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Name and Address of Client:

XXXXXXX

Date of Inspection:

XXXXXXX

Surveyor:

David Northridge BSc MRICS
Chartered Surveyor
RICS Registered Valuer



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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 two-storey dwelling house constructed, we believe, circa 1935. There have been no significant extensions since its original construction.

In recent years the internal accommodation has been altered to provide two En-suite facilities, a new staircase and a combined Kitchen/Dining Room. It is thought that the front porch was originally an open structure which has been "infilled" in recent times.

Your legal adviser must confirm that the necessary Planning and Building Regulation consents were obtained (if required) for all the above works and that all Completion Certificates have been retained.

ACCOMMODATION

The accommodation of the subject property comprises:-

Ground Floor: Entrance Porch, Hall, separate WC, Sitting Room, Kitchen/Dining Room and Utility Room.

First Floor: Landing, family Bathroom, three Bedrooms (two with En-suite shower room facilities) and Study/small fourth Bedroom.

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 and a block-built outbuilding within the grounds. There is also ample parking/turning facilities to the front of the dwelling.

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.

CONSTRUCTION

Roofs: The main roofs are pitched with coverings of natural slate. The front Porch and rear bay have roof coverings of small clay tiles.

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

Floors: Ground floors are a mix of solid and timber suspended types. First floors are of timber suspended type.

LOCATION

The property is situated in a predominantly residential area on the edge of Barnstaple town.

The property is close to a busy road network. You should satisfy yourself that the close proximity of this road network and any associated traffic noise will not spoil your quiet enjoyment of the property.

The property has views over the River Taw to the front which enhance its saleability.

2. CIRCUMSTANCES OF INSPECTION

The property was vacant at the time of our inspection. The keys were obtained from the selling Agent. The weather at the time of our inspection was overcast but dry.

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 understairs space, airing cupboard and kitchen/utility room units contained stored items preventing a proper internal inspection of these areas.

There are no accessible access hatches to any roof void areas above single-storey parts. We are, therefore, unable to comment upon the repair or condition of these unseen parts.

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 next to the access hatch. All parts could not, therefore, be fully seen.

The cupboard in the Study/small Bedroom was locked shut at the time of our visit.

The floor beneath the bath/shower units could not be inspected as this would involve damaging investigations which are beyond the scope of a normal survey. If there has been leakage, because of defective pipework, gaps in the wall tiles or at the junction between the wall tiles and the sanitary fittings, dampness may have caused serious rot damage in the floor.

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 visit, both the garage and garden shed were locked and could not be inspected internally.

ORIENTATION

The orientation of the property as described in this report is as if one is standing facing the property from the roadway. The main Sitting Room is therefore in the front, left-hand corner of the property at ground floor level.

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. 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.

5. DAMPNESS, CONDENSATION & VENTILATION

DAMP PROOF COURSE

The 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.

Current Building Regulations recommend a gap of at least 150mm between the damp proof course and external ground level. This gap prevents debris from building up and bridging the damp proof course and also minimises the risk of dampness caused by rain splashing up from the adjacent surfaces. The damp proof course, particularly to the rear and left, where ground levels have been raised, is less than 150mm above the ground in places. Works to lower the external ground level are not considered to be necessary at this point in time. This situation should, however, be monitored with remedial works undertaken should any rising dampness to ground floor walls be noted.

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 accessible parts of the interior of the main building.

CONDENSATION & VENTILATION

Some minor condensation was noted on windows at the time of our inspection. This condensation was considered to be at tolerable levels bearing in mind that the weather was quite cold at the time of our visit.

Some moderate dampness readings were recorded in areas where fireplaces have been removed. It is our considered opinion that this minor dampness has been caused by a build up of some condensation within disused flues. This condensation has in turn created some minor salt contamination to the plaster finishes close to the original fireplaces. This is not considered to be a major issue although the situation should be monitored going forward.

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.
- 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 considered adequate with there being no evidence of any defects to timber floor surfaces. 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 which is being sold. We note from the Government website that the property has an EPC rating of 67% placing it in Band D.

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 or physically possible to complete.

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 dry/wet rot or active infestation by woodboring beetles in accessible internal structural or main joinery timbers.

There is significant wet rot decay to timbers serving the garage and outbuilding. This will be discussed later within the report.

8. THE EXTERIOR

ROOFS

The main roofs of the property are pitched, timber framed and have their original coverings of natural slate. Generally speaking, these roof coverings are in a satisfactory condition for their age and type. Some slates have however been replaced indicating that random slate slippage is starting to occur. A sizeable area to the rear roof slope has been patched where a chimney stack has been taken down to below roof level.

You should be aware that random slate slippage will continue to constitute an ongoing maintenance liability as the roofs age further. You should budget accordingly.

The roofs above the single-storeyed front Porch and the rear bay have their original coverings of small clay tiles. These are generally in a satisfactory condition although a couple of cracked/broken tiles were noted. Some localised repairs should therefore be undertaken as a routine maintenance matter.

