



**ISVA**

Independent Surveyors & Valuers Association  
PUTTING CLIENTS FIRST

# Home Survey

On  
Bungalow

**PHOTOGRAPH TO APPEAR HERE.**

**Name and Address of Client:**

X

X

X

Devon

X

**Date of Inspection:**

31<sup>st</sup> January 2013

**Surveyor:**

David Northridge BSC MRICS  
Chartered Surveyor  
RICS Registered Valuer

**abercorn** surveyors ltd

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## 1. INTRODUCTION

**THIS REPORT IS A CONCISE FORM OF SURVEY CARRIED OUT BY A SUITABLY QUALIFIED SURVEYOR AND IS IN ACCORDANCE WITH THE 'TERMS AND CONDITIONS', SIGNED BY THE CLIENT.**

### DESCRIPTION

The subject property comprises a semi-detached two bedroom bungalow.

The property was originally constructed, we believe, circa. 1970.

We understand that the property was originally constructed as a one-bedroom bungalow and has subsequently benefitted from internal alteration and a small extension (front of bathroom area). This work is thought to have been undertaken within the last 10 years. Your legal adviser must confirm that all necessary Planning and Building Regulation consents were obtained for these works.

### ACCOMMODATION

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

Entrance Porch, Hallway with Galley Kitchen off, Bathroom, two Bedrooms, and Living Room.

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.

To the front of the property there is a small porch addition. To the rear of the property there is a conservatory addition. These additions will be discussed in Site & Outbuildings (Section 11) towards the end of the report.

The property benefits from a single sized detached garage located to the rear. This garage is of single skin brickwork construction under a flat, layered felt roof.

The property benefits from gardens which are considered to be of above average size for a property of this age and type.

### CONSTRUCTION

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

**Walls:** The main walls are considered to be predominantly of cavity brick/blockwork construction.

**Floors:** Floors to the principal areas of living accommodation are of solid concrete construction.

### LOCATION

The property is situated on a sizeable estate of mixed type residential dwellings on the edge of XXXXXXXXXX village.

### **RADON**

North Devon is an area identified by the National Radiological Protection Board (NRPB) as being at risk of contamination 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 test instruments, and the minimum testing period is three months. Testing is recommended (NRPB) will supply details. If corrective measures are needed, they

should not be expensive in proportion to the property's value.

## 2. CIRCUMSTANCES OF INSPECTION

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

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

All fitted and built-in cupboards including the airing cupboard and 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 the roof void unsafe. The area around the hatch also contained a sizeable quantity of stored goods. Our view of the main roof void was, therefore, limited to that which could be seen from a "head and shoulders" inspection from the access hatch. All parts could not, therefore, be 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 roadways to the front and left.

At the time of our inspection the garage contained a motor vehicle. 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 front elevation from the estate roadway.

## 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,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 13: 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.

## 5. DAMPNESS , CONDENSATION & VENTILATION

### DAMP PROOF

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

**COURSE**

At the front of the property external ground levels (paths and porch) have been raised so that they are level with or higher than the damp proof course. This bridging of the damp proof course could lead to penetrating dampness to the interior. There is currently no evidence that significant dampness is occurring, although the majority of internal walls to the front of the property are concealed by kitchen or bathroom units. We would advise that external ground levels should be reduced so that there is a 150mm minimum gap between ground level and the damp proof course. Such work will involve re-laying some of the concrete paved paths and possibly incorporating a step at some point.

**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 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.

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. INSULATION

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

It was noted that the water storage tanks and associated pipework within the roof void area were inadequately lagged/insulated. Provision should be allowed for improvements to the insulation of these items to avoid freezing and plumbing defects in the future.

The cavities of the main walls appear to have been filled with insulating material. There were no outward signs of any defects at the time of our inspection. This insulation work should have been carried out by a suitably qualified contractor and a guarantee may be available. Any documentation relating to the installation of cavity wall insulation must be obtained by your legal adviser for your own use.

## 7. TIMBER DEFECTS

No signs were found of significant wet or dry rot in accessible structural and main joinery timbers, or of infestation by woodboring beetles.

## 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 generally fair for the age and type of the property. No significant sagging or deflection could be seen from an inspection from ground level.

There are small pieces of asbestos cement sheeting under the end fillets at the gable ends. Please see the advice given on asbestos based materials later in the report.

