requirements. Details are given for identification purposes only.

The property benefits from a small, detached garage of prefabricated construction. The timber garden sheds are considered to be temporary structures and are, therefore, outside the scope of this report.

The property benefits from gardens to the front and rear which are considered to be of average size for a property of this age and type. Much of the front garden has been gravelled to provide a sizeable parking/turning area.

CONSTRUCTION

Roofs: The main roofs are pitched with coverings of concrete tiles.

Walls: The main walls are considered to be predominantly of traditional cavity construction.

Floors: Floors to the principal areas of living accommodation are of timber suspended type.

LOCATION

The property is situated on a sizeable estate of broadly similar type residential dwellings on the edge of a Devon town.

2. CIRCUMSTANCES OF INSPECTION

The weather at the time of our inspection was dry with sunny periods.

Fitted carpets, laminated floor coverings, furniture and household effects throughout the property prevented a detailed inspection of some areas.

All fitted and built-in cupboards including the kitchen units contained stored items preventing a proper internal inspection of these areas.

A thick layer of insulation material has been installed to the main roof void areas. This has been laid over joists making physical entry into parts of the roof void unsafe. Our view of the main roof void was, therefore, limited to that which could be seen from the boarded area close to the access hatch. All parts could not, therefore, be fully seen.

Our external inspection was limited to those parts which could be seen from ground level within the boundaries of the property and from the roadway at the front.

At the time of our inspection the garage contained a large quantity of stored goods. This limited our inspection of the garage considerably.

ORIENTATION

The orientation of the property as described in this report is as if one is standing facing the principal entrance door from the estate roadway.

RELATED PARTY DISCLOSURE

As far as we are aware, we have no related party interest or conflict of interest in this matter.

3. SURVEYOR'S OVERALL OPINION

The property is considered to be a reasonable proposition for purchase at the agreed price, which is understood to be £xxx. This opinion is based on the presumption that you are prepared to accept the cost and inconvenience of dealing with the various repair/improvement works reported. Provided that all the necessary works are carried out to a satisfactory standard, there should not be any particular difficulties on resale in normal market conditions.

See also Section 14: Summary of Condition and Recommendations

4. STRUCTURAL MOVEMENT

No signs were found of significant past or present movement in the building. No indication of any significant current or ongoing structural problem was found.

**DAMP PROOF
COURSE**

5. DAMPNESS, CONDENSATION & VENTILATION

The original property has a bitumen based damp proof course where visible, provided at the time of its construction.

Internal wall surfaces within the living accommodation were tested at random with a dampness meter. No high levels of rising damp were recorded. This would indicate that the damp proof course provided is currently functioning efficiently.

The modern extended parts were constructed with a PVC based damp proof courses. No high levels of rising damp were recorded to these parts indicating that the damp proof course is functioning effectively.

DAMPNESS

Damp meter readings were taken at various random locations within the property, where it would have been reasonable to anticipate or assume that rising and/or penetrating dampness may be occurring. It should obviously be stressed that in some areas, such as the Kitchen and Bathroom and where there are fixed or heavy items of furniture, not all wall and floor surfaces were accessible.

We are pleased to report that no significant damp meter readings or evidence of dampness was found to the interior of the main building.

**CONDENSATION &
VENTILATION**

No indications of any significant problems with condensation were noted. Condensation may, however, be a problem for one occupier where it was not for the previous one. It can often be controlled by careful management of heating and ventilation rather than by physical works.

It is inevitable that some condensation will be encountered during the course of normal occupation. If not properly managed, condensation can lead to mould growth, which can have adverse health effects.

The control of condensation is of vital importance and the following notes are provided for your assistance:-

- Where possible ventilate rooms to the outside during and immediately after cooking, washing or bathing, or whenever the windows show signs of misting up.
- Restrict the drying of washing indoors, only to rooms with open windows and closed internal doors.
- Avoid using flue-less oil or gas heaters.
- Adequate insulation should be provided to help prevent the occurrence of condensation on cold internal surfaces e.g., water pipes.
- Adequate heating will help prevent surface condensation.
- Adequate ventilation will help remove to the outside air the water vapour being produced, particularly in Kitchen and Bathroom areas. Mechanical ventilation by extractor fan is recommended and these should be provided if not already installed. Mechanical ventilators with a humidity stat are often the most effective.

Voids beneath suspended timber ground floors require ventilation to minimise the effects of dampness which can give rise to the development of timber rot and/or decay. Ventilation to the timber suspended ground floors is currently adequate but it is important that all vents remain clear and unobstructed in the future to reduce the risk of rot or decay developing.

Ventilation to the accessible roof void areas appears to be adequate at present. No evidence of any condensation was noted to surfaces within accessible areas of the roof void. Changes to the pattern of occupation and improvements to loft insulation can, however, alter the equilibrium.