There are no hip irons to the bases of some of the roof hips. Hip irons are provided to prevent hip tiles from slipping. There is currently no evidence of any slippage to the hip tiles.

The roof slopes are underlain with bituminous sarking felt and, therefore, battens and tile fixings were hidden from view. The underlay itself is serviceable, however, the areas most likely to perish first are those at the base of each roof slope (at eaves level) and these areas could not be inspected. Having due regard to the age of the building, you should anticipate repairs in these areas in the foreseeable future and budget accordingly.

Many roofing felt materials of this age/type often contained asbestos in their manufacture. Please note the advice given on asbestos based materials later in the report.

CHIMNEYS

It appears that a chimney stack has been taken down to below roof level to the rear of the building. It is assumed that this work was undertaken in accordance with all Local Authority regulations.

The property has two remaining chimney stacks located to the left-hand side of the building. Both are of brickwork construction and appear to have been "capped off". The condition of the visible brickwork and lead flashings appears to be in a reasonable condition from a ground level inspection.

The gas-fired boiler located in the Utility Room discharges via a flue on the right-hand elevation. Please note that 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 replacement system of plastic gutters and downpipes discharging to open gullies. The condition and alignment of these rainwater goods appears to be generally satisfactory.

There are a limited number of downpipes around the property. These may not be adequate to cope with the flow of water at times of extreme rainfall. This situation should be monitored with additional downpipes provided should the current system prove to be inadequate. You should budget accordingly.

The entire system should be cleaned and checked for stability and watertightness as a matter of urgent routine maintenance.

MAIN WALLS

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

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.

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 some thermal movement. They should be raked out and filled with a suitable filler at the time of the next external redecoration programme.

A few of the bricks have spalled, particularly below damp-proof course level. Spalling occurs when brickwork becomes wet due to rain or rising dampness. If freezing conditions occur before the bricks dry out, the entrapped moisture expands and forces off the hard face of the brick, thus exposing the softer inner core. Although no works are required at this moment in time, you may want to consider replacing any damaged bricks in the longer term.

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**

Upper parts of the two-storey front bay are considered to be of timber frame construction, lined with plasterboard internally and tile hung or rendered (presumably on metal laths) externally. No significant defects were noted to these small areas of walling.

Windows, doors and roof level joinery have been replaced with PVC items incorporating double glazed units. These are considered to be at least fifteen years old and are showing some signs of ageing and general wear.

PVC double glazed units are generally considered to have a limited life expectancy of between twenty and twenty-five years.

Older PVC goods require routine periodic maintenance and associated expense in order to keep them functioning effectively. Maintenance should include the oiling and repairing of hinges, handles and joints and the re-sealing of mastic around the edges of glazing units and frames. You should budget accordingly.

DECORATIONS

External decorations are generally in a satisfactory condition.

Masonry paint should be maintained in good condition at all times to reduce the risk of penetrating dampness.

OTHER

No other external matters were noted.

9. THE INTERIOR

ROOF SPACE

The main roof void is accessed via a hatch located off the landing. 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. 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.

The property has down-lighters in several rooms. It is important to keep insulation material within roof space areas away from these electrical appliances. We would advise that you provide protective cages around these units within the roof void areas to prevent stored goods coming into contact with the electrical appliances and causing a fire risk.

CEILING

The ceilings within the property are a mix of original lath and plaster and more modern plasterboard types. They have a mix of finishes including plaster skim and textured ("Artex") finish.

**INTERNAL
WALLS
&
PARTITIONS**

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. Lath and plaster ceilings do, however, deteriorate with age and some future replacement may be necessary. You should budget accordingly.

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

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. 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.

Your legal adviser must confirm that Local Authority approvals have been obtained for these alterations.

**CHIMNEY BREASTS,
FLUES &
FIREPLACES**

Fireplace openings have been blocked or panelled over in several rooms. It is recommended that suitable ventilators be installed to allow for air circulation within the flues where these have not already been provided.

As mentioned previously, a chimney breast to the rear has been removed. This would have served fireplaces in the Kitchen/Dining Room area. Again, we can confirm that there was no evidence of any significant movement or distress in the vicinity of these alterations.

FLOORS

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

Floor surfaces within the property are acceptably level and sound to the tread. No significant defects were noted to the floors within the living accommodation, bearing in mind the limitations of our inspection.

JOINERY

Internal doors comprise a mix of original items and more modern units. These are generally in reasonable condition although some doors and their furniture require works of adjustment in order for them to function effectively.

The fitted units in the Kitchen and Utility Room are relatively modern. Some worktops have, however, suffered from above average wear and a section of trim is missing beneath the oven. You should therefore budget for some general refurbishment works in this respect, the extent of which is left to your personal requirements and budget.

The fitted cupboards and other decorative joinery 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, however, left to your personal requirements.

OTHER

No other internal matters were noted.

