



Trinity Enterprise Centre Ltd, Furness Business Park, Ironworks Road,
Barrow-in-Furness, Cumbria, LA14 2PN
Tel: 01229 821996 Fax: 01524 381445 Email: barrow@hwmsurveyors.co.uk

Our Ref:

BUILDING SURVEY & VALUATION

on

ADDRESS

on behalf of

CLIENT

Date of Inspection : 01/01/01

Weather :

Surveyor : Name

PHOTOGRAPHS

SAMPLE

TERMS OF REFERENCE

Following your instructions of the DATE, we have inspected ADDRESS, in order to advise on the condition and valuation of the premises, for acquisition purposes.

This survey report has been prepared in accordance with the terms and conditions already forwarded to you. All visible, exposed and accessible elements of construction have been checked in order to identify defects and shortcomings which are likely to adversely affect the use of the property or give rise to significant expenditure in the future. We have not been able to inspect covered, unexposed or inaccessible areas or buried areas of construction.

Apart from balconies or roofs to which external access is available, the external inspection has been carried out from ground level or such points of access as are afforded by a three-metre ladder.

The precise extent of our inspection is described in this report. Throughout the report the terms front, back, left and right are used as if viewing the property from the front, unless otherwise stated.

At the date of our inspection the property was unoccupied, and unfurnished, although floors were covered throughout mostly by laminate. The vendor was present part time during the inspection.

We would confirm that we have no conflict of interest in this matter and the valuation has been carried out in accordance with the Practice Statements in the RICS Valuation Standards (Latest Edition). This report is confidential to the client and the client's immediate Professional Advisors and excludes responsibility and liability to third parties, unless otherwise stated.

We would refer you to the attached definitions to which this advice is subject.

LOCATION

The property is situated in an area of varied sized similar aged residential development, adjoining older (ex-local authority), housing, in this suburban area on Walney.

Whilst immediate amenities are limited, nonetheless, the property is reasonably convenient for amenities of the area by bus and car.

The front elevation faces approximately southwest.

GENERAL DESCRIPTION

The property comprises a compact middle terraced house on two floors. It is in a "chevron" arrangement with the right-hand side neighbour (looking at the front) attached to the rear corner. The house is estimated to have been built around 1992.

The property is of conventional construction for its type and age, with the external walls of cavity brick and concrete block (un-rendered).

The roof is pitched and laid with concrete tiles. Windows are plastic framed and double-glazed. Internally, both ground and first floors are suspended timber.

The accommodation comprises:

Ground Floor: (Outer entrance porch), hall, living room and kitchen.

First Floor: Landing, three bedrooms and bathroom with conventional three-piece suite, including WC.

The approximate gross external floor area is 79m² (855ft²).

All main services are connected and there is gas fired central heating.

The property has the advantage of a relatively long front open plan garden with off road parking, and a fenced rear garden area. There is a narrow footpath access across the back of the terrace. The front road is made up and assumed adopted by the local authority.

REPAIR AND CONDITION

EXTERIOR

Chimneys

There is no chimney, merely a ridge vent in the roof, to the left-hand side (looking from the front), which serves the living room gas fire flue (not used).

There is also a conventional type modern balanced flue at the back, for the heating boiler.

Roof

The pitched roof is laid in conventional interlocking type concrete tiles. These are a popular roof covering, and have been used in the adjoining properties similarly.

The roof is continuous with the neighbour on the left-hand side. It links into the opposing neighbour at the front corner where the neighbouring house stands forward. There is a small valley area where the corner of the two properties meet. It is likely that there is weed growth in this (difficult to see from ground level, but just apparent). Some leakage may have occurred so far as could be seen in the roof space, which indicates maintenance is required.

It would be prudent to arrange for a roofing contractor to inspect and clear out, checking adjoining tiles and also verge edging. Associated maintenance also appears necessary, including cleaning out gutters etc. You may wish to obtain roofer's advice and an estimate before purchase.

The roof line appeared "true", with no significant distortion or sagging.

There appeared to be some minor moss and possibly weed growth developing, slightly more apparent at the back. This may require clearing off in the foreseeable future to ensure free drainage is maintained for rainwater off the roof.

The outer edge of the roof tiles are exposed at the back, to the left hand side (looking from the back garden), where these appear to have been clipped (metal clips helps secure outer edge tiles in high winds). Some of the verge pointing may be deteriorating, more so to the front slope, just apparent from the back lane.