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 urgent routine maintenance.

### CHIMNEYS

The property benefits from a single chimney stack externally visible parts of which are of brick construction. No significant defects were noted to this chimney stack.

The chimney originally served a fireplace in the living room which is now redundant. You may wish to consider taking this stack down to below roof level and capping over to reduce the risk of penetrating dampness in the future. Redundant flues should be left ventilated to prevent moisture penetration and condensation build up.

The gas boiler located in the hall cupboard is served by a metal flue which passes through the roof void area and discharges via a metal flue terminal on the front roof slope. 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 openly or to subterranean gullies.

The condition and alignment of the rainwater goods appears to be generally satisfactory, although they would benefit from general cleansing to improve their appearance.

The downpipe serving the rear roof slope discharges openly next to the conservatory. This is considered poor practice and could lead to dampness problems in this area of the building. We would advise that this downpipe be re-routed so that it discharges directly into an open gully or to a suitably formed soakaway.

Where rainwater pipes discharge directly into the below ground drainage system (subterranean gullies), the drains maybe more prone to blockage from obstructions entering the system at eaves level. The provision of intermediate gullies and grids would be preferable.

**MAIN WALLS**

The main walls are of traditional cavity construction.

In cavity construction, the inner and outer leaves of the walls are bonded together by means of ties. The cavity has not been inspected and we cannot comment on the condition of these ties, nor on the presence of waste material which may block or obstruct the cavity. In cavity walls built before 1982, metal wall ties may be subject to corrosion and this process can occur before visible signs become apparent. In severe cases, costly repair is necessary. There is no evidence in this instance that cavity wall tie failure is occurring.

External elevations have either a render or brickwork finish. The condition of the external render, brickwork and pointing appears to be generally satisfactory at present. No immediate repairs to the main walls are considered necessary.

**WINDOWS,  
EXTERNAL  
JOINERY &  
DECORATIONS**

Windows, doors and most roof level joinery 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.

The majority of original soffit boards around the property are considered to be of asbestos cement sheeting. Please note the advice on asbestos based materials given later in the report.

External decorations are generally a bit tired. You should budget for a complete programme of external redecoration before the end of 2014. This redecoration programme should be preceded by 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 right hand bedroom. The limitations of our inspection of the roof void area have been detailed earlier.

The main roof has a traditional timber supporting framework of cut timber construction. This framework appears to be maintaining the shape of the roof acceptably.

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

### CEILINGS

The ceilings are considered to be of plasterboard construction and have either a plaster skim or textured ("artex") finish.

The ceilings are generally in serviceable condition at present, subject to some cracks and blemishes which should be attended to at the time of the next internal redecoration programme.

Textured ceiling finishes may contain traces of asbestos in their manufacture. Please see the advice given later on asbestos based materials later in the report.

### 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.

Internal walls have been altered by the removal or repositioning of partitions at ground floor level. Where the means of support is hidden, we cannot comment on its adequacy. We can, however, confirm that there was no evidence of any significant movement or distress in the vicinity of these alterations.

### CHIMNEY BREASTS, FLUES & FIREPLACES

The original fireplace opening in the living room has been blocked or panelled over. It is recommended that suitable ventilators be installed to allow for air circulation within the flue if these have not already been provided.

The chimney stack is intact throughout the building and is free from obvious defect.

### FLOORS

Fitted carpets, 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.

**DECORATIONS**

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

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

**OTHER**

**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 roof end pieces, soffit boards and possibly in the textured ceiling finishes. This list should not be considered as exhaustive.

The costs associated with any works to these materials are likely to be considerably more than for works undertaken to non-asbestos based materials.

## 10. THE SERVICES

**ELECTRICITY**

The property is connected to mains electricity. Visible wiring and fittings are of a modern pattern. If there is no record of an electrical test having been undertaken within the last 5 years, it is recommended that the installation be tested by a competent electrician (preferably NICEIC registered) and all recommendations implemented. Thereafter, the installation should be re-tested every 5 years.

**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 from time to 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 distribution pipework within the property, where visible, comprises copper 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.

## HEATING

Central heating and domestic hot water are provided by the gas fired boiler located in the cupboard off the hall. The boiler itself is old and is unlikely to be efficient. In view of these comments we would advise that you must have all gas, plumbing and heating systems throughout the property fully checked and tested by a Gas Safe Registered contractor prior to exchange of contracts. Once you have received a full report you will be in a position to decide on any repair/upgrading/improvement works necessary.