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. Water service pipes to properties of this age were often of lead type. 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

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

As far as we can ascertain the WCs in the En-suite shower rooms are served by mechanical waste disposal systems ("Saniflow"). This type of appliance has a narrow gauge waste pipe. It can be noisy in operation and prone to blockage if it is not used carefully. You are advised to obtain instructions relating to their proper use from the manufacturer.

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 gas-fired boiler located in the Utility Room. This boiler appears to be of a considerable age and may not be as efficient as a modern equivalent unit. Our limited inspection of the hot water and central heating systems revealed no evidence to suggest any serious defects. It is advised that all heating systems be checked and serviced annually. If no recent servicing documentation is available then the systems must be tested and overhauled prior to exchange of contracts and a regular maintenance contract placed with a Gas Safe registered contractor.

DRAINAGE

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

We were able to locate two inspection chambers situated to the front of the property. The covers on these chambers were raised and the chambers themselves found to be free from obvious defect. Some minor works of root clearance and cement work repair should be carried out to the inspection chamber nearest the house as a matter of routine maintenance.

OTHER

We have not undertaken any tests to establish the strength or availability of mobile phone signals in or around the property. We have not made any enquiry as to the availability of broadband/Wifi provision. These matters are considered to be outside the scope of our agreed terms. You are strongly advised to make your own enquiries in relation to these matters before making a legal commitment to purchase.

Some mechanical extractor fans in the bath/shower rooms were not functioning properly. This malfunction could contribute to a build-up of condensation within the property. These electrical units and their ducting should be fully checked and tested by the qualified electrical contractor outlined earlier.

11. SITE & OUTBUILDINGS

The Site

The exact position of many 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 stonework walls, timber and wire fences and sizeable 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

As mentioned previously, both the garage and garden shed were locked at the time of our inspection.

The garage is of single skin blockwork construction and has a roof covering of modern concrete tiles. It appears, from the limited inspection possible, that this roof has been renewed in recent years.

We noted some minor wet rot decay to the garage doors which requires some routine maintenance. Otherwise, the garage was considered to be in reasonable condition bearing in mind the limitations of its construction and use.

The dimensions of the garage are smaller than modern standard specification. Consequently, the housing of some modern cars within the garage may not be physically possible. This may be an issue that you need to check beforehand.

Within the rear garden there is a small store shed which is of single skin blockwork construction and has its original slated roof covering.

This outbuilding appears to have lacked routine maintenance and repair for a considerable period of time. Original cast iron rainwater goods have badly deteriorated and there is extensive wet rot to all elements of external joinery. Some slates to the main roof have slipped and require re-fixing.

Considerable works of general repair and refurbishment are now required to this outbuilding in order to prolong its life. You should budget accordingly.

We noted that a small sheet of an asbestos cement material had been used to patch the right-hand roof slope of the shed. Care should be taken to properly dispose of this asbestos based material at the time of any repair works to the outbuilding. Please note the advice on asbestos based materials given later in this report.

12. SUMMARY OF RISKS, SAFETY AND HEALTH ISSUES

Radon:

North Devon is an area identified by UK Health Security Agency 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 testing over a minimum period of three months.

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 roofing felt, the sheet of material on the shed roof and possibly in the textured ceiling finishes. 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 and working within the property to current regulation standards.
- Glazing to some internal doors and glazing panels has no visible British Standard Kite Marks suggesting that the glass is not toughened or laminated, as is now required for safety reasons. In the interests of safety, we would advise that this be upgraded.
- There are some low opening windows within the property which have safety implications, particularly to small children. Upgrading of the locking mechanisms is advised in this regard.
- There is a lack of proper handrails to some external steps. Works of upgrading are recommended.
- There are sizeable drops within the grounds of the property which have no protective railings. Provision of suitable protection is recommended.

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 all past alteration 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 service records exist for the heating and plumbing systems within the property.
- 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.
- 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 roadway serving the property has been adopted by the Local Highway Authority.
- Confirm where the responsibility lies for the repair and maintenance of the telegraph pole located within the rear garden. Also confirm whether any suitable easement exists from a statutory authority to allow its erection.

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.

14. SUMMARY OF CONDITION & RECOMMENDATIONS

URGENT MATTERS

There are no matters which we would consider as "urgent".

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 must have the gas, plumbing, heating and electrical systems checked and tested by suitably qualified contractors. 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.

Properties of this age, exposed location and construction type require higher than average levels of routine maintenance and associated expense in order to keep them wind and weathertight.

SIGNATURE

**David Northridge BSc MRICS
Chartered Surveyor RICS Registered Valuer**

**SURVEYOR'S NAME AND
PROFESSIONAL QUALIFICATIONS**

**Abercorn Surveyors Ltd
1 Silver Street
Barnstaple
Devon
EX32 8HR**

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

**01271 323444
2359 M1**

ISVA MEMBERSHIP NUMBER

DATE OF REPORT

OUR REF