Obviously, as there is no access into the neighbour's adjoining garden, a limited view could be obtained only.

It is likely maintenance will be needed, and consideration could be given to the installation of a modern plastic verge edge system, which is now more popular.

At the front, the right-hand lower side of the roof abuts the neighbour at 44 where there is a lead flashing weathering it to the neighbour's gable wall. The flashing appears to largely remain intact, although the outer piece is lifting slightly where aerial wires have been dressed beneath. A closer inspection should also be carried out by the roofer recommended earlier, as again, there appeared to be some leakage in the roof space internally.

In passing, the neighbour's roof edge verge woodwork is in poor order. There may need to be an access arrangement for the neighbour to carry out works to this area. Similarly, at the back, arrangement is likely to be needed with the neighbour for access into their garden to carry out maintenance and checking roof verge edging etc, and possibly checking the type and condition of the gable roof fascia boarding.

Rainwater Goods

Gutters are plastic, and appear to be of relatively modern type. It is likely that these will have been replaced with PVC clad eaves, and details should be confirmed via the vendor.

Generally, there is a satisfactory eaves projection where the roof overhangs the upper main walls, and provides weather protection.

The front downspout appears to be a shared arrangement with the neighbour.

The more recent gutters link into the standard original guttering of the attached neighbour, where neighbour's gutters and eaves appear deteriorating with age and lack of maintenance may adversely affect the subject property. An arrangement for shared maintenance should be confirmed.

There appeared to be some weed growth just apparent in the front gutter (although all parts should be checked). An overhaul is recommended, to clear out, ensuring free flowing and watertight.

The front downspout discharges to the gully masked by plants etc on the borderline between this and neighbour. Plants should be cut back and the gully checked/cleared to ensure it is properly free flowing etc.

At the back, the outer corner downspout passes alongside the fence and boundary wall, with the lower gully masked by timber decking. Again, this should be checked and cleared. Periodic maintenance of all parts will be needed.

Main Walls

The property is of conventional construction for this age, with the external walls of cavity construction judging by wall thickness. It is not clear whether the walls include any insulation, as obviously this cannot be seen. Any original specification that may be available via the vendor should be obtained.

The outer face is in traditional brickwork and un-rendered.

Ground floor window and door openings are formed by boot type lintels (assumed metal), which carry outer face brickwork. Evidence of PVC type damp proof material was just evident at window etc heads in places.

Upper windows obviously lie immediately below roof eaves, and adequately weather protected.

Due to the layout and the arrangement where the property attaches to the right-hand neighbour, there is an exposed area of brick faced gable abutting the neighbouring garden, which could not be seen, as there is no access. A limited view could be obtained through the back fence of the neighbour, where they appear to have had a conservatory attached to this gable wall and possibly also a satellite dish. Ideally, these matters should have required the consent of the subject property owner for party wall matters, and a query should be raised with your legal advisor.

The property has a timber ground floor, which appeared adequately above the outside ground level so far as could be seen. There are airbricks in main walls at low level front and back, which will provide sub floor ventilation (essential for timber ground floors). Evidence of a PVC type damp course was just apparent in places.

One of the front airbricks is now enclosed within the entrance porch, below the front door threshold. Airbricks must be kept clear, and path levels maintained below floor level i.e. not allowing soil or plants to develop against lower walls, which may impede ventilation etc. At the back, timber decking has been fitted against the lower rear walls, which masked inspection slightly.

Plant growth etc against the front wall should be cleared away and the area kept properly maintained.

Window Frames and External Joinery

Windows and the back door all appear to be of similar age, and are PVC framed, double-glazed. Some frames appeared to be dated 2008, but details should be confirmed via the vendor before purchase.

Window frames generally appear to require maintenance, with easing of catches, mechanisms etc, and some handles appeared to be not properly locking.

Windows installed post April 2002 require building regulation approval, and also there should be FENSA documentation. Legal advisors should confirm.

Mastic sealant around some frames is somewhat untidy and deteriorating, general maintenance appears necessary.

Windows are installed on the outer wall edges i.e. deep-set internal window sills. This arrangement may increase chances of condensation around the frames internally.

As the property is situated in this relatively open exposed area, the windows and mechanisms may be more prone to deterioration in time.

The front entrance door is timber and single-glazed only (with similar side panel), although now protected by the outer storm porch. Nonetheless, it appears ill fitting with patch replaced lock and catch. Maintenance is necessary, alternatively, consideration could be given to upgrading and replacement.