6. THERMAL INSULATION

It is a legal requirement for an Energy Performance Certificate to be prepared for a property that is being sold. A copy of this report should be obtained from the selling agent or Seller.

You should appreciate that due to the age and construction type of the property, some of the recommendations contained in this report may not be economically viable to complete.

7. TIMBER DEFECTS

There is evidence of active woodboring beetle infestation to timbers within the property particularly within accessible roof void areas. This may have spread to other concealed parts including timber suspended floor areas. Specialist treatment works are now required.

ACTION. Instruct a specialist contractor to carry out a full inspection of the property and to implement all necessary remedial treatment works against woodboring beetle infestation, rot and other timber defects. All works should be undertaken under a long term, insurance backed guarantee.

8. THE EXTERIOR

ROOFS

The main roofs of the property are pitched, timber framed and have coverings of concrete tiles. These roof coverings appear to be in a generally satisfactory condition with no significant defects noted.

Moss growth is present on some roof slopes. This can impede the run off of rainwater, lead to gutter blockages and cause water penetration, which in turn may lead to rot or other defects in nearby timbers. Roof slopes should be scraped and cleaned to improve their efficiency as a matter of routine maintenance.

CHIMNEYS

It appears that a chimney stack has been taken down to the right hand side of the building. It is assumed that this work was undertaken during recent refurbishment works and in accordance with all Local Authority regulations.

The solid fuel appliance in the Sitting Room is served by a modern metal flue which passes through the roof void area and front roof slope. We understand from the Vendor that this appliance and its flue were recently installed by a HETAS approved contractor.

The gas boiler located in the roof void area is served by a metal flue which passes through the roof coverings and discharges via a modern metal flue terminal. Please note we have not tested this gas appliance or its flue and cannot comment further upon their condition or efficiency.

GUTTERS & DOWNPIPES

The property has a modern replacement system of plastic gutters and downpipes discharging to subterranean gullies. The condition and alignment of these rainwater goods appears to be generally satisfactory. The entire system should however be cleaned and checked for watertightness as a matter of routine maintenance.

MAIN WALLS

The main walls are of traditional cavity construction. The majority of external elevations are rendered above a painted brickwork plinth.

There are slight cracks to the external render. These cracks are not considered to indicate any significant structural problem to the building and have, in our opinion, been caused by thermal movement. They should be raked out and filled with a suitable filler at the time of the next external redecoration programme.

The condition of the remaining external render, brickwork and pointing appears to be generally satisfactory. No immediate repairs to the main walls are considered necessary.

WINDOWS & EXTERNAL JOINERY

Windows, doors and roof level joinery to the main house have been replaced with PVC items incorporating double glazed units. No significant defects were noted to these items. Your legal adviser should enquire whether any guarantees exist covering their installation. It should also be confirmed that all installation works were undertaken by a FENSA approved contractor.

There is evidence of some wet rot decay and past repairs to timber work on the small front porch addition. This small addition is of substandard construction and will require high levels of routine maintenance and repair in order to keep it wind and weathertight. You should consider upgrading works to this small structure and budget accordingly.

DECORATIONS

It appears that a programme of external decoration has been undertaken recently. External decorations are currently in a satisfactory condition.

All external woodwork, metalwork and rendered surfaces should be redecorated at least once in every three years. Each redecoration programme should follow all necessary preparatory works.

OTHER

No other external matters were noted.

9. THE INTERIOR

ROOF SPACE

The main roof void is accessed via a hatch located off the Hallway. The limitations of our inspection of the roof void area have been detailed earlier.

The main roof has a traditional timber supporting framework of purlin and rafter construction. There is evidence of some slight deflection and distortion to the framework. This is not considered to be serious or significant. Overall, the timber framework appears to be maintaining the shape of the roof acceptably and has stood the test of time.

No other significant defects were noted within the main roof void area which will not be discussed elsewhere in the report.

CEILINGS

The ceilings throughout the property are considered to be of plasterboard construction and the majority have a plaster skim finish. We understand that all ceilings have had a new plaster skim as part of the recent refurbishment programme. No significant defects were noted to the ceilings within the property.

INTERNAL WALLS & PARTITIONS

Internal walls and partitions are considered to be of either solid masonry or timber studwork construction. No significant defects were noted to these items.

We understand from the Vendor that the internal surfaces of external walls were lined with insulated plasterboard at the time of the recent refurbishment works. These new "linings" limited the effective use of a dampness meter.

CHIMNEY BREASTS, FLUES & FIREPLACES

The property has no remaining formal fireplaces or chimney breasts.