## DRAINAGE

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

It appears that the drainage system is shared with the adjoining property. Your legal adviser should confirm that a suitable easement exists for this shared service and that no over onerous conditions relate.

We were able to locate one inspection chamber situated to the front of the property. The cover on this chamber was raised and the chamber itself found to be free from obvious defect.

## OTHER

There are no visible smoke detectors. It is recommended that mains controlled smoke detectors are provided and serviced in accordance with manufacturer's instructions.

There are no visible carbon monoxide detectors. It is recommended that mains controlled carbon monoxide detectors are provided and serviced in accordance with manufacturer's instructions

## 11. SITE & OUTBUILDINGS

The exact positions of the boundaries serving the property are unclear on site. 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.

The boundaries of the property are of mixed type including timber fences and high hedges. These mixed type boundaries will require higher than average levels of routine maintenance and associated expense in the future and you should budget accordingly.

### Garage & Outbuildings.

The property benefits from a small, single sized, detached garage located to the rear. This garage is of single skin brickwork construction and has a roof of flat, layered felt type. The limitations of our inspection of the garage have been outlined previously.

The flat felt roof covering of the garage has reached the end of its useful life and is leaking badly. This is causing some deterioration to structural roof timbers beneath. This roof covering needs to be stripped off and replaced as a matter of urgency.

**ACTION:** Instruct a competent contractor to provide an estimate for these works and all necessary associated repairs.

The small rear shed is considered to be a temporary structure and is, therefore, outside the scope of this report.

#### Porch

To the front of the property there is a small porch addition. This small porch has a concrete base supporting PVC double glazed units under a roof of cellular plastic sheeting. The external door requires some general works of repair and refurbishment. Remaining parts appear to be in reasonable condition bearing in mind that it does not form part of the living accommodation.

#### Conservatory

The conservatory comprises a PVC framed double glazed addition constructed off a concrete base. It has a roof of cellular plastic sheeting. No significant defects were noted to the conservatory which forms a pleasant addition to the property. Your legal adviser should enquire whether any guarantees exist covering its erection.

## 12. 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

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

If Planning and Building Regulation consents have not been obtained then we would advise that you take out a Building Regulations Indemnity Insurance Policy. Your legal adviser will give you further information on this matter.

### 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 the existence and validity of any guarantees covering the erection of the conservatory. It should be confirmed that all installation works were undertaken by a FENSA approved contractor.

Confirm the existence and validity of any guarantees covering the installation of cavity wall insulation to the property.

### 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.

Shared drainage system. It should be confirmed that this matter is properly documented. It should also be confirmed where the drains serving the subject property connect to a publicly adopted sewer together with any associated maintenance liabilities.

Confirm availability of mains services and connection status.

**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 14.

### 13. SUMMARY OF CONDITION & RECOMMENDATIONS

#### URGENT REPAIRS

The following matter is considered urgent.

1. Renewal of the flat felt roof covering to garage. Via competent roofing contractor.

#### MATTERS REQUIRING FURTHER INVESTIGATION

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

We would, however, advise that you have the gas, plumbing, heating and electrical systems checked and tested. It should be confirmed that all systems are in a satisfactory condition, conform to current regulations and have a reasonable life expectancy.

#### MAINTENANCE ISSUES

You will note that we have referred to a considerable 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.

### 14. VALUATION

We understand that a purchase price of £xxx,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. You may wish to renegotiate the price to reflect the required works outlined throughout this report.

### 15. BUILDINGS INSURANCE REINSTATEMENT COST

The current cost of reinstating the property in its present form is estimated to be approximately £110,000.

The external floor area of the accommodation is approximately 61 sq m excluding the porch and conservatory.

## Home Survey on

**SIGNATURE**

**David Northridge BSC MRICS  
Chartered Surveyor**

**SURVEYOR'S NAME AND  
PROFESSIONAL QUALIFICATIONS**

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

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**TELEPHONE**

**01271 323444**

**ISA MEMBERSHIP NUMBER**

**2359 M1**

**DATE OF REPORT**

**31<sup>st</sup> January 2013**

**OUR REF:**

**GH000000**