The back door has had a large dog flap fitted in the lower panel, which is in only fair order, and also appears to lack a lower protective threshold strip. Again, upgrading or replacement is advised.

It would be prudent to arrange for a window contractor to check and advise, before purchase.

The eaves woodwork around roof edges has been PVC clad so far as could be seen from first floor windows. It is assumed the gable woodwork has been similarly clad, but difficult to confirm, as there is no close access, with this side of the building abutting the neighbouring garden. Details should therefore be confirmed that all parts have been replaced similarly.

PVC is low maintenance, and should not normally require regular periodic attention. Obviously, with the properties in the terrace inter-linking, access to gables where abutting neighbouring gardens is difficult, and this includes the deteriorating eaves to neighbour. The neighbour is likely to require access for maintenance purposes should works be carried out.

Entrance Porch

The small front porch has been formed by enclosing the area beneath the original tiled storm canopy over the front door. The canopy is a lean-to structure in plain concrete tiles (matching the main roof), weathered to the front main wall and also the side neighbour's gable in lead flashing. It is supported on timber brackets, which remain.

The front and outer side has been enclosed in PVC panelling, cladding and double-glazing, which appears to be of similar age to the main house windows.

The outer support timber bracket is exposed to the elements, which is deteriorating, and requires maintenance.

Noted earlier, the porch encloses the original front door. The outer door is PVC and double-glazed, and did not appear to be properly shutting at the time.

The porch sits on a concrete base, with tiled floor, slightly lower than the internal main floor level.

A single sized airbrick was just apparent beneath the main front door threshold, noted earlier.

Seen externally, the edge tiles are clipped. There is no gutter. Mastic pointing around frame edges is untidy and would benefit from improvement.

Stored items in the porch at the time hampered inspection.

General maintenance appears necessary, with some slight deterioration to tiles just apparent. The need for occasional future maintenance is to be expected.

INTERIOR

Ceilings

Ceilings in a house of this age are plasterboard, typical modern construction. Ceiling surfaces have a textured type decorative finish. Difficult to confirm, but if an 'artex' type, may contain some asbestos fibres, and care should be exercised when carrying out any re-decoration/re-fitting works. You may wish to confirm the type, before purchase.

The decoration appeared only fair in places, possibly patch painted in the kitchen where there may have been leakage from the bathroom fittings above.

Internal Walls and Partitions

Internal wall surfaces appeared to be plasterboard dry lined, which is typical modern construction. This masks the main internal wall faces, preventing checking for dampness etc.

A property of this age should however have been adequately provided with a damp course, to local authority approved standards at the time of construction.

It is assumed the mid wall between living room and kitchen is concrete block, whereas other internal partitions will be timber stud and plasterboard.

Noted previously, windows are set forward in openings, with deep set internal sills. These areas will be prone to condensation around frame edges and difficult to entirely avoid.

The property is situated in a relatively exposed position close to the coast, prone to high winds etc, and may therefore also suffer a greater chance of condensation. The property will need to be kept adequately ventilated with an even level of heating maintained in cold weather (not excessive).

There is some untidy plasterwork in places, and the understairs area may have been altered in the past, with an incomplete plasterboard panel to the kitchen side.

There is a built-in former airing cupboard over the stairs in the small front bedroom. A loose hatch in the floor revealed lightweight blockwork to the side party wall.

Typically, plaster repairs are likely to be needed when re-decorating.

Floors

Both ground and first floor are suspended timber. The majority of floors have a laminate surface, which prevents checking the decking beneath.

The front bedroom is carpeted, and typical modern chipboard decking was apparent in one corner where could be seen. It is assumed all floors will be similar.

The ground floor generally appeared satisfactory above the external ground level in accordance with good building practice. Laminate coverings are only fair, with some deterioration evident in kitchen. Floor coverings probably will need to be either re-laid or improved, subject to your requirements.

Floors appeared adequately firm to tread. There appeared to be some leakage from fittings in places (kitchen and bathroom), where this may have caused deterioration to the floor decking. A check should be made beneath the kitchen sink area and also around the rear of the WC where there is some loose tiling, and suspected leakage from the drain connection. An estimate should be obtained for any necessary works.

Whilst carrying out the investigation, it would be prudent to check the sub-floor beneath the ground floor, to ensure there is adequate ventilation, and if there is any dampness.