As mentioned previously, there is a solid fuel appliance in the Sitting Room which is served by a sizable metal flue. All work on solid fuel appliances or flues of this nature should be undertaken by a HETAS registered contractor. They should be subject to an annual safety inspection by this suitably qualified contractor. Your legal adviser should enquire when the last safety inspection was undertaken.

FLOORS

Fitted carpets, laminated floor coverings, furniture and household effects throughout the property prevented a detailed inspection of most finished floor surfaces.

No significant defects were noted to the floors within the living accommodation, bearing in mind the limitations of our inspection.

JOINERY

Internal doors are considered to be modern replacement items. They are in reasonable condition for their age and type and serve their purpose.

The kitchen units are modern, of fair quality and, based on a superficial inspection, are considered to be adequate for their purpose. The kitchen fittings include built-in appliances. No comment can be given as to the condition or safety of these appliances.

The fitted cupboards and wardrobes are of fair quality and considered to be adequate for their purpose.

DECORATIONS

Internal decorations appear to be generally satisfactory throughout. The extent of any internal redecoration programme is left to your personal requirements.

OTHER

No other internal matters were noted.

10. THE SERVICES

ELECTRICITY

The property is connected to mains electricity. We understand from the Vendor that the property was completely re-wired approximately two years ago. Your legal advisers should confirm that all works were undertaken by an NICEIC registered contractor and confirm whether any guarantees exist covering the work. Current recommendations are for all electrical appliances and fittings to be re-tested every 5 years. You may wish to consider having the system checked and tested by a suitably qualified contractor prior to occupation as a precaution.

GAS

The property is connected to mains gas. Please note we have not tested any gas pipework, appliances or flues and cannot comment further upon their repair or condition. You are advised to instruct a Gas Safe registered engineer to inspect all gas fittings prior to exchange of contracts to ensure that they are in a satisfactory condition, conform to current regulations and have a reasonable life expectancy.

**WATER
(including
Sanitary Fittings)**

The property is connected to mains water supply. We cannot comment on the condition of the water service pipe to the building. It should be appreciated that leaks can occur for some time before signs are apparent on the surface.

The water service pipe to the building is normally the responsibility of the property owner. The stopcock and other controlling valves have not been tested for operational effectiveness. The location of the stop cock should be ascertained for use in an emergency.

The distribution pipework within the property, where visible, comprises copper or PVC pipework. No significant leakage was noted on the surface, although most of the pipework is concealed in ducts and floors or under insulating material.

Sanitary fittings within the property are considered to be modern and from a superficial inspection appear to be in reasonable condition.

It is important to maintain watertight seals around all sanitary fittings. Failure to maintain seals can lead to penetrating dampness and associated problems within a building.

HEATING

Central heating and domestic hot water are provided by the modern gas-fired combination boiler located in the roof space area. It is connected to water filled radiators. We understand from the vendor that this boiler was replaced approximately two years ago. We have no reason to suspect that the system is not effective. Your legal adviser should enquire about any past boiler service/installation records or guarantees.

DRAINAGE

It is assumed that the property drains to the main drain. This must be confirmed by your legal adviser.

The soil and vent pipe serving the property appears to be of an asbestos cement material. Please note the advice relating to asbestos based materials given earlier in the report. We would advise that this soil and vent pipe be replaced by a modern PVC item as soon as practicable.

We were able to locate one inspection chamber situated to the left hand side of the rear extension. The cover on this chamber was raised and the chamber itself found to be free from significant defect.

OTHER

No other matters relating to the services were noted.

11. SITE & OUTBUILDINGS

THE SITE

The exact position of the boundaries serving the property are unclear on site, particularly in the area around the garage. Legal advisers should confirm the exact position of all the boundaries to the satisfaction of all parties.

Ownership of all the boundaries should also be ascertained by your legal adviser in order that you may be aware of your liabilities in this respect.

GARAGE & OUTBUILDINGS

The property benefits from a small garage which is of prefabricated reinforced concrete (PRC) panel construction under a roof of corrugated asbestos cement sheeting. This garage is of basic construction and will require high levels of repair/routine maintenance in order to keep it wind and weathertight. Several component parts of the "up and over" garage door are now showing signs of ageing and wear. Higher than average levels of repair, routine maintenance and associated expense will be required to this door unit until such time as it is replaced. You should budget accordingly.

The roof covering of the garage is considered to be of an asbestos cement material. Please note the advice on asbestos based materials given later in the report.

The timber garden sheds are considered to be temporary structures and are, therefore, outside the scope of this report.