Timber ground floors require good ventilation beneath to prevent rot deterioration. Airbricks were noted to main walls at low level externally, with one of the airbricks enclosed in the front porch.

Air vents should be kept clear and unobstructed, above external path levels.

Washing machine installations, water connections etc should be kept adequately maintained, as any leakage obviously may also cause deterioration.

Fireplaces & Flues

There is a provision for a gas fire in the living room to the left-hand side wall. There is no chimney breast, the gas flue enclosed within the wall itself.

This is disused, with a freestanding electric stove in front of it at the time of inspection.

The flue opening generally was dirty, clearly disused for some time. There appeared to be a 'stopped-off' gas pipe, but whether this is still useable is not known. You may wish to make enquiries before purchase, subject to your requirements.

It is assumed the gas appliance flue conformed to local authority building regulation approved standards at the time of construction.

There is a galvanised metal flue pipe in the loft, connecting the wall flue block to the ridge vent.

Should re-use be required, investigation and appropriate testing will be necessary, and you may wish to have this checked before purchase subject to your requirements.

Internal Joinery

Internal woodwork, including skirtings and door frames are assumed the original, in plain minimum dimension painted woodwork. Generally, decorative finish is only fair, with maintenance likely to be needed e.g. when re-decorating.

Internal doors have variously been replaced from the original, with contemporary style to ground floor and pine panel upstairs. These generally require maintenance, with poor decorative finish, and some ill-fitting.

Stairs are carpeted, with a single hand rail against the side wall. The landing banister comprises painted plain railed timber type.

The under-stairs cupboard is accessible via the living room, and the underside of the staircase has been plasterboard lined. Some untidy plasterwork etc, as noted earlier.

Generally, joinery improvement will be needed during re-decoration/re-fitting, to your requirements.

Kitchen Fittings

Kitchen cupboards comprise floor and wall units, of modern style and of average quality. Some maintenance appears necessary with attention to doors, drawers etc and internal shelving likely to be needed. There is modern style tiled surround with somewhat untidy finish in places, and attention necessary to sealant etc.

Details of fitted equipment should be confirmed before purchase, and items appropriately checked in use.

The side hood over the electric cooker hob may well be circulatory only. It is not known if it may be ducted through the side wall, which abuts the neighbouring house, where they have had a conservatory fitted against it. Details should be confirmed. The kitchen will need to be kept adequately ventilated, to reduce condensation etc.

There is a conventional modern style sink top, with loose tap, and leakage from the waste connection seen beneath. Maintenance is required.

Bathroom Fittings

The first-floor bathroom has a conventional modern style white three-piece suite, with fully tiled walls. There is no separate extractor fan (now a building regulation requirement), and again, should be kept well ventilated.

Fittings would benefit from general maintenance, with untidy sealant around the bath edge, which may well have been leaking in the past. Sealant should be kept properly maintained, as otherwise any leakage may cause deterioration to the flooring beneath the bath, and kitchen ceiling below (no significant staining noted at the time of inspection).

Sealant should be properly replaced. The shower arrangement is via the bath tap only, and operation should be checked before purchase.

Noted earlier, there appears to (have been) a leak behind the WC and drain connection, which has affected the floor, where there is loose tiling behind. This requires maintenance and rectifying. The wash hand basin is slightly loose.

Roof Space

The roof space is accessible via a hatch in the landing ceiling. An aluminium pull-down ladder has been fitted.

The roof is of conventional construction for a house of this age, with lightweight timber trusses supporting the roof tiles. Only limited view of these could be obtained, as the roof area has been partly underlined with curtaining fixed beneath. The centre part of the roof space has been floored, and carpeted.

Where seen, timber trusses appeared adequately braced in accordance with good building practice. Tiles have been laid over grey type PVC reinforced roofing felt, typical for the age of the house.

The material is impervious, and there appeared to be some condensation mould in places beneath, where could be seen. PVC eaves cladding may have obstructed original ventilation. The roof space should be adequately ventilated, as well insulated roof spaces can suffer condensation problems in cold weather.

The first-floor ceiling has been insulated in fibreglass quilt where seen (obviously flooring masks). This however is now less than present day recommended standards, and also requires overhaul, as it is uneven and untidy in places.

Floor decking should be raised to accommodate the appropriate thickness of insulation, and ventilation improved.

Stored items etc remained in the roof space, and generally untidy. These should be removed prior to sale.

There may have been some leakage around the roof edge, just apparent in the front corner where the house abuts neighbour. Externally, roof maintenance and a check of the valley area has been recommended earlier.

Concrete blockwork of varying type is visible to walls either side. The left-hand party wall is in concrete blocks laid flat side.

The opposing party wall is partly external, and will be partly a cavity structure.

The majority of the underside of the roof has been underlined as noted, masked by curtaining. There appears to be some hardboard panelling behind this and possibly fibreglass insulation may have been installed between the roof trusses and roofing felt. This may also be prone to condensation, and ideally should be removed.

A roof of this design should be used for lightweight storage only.

SERVICES

Electricity

There are conventional fittings, and assumed the installation is the original.

Some of the fittings have been damaged, and there is an untidy original traditional fuse box to the front living room wall at low level. The meter is contained externally in a plastic housing, which has been tape patch repaired in the past, and painted over.

Generally, updating is likely to be necessary, with repairs of damaged fittings etc. There is untidy wiring to the light in the loft.

Prior to purchase, an approved electrical contractor should be asked to investigate and quote for necessary repair/improvement.

Gas

Mains gas is connected with the meter also in an external housing alongside the electric box at the front. Similarly, appears to have been damaged and taped up in the past.

Gas pipework is generally hidden within wall plasterwork etc.

Details of fittings should be confirmed before purchase (see also remarks on heating). You may wish to confirm the arrangement for gas supply to the disused living room flue opening.

Gas fittings should be properly serviced and checked by an approved contractor before regular re-use.

Water Supply and Plumbing

Mains water will be connected. The incoming main appeared to be in a modern blue plastic pipe, just visible below the kitchen sink. A property of this age is likely to have a metered supply, and the meter location should be confirmed. If it is situated remotely from the property, adequate insurance should be kept in place in the event of leakage between meter and house.

Internal plumbing where seen appeared to be in copper pipework, although most of this was hidden by fittings etc.

Hot Water and Central Heating

Gas fired central heating is installed from a combination type boiler in the kitchen. This supplies conventional panel radiators, mostly with thermostatic type valves fitted where seen. Some of the valves and valve tops were loose.

The system will no doubt have replaced an original installation. The former airing cupboard in the small front bedroom has had the tank removed, with an open ended and assumed disconnected pipe evident.

Hot water is therefore assumed now provided by direct cold water mains pressure through the heating boiler.

Prior to purchase, details of the heating installation must be verified by reference to installer's certification and subsequent servicing. A precautionary check is recommended by an approved heating engineer, and quotes obtained for any necessary repairs/upgrading that may be needed.

Drainage

Drains will be connected to the main sewer. There is a plastic soil/vent pipe against the rear of the house externally. The lower part of it is masked by the decking against the rear wall.

The kitchen and rainwater gullies at the back are also masked by the decking, store bunker and side wall.

Plant growth etc was noted around the front rainwater gully.

All gullies should be checked and cleared to ensure these are properly free-flowing and watertight. Periodic maintenance will also be needed.

There did not appear to be an inspection cover evident in the rear garden to enable further investigation.

In passing, a lightweight galvanised cover was noted in the front, straddling the boundary between this and neighbour, but not known to which this relates. Details of drain connections from the house to main sewer should be confirmed.

EXTERNAL

The Site

The property occupies a relatively long but narrow site. There is no garage, and no space. There are no outbuildings.

The frontage is open plan, with concrete hardstanding for off-road parking. It is assumed the boundary lines will follow party wall delineation either side of the house, but details should be confirmed. There may well be a requirement from original sale to keep the front area open.

There is a small, somewhat untidily installed plastic pond liner, close to the front of the house, which ideally should be re-located away if it is required.

Noted previously, properties in the terrace are in a “chevron” layout, i.e. the gable of the neighbour abuts the front of the subject property, with the flank gable of this house abutting the rear garden. There should be reciprocal arrangements for maintenance access and details should be confirmed.

Although generally level, the site appears to slope slightly from the front road down towards the front of the house, and the area around this should be kept well drained. The rear garden is enclosed, with some concrete block walling and timber panel fencing fitted against this. Some of the timber panels are untidy, and one damaged at the rear, at the time of inspection. Ongoing maintenance is likely to be needed.

The back garden has been partly laid in slate gravel, timber decking and Astroturf.

Timber decking requires maintenance, with deterioration evident in places.