12. SUMMARY OF RISKS, SAFETY AND HEALTH ISSUES

Radon:

North Devon is an area identified by Public Health England as being at risk of being contaminated from radon. This is a radioactive gas, invisible and with no smell, which escapes from some types of rock. If trapped in houses, it can over time be a risk to health. Radon can only be detected by testing over a minimum period of three months. Testing of the property is recommended and details of the process can be obtained from Public Health England at the Centre for Radiation, Chemical and Environmental Hazards, Chilton, Didcot, Oxfordshire OX11 0RQ, telephone 01235 822742. If corrective measures are needed, they should not be expensive in proportion to the property's value.

Asbestos:

Materials containing asbestos were used in the construction industry until approximately 1999. Reference has been made within the report to the presence of asbestos based materials within the building. Whilst there is not known to be a risk if they are left undisturbed, any work to these materials (for example, drilling, sawing or removal) can pose a hazard to health. You should take specialist advice before undertaking any work to asbestos based materials. If they are to be removed, they should be disposed of in accordance with current regulations.

We have not tested any materials within the property and cannot categorically confirm that they do or do not contain asbestos. Asbestos may be found in the soil and vent pipe and the roof coverings of the garage. This list should not be considered as exhaustive.

Plumbing and electrical alterations, redecorating etc., may disturb these materials. This would increase costs and limit the extent of any work which could be undertaken without the need to remove the asbestos. The costs associated with any works to these materials are likely to be considerably more than for works undertaken to non-asbestos based materials.

Other Risks:

- As part of the electrical test recommended previously it should be confirmed that properly functioning smoke and carbon monoxide detectors/alarms are fitted within the property to current regulation standards.

13. COMMENTS FOR YOUR LEGAL ADVISER

TENURE

We understand that the tenure is freehold and that vacant possession will be given upon completion of sale. This must be confirmed by your legal adviser.

REGULATIONS

You should ask your legal adviser to investigate and advise on the following:

- It must be confirmed that the necessary Planning and Building Regulation consents were obtained for the recent extension works undertaken to the property.

GUARANTEES

You should ask your legal adviser to investigate and advise on the following:

- Confirm the existence and validity of any guarantees covering the installation of replacement PVC double glazing to the property. It should be confirmed that all installation works were undertaken by a FENSA approved contractor.
- Confirm whether any guarantees exist for the electrical re-wiring works at the property. It should also be confirmed that all works were undertaken by an NICEIC approved contractor.
- Confirm whether any guarantees exist covering the installation of the boiler and associated plumbing works within the property. It should also be confirmed that all works were undertaken by a Gas Safe registered engineer.
- Confirm whether any HETAS installation guarantees or service records exist for the solid fuel appliance located in the Sitting Room.

OTHER

You should ask your legal adviser to investigate and advise on the following:

- Confirm the exact position and ownership of all boundaries and the responsibility for maintenance of each.
- Confirm that the property is served by mains drainage. Also confirm where the drains of the subject property connect to a publicly adopted sewer together with any associated maintenance liabilities.
- Confirm that the solid fuel appliance in the Sitting Room was installed by a suitably qualified HETAS contractor.

ACTION: You are advised to pass a copy of this report immediately to your legal adviser with the request that they check and confirm all matters contained therein.

Please advise the Surveyor immediately if any of the information is found to be inaccurate as this may have an adverse effect on the valuation given in Section 16.

14. SUMMARY OF CONDITION & RECOMMENDATIONS

URGENT MATTERS

The following matters are considered to be "urgent":

1. Treatment of the entire property against woodboring beetle infestation. Via specialist firm.

Apart from legal investigations outlined earlier, there are no other matters requiring further investigation prior to purchase.

MATTERS REQUIRING FURTHER INVESTIGATION

**MAINTENANCE
ISSUES**

You will note that we have referred to a number of other defects, repairs and suggested improvements within our report, all of which will require attention either now or in the foreseeable future. It is recommended that you obtain estimates and reports as appropriate prior to exchange of contracts in order that you can budget for future expenditure.

15. BUILDINGS INSURANCE REINSTATEMENT COST

The current cost of reinstating the property in its present form is estimated to be approximately £170,000.

The external floor area of the accommodation is approximately 88 square metres.

16. VALUATION

We understand that a purchase price of £xxx has been agreed. This figure is considered to be the maximum amount which should reasonably be paid for a property of this age, type and condition in the current market.

Market Value is defined as: *'The estimated amount for which an asset or liability should exchange on the valuation date, between a willing buyer and a willing seller in an arm's-length transaction, after proper marketing where the parties had each acted knowledgeably, prudently and without compulsion'*.

SIGNATURE**SURVEYOR'S NAME AND
PROFESSIONAL QUALIFICATIONS**

David Northridge BSc MRICS
Chartered Surveyor RICS Registered Valuer

**NAME AND ADDRESS OF
SURVEYOR'S ORGANISATION**

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ISVA MEMBERSHIP NUMBER

2359 M1

DATE OF REPORT

2nd June 2020

OUR REF

GH076982