There is a back gate in the rear boundary (ill fitting, needing maintenance), with a communal narrow footpath across the back of this and adjoining properties. Rights and liabilities should be confirmed.

REPAIRS AND RECOMMENDATIONS

In this section of the report we have attempted to provide you with some guidance as to the nature of the repairs required and the urgency of such works. We have not included the replacement of minor items such as window catches, hinges, locks or other fittings.

ESSENTIAL REPAIRS

These works must be attended to as soon as possible and the likely effect of failure to carry out these repairs would be a further deterioration in the building fabric. Where further investigation work is required, this should be carried out immediately.

- Instruct a roofer to investigate the valley area between this and neighbour (44), and also the lower flashing area where there may have been some leakage.
- Ask a joiner to open up and investigate timber floors beneath kitchen and bathroom fittings where there has been leakage. Also arrange for a precautionary sub ground floor check to confirm conditions beneath, and that ventilation is adequate.
- Subject to your requirements, confirm details of the living room gas fire flue and gas supply.
- Check and repair sink waste and bathroom WC waste connection.
- Instruct an approved electrical contractor to investigate the installation, quoting for updating and repairs as necessary.
- Confirm details of the heating installation, and arrange for a precautionary check to be carried out by a Gas Safe approved heating engineer before purchase.

DESIRABLE REPAIRS

The following works should ideally be carried out but failure to attend to them should not lead to further deterioration of the fabric of the property. We would, nonetheless, strongly recommend that you attend to these matters once the above items have been dealt with.

- Check/make good roof edge verge pointing, and consider upgrading roof edges with plastic verges.
- Overhaul and clear out all rainwater goods, clear and check gullies ensuring these are adequately free flowing and watertight.
- Ask a window contractor to check windows and doors, preferably before purchase, where upgrading and repairs appear necessary.
- Maintenance of front porch.
- Internally, joinery repairs and improvements advisable, which could be carried out when re-decorating/re-fitting etc.
- Maintenance of kitchen and bathroom fittings, particularly with a need to replace and improve sealant around the bath edge.
- Check/upgrade loft insulation and ventilation, upgrading as necessary, raise floor decking, and advisable to remove lightweight roof under-linings.
- Repair boundary fencing.

FUTURE LIABILITY

These matters do not require immediate attention but will undoubtedly involve some expenditure in the future.

- Occasionally check valley area between this and neighbour (44). Possible need for future attention to clear off roof tiles etc.
- Periodic maintenance of rainwater goods and gullies.
- Anticipate a need for plaster repairs internally when re-decorating.
- Periodic maintenance of opening lights, catches etc and mastic sealant around windows, doors and front porch.
- Anticipate a need for improvement/re-laying flooring, subject to your requirements.
- Ensure the property is kept adequately ventilated with an even level of heating maintained in cold weather (not excessive), to reduce potential condensation.

RECOMMENDED ENQUIRIES (INCLUDING LEGAL ENQUIRIES)

- Confirm the freehold title, including boundary layout, ownership and responsibilities.
- Confirm details of the rear footpath.
- Confirm details of drainage connection from the property to the main sewer and its location.
- If possible, obtain details of the original construction, and local authority/building warranty approvals.
- Confirm any details that may be applicable regarding party wall matters where neighbour has attached a conservatory against the side.
- Confirm details of windows and doors by reference to installer's certification and warranty.
- Similarly confirm details of roof eaves cladding.
- Confirm details of decorative finish to ceilings (i.e. whether artex).
- Confirm details of water meter location, and insurance arrangement in the event of leakage.

SUMMARY OF CONDITION

The property comprises a small, normally planned mid-terraced house in this area of similar style and aged residential development, although properties of varied size.

It is believed that it would have been built by Holbeck Homes Limited, in the early 1990's. Other properties nearby were subsequently built shortly afterwards, by Leck Construction.

Generally, construction is believed to have been carried out on previously undeveloped land, but details are not known. It is assumed that the area was unaffected by contaminated land matters at the time, and that appropriate site investigations were carried out by the developer, which you may wish to confirm.

This area adjoins local authority built housing, which probably took place in the late 1950's and 1960's.

The area is reasonably popular, although as noted earlier, immediate facilities are somewhat limited.

The property is of conventional construction for its type and age, and appears to have had some updating carried out since it was originally built.

Generally, there is normally a reasonable demand for properties of the type in the area, tending to be suitable for first time purchase, single, or small family occupation.

The agreed price is noted to be above the original asking price, which indicates competitive bidding, reflecting the present relatively buoyant housing market, steadily developed during the Covid-19 pandemic period.

The property has apparently been used by the current owner for rental purposes, and would generally benefit from re-decoration etc throughout, prior to re-occupation.

Further investigations and estimates should be obtained for matters considered essential before purchase, and dependant on the outcome, you may wish to re-negotiate, particularly if any significant costs are necessary.

Provided that there is adequate ongoing maintenance, the property should remain reasonably saleable subject also to prevailing market conditions.

TENURE AND TENANCIES

It is assumed that the title is freehold and that there are no unusual or onerous covenants or restrictions.

TOWN AND COUNTRY PLANNING

No formal enquiries have been made to the Local Planning Authority and we have, therefore, assumed that the present use is both lawful and permitted, and have assumed that the premises will not be adversely affected by any Town and Country Planning or Building Regulations legislation.

VALUATION

The appropriate definition of the basis of valuation adopted is as follows:-

Market Value

The estimated amount for which an asset should exchange on the date of valuation between a willing buyer and a willing seller in an arm's-length transaction after proper marketing wherein the parties had each acted knowledgeably, prudently and without compulsion.

In providing this valuation advice we have had regard to the interpretative commentary for the relevant basis of the valuation as defined in the R.I.C.S. Appraisal and Valuation Manual.

After due consideration, we are of the opinion that the present day Market Value of the freehold interest in the above premises, with the benefit of vacant possession ignoring any VAT liability is:

£

This figure is for the property alone in its present condition and does not include any amount for carpets etc which may be included in the sale.

RE-INSTATEMENT COST

We are of the opinion that the reinstatement cost for insurance purposes of the above premises is:

£

This figure is for guidance only to ensure that the property is adequately insured. A formal estimate which would normally be provided by a Quantity Surveyor or equivalent expertise is not included.

We trust that this report contains the information required, but please let us know if we can help further.

NAME

.....

HWM Surveyors

DATE 01/01/01

SAMPLE

Definitions

THE VALUER

The valuation has been carried out by an Independent Valuer as defined by, and in accordance with the Practice Statements in the RICS Valuation Standards (latest edition) and unless otherwise stated in our confirmation letter of instructions has had no previous involvement with either the property or any parties to the transaction.

TENURE

Title Deeds and Leases are not inspected (unless specifically stated) and, it is assumed that the subject property is free of any onerous covenants, easements or other restrictions which may affect value. We have not investigated the status of any tenants on site.

SITE AREAS

Any information supplied in respect of site areas have been provided having regard to information supplied to us by the clients or their advisors, or computed from plans etc. We would confirm that we have not carried out a physical site survey, and any measurements must be considered as being approximate.

FLOOR AREAS AND DIMENSIONS

Floor areas and dimensions are taken from inspection unless otherwise specified, but are nevertheless approximate. All measurements quoted are calculated in accordance with the relevant RICS property measurement professional standards and guidance.

GROUND CONDITION

Soil stability, mining and geological reports are not undertaken by us or normally inspected. In providing our valuation report we have assumed that the ground and any adjoining or nearby areas are not contaminated, that there are no dangerous materials either on site or within the vicinity, and that the ground is capable of development without the need for abnormal costs on foundations or services.

CONDITION OF BUILDINGS, PLANT ETC.

For the purposes of our valuation, we assume that the property is in a condition commensurate with its age and purpose, and will remain so for the foreseeable future.

DEFECTIVE PREMISES ACT 1972

Any obligations, liabilities or rights thereunder, whether prescriptive or accrued, are not reflected in valuations unless otherwise specified.

ENVIRONMENTAL ISSUES

Within our report we may as appropriate, pass general comments on the impact of the existing or proposed use of the subject on its immediate environment and other related aspects such as the environmental efficiency of buildings on site etc. Our report does not however constitute an environmental survey or audit, nor does it imply that the property or any process carried on there, complies with existing or proposed legislation on environmental matters. In providing our valuation advice we have made the strict assumption that no Radon gas is present at the property. If however the property is situated in an area identified by the National Radiological Protection Board as one in which the level of Radon gas entering the property is in excess of more than 1% of dwellings, then remedial action is recommended.

It is not possible in the course of inspection/survey to determine whether Radon gas is present in any given building, as the gas is colourless and odourless. Tests can be carried out to assess the level of Radon in a building. At a small charge test instruments and results are available by post from the National Radiological Protection Board and other approved laboratories. The minimum testing period is three months. The National Radiological Protection Board strongly advises against using shorter term testing instruments as they can give misleading results. If the property is one in which, in more than 1% of dwellings, the levels of Radon gas entering the property are such that remedial action is recommended, if tests have not been carried out then they are recommended. It has been the experience of the National Radiological Protection Board that it is not expensive, in proportion to the value of the property, to effect the recommended remedial measures.

ENQUIRIES

Enquiries of Local Authorities and Statutory Undertakers are made verbally in respect of contingent liabilities such as road widening, road charges, re-development proposals, and the effect of any Town Planning restrictions etc, where appropriate. No responsibility is accepted for any inaccurate information provided.

In providing our valuation advice it is assumed that the buildings have been constructed and used in accordance with valid Town Planning Consents, permits, Licences and Building Regulation Approval and that there are no restrictions which would adversely affect the use of the property and there are no outstanding statutory or other notices in connection with a property or its present or intended use. It is also assumed that any permits will be transferable to a new occupier as appropriate.

PLANT MACHINERY, FIXTURES AND FITTINGS

Unless otherwise specified all items normally associated with the valuation of land and buildings are included in our valuations and re-instatement cost assessments. No allowance is made for the cost of repairing any damage caused by the removal from the premises of items of plant, machinery, fixtures and fittings.

In the case of hotels, petrol filling stations and other properties normally sold and valued as operational entities, all those items of equipment normally associated with such a property are assumed to be owned and are included within the valuation unless otherwise specified.

TAXATION AND GRANTS

Value Added Tax, Taxation, Grants and allowances are not included in Capital and Rental values and all figures reported are exclusive of any V.A.T. liability unless otherwise stated. V.A.T. will however be payable in certain cases. Unless otherwise stated no account is taken of any existing or potential liabilities arising from Capital Gains or other Taxation as a result of Grants or Capital Allowances.

INSURANCE

Insurance is usually arranged by clients (or their brokers) based on re-instatement cost assessments and other methods of valuation are not appropriate.

Any re-instatement cost assessment provided includes the following items:

Site Clearance and demolition works, cost of construction of a replacement building, cost of replacement of sewerage works drainage etc., Local Authority fees, professional fees and V.A.T. on any costings.

Our re-instatement cost assessment is based on the gross external floor area, and allows for provision of contingency sums as appropriate.

Specifically excluded from any re-instatement value are any figures for special foundations, plant machinery and equipment, loss of rent or income during the period, and any allowance for inflation during the re-building period.

N.B. A re-instatement cost assessment is not a valuation.

LEGAL ISSUES

Any interpretation of Leases or other legal documents, and any legal assumptions stated are given in our capacity as Property Consultants, and must be verified by a suitable Qualified Lawyer if it is to be relied upon. No responsibility or liability is accepted for the true interpretation of the legal position of the client or other parties.

JURISDICTION

In the event of a dispute arising in connection with a valuation, unless otherwise specifically agreed in writing, the client and any third party using this valuation will be subject to the Jurisdiction of the British Courts only.

VALIDITY OF VALUATIONS

Valuation reports are provided solely for the party to whom it is addressed and no liability is accepted to any third party without our prior written consent. Reports should be considered in their entirety and no part to be published without prior written consent from HWM Surveyors.

The valuation reports are for the stated purpose and as at the date specified. In normal market conditions the value may change materially in a short term and if any reliance is to be placed on the valuation figure following any changes which could affect business confidence, then further consultation is strongly recommended. In any event, the valuation should not be considered valid after a period of three months.

INSPECTION

We confirm that we have not undertaken a building survey and, of course, we have not examined woodwork or other parts of the property which are covered, unexposed or inaccessible and are, therefore, unable to confirm that such parts of the structure are free of rot, beetle or other defect. We have not tested the electrical installations, drains or other services. Where possible appropriate enquiries have been made in respect of matters that commonly impact on value including those relating to the Equality Act 2010, Fire Precautions Act 1971, High Voltage Electrical Supply Apparatus and Radon Gas Contamination etc.

PUBLICATION

Neither the whole nor part of this Valuation Report or any reference hereto may be included in any published document, circular or statement, or published in any way, without the Valuer's written approval of the form and context in which it may appear.

MONITORING

The Valuation may be subject to monitoring under the Institution's Conduct and Disciplinary Regulations.

HWM/DEF/2/10