

A H R Crossan and Co

Survey Report

On

**Glengarth,
Maxwell Road,
Langholm
DG13 0DX**

Customer: Mr P R and Mrs E M Hayhoe

**Customer address: Glengarth,
Maxwell Road,
Langholm
DG13 0DX**

Date of inspection: 14th January, 2016

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Regulated by RICS

1. INFORMATION AND SCOPE OF INSPECTION

This section tells you about the type, accommodation, neighbourhood, age and construction of the property. It also tells you about the extent of the inspection and highlights anything that the surveyor could not inspect.

All references to visual inspection refer to an inspection from within the property without the need to move any obstructions and externally from ground level within the site and adjoining public areas. Any references to left or right are taken facing the front of the property.

The inspection is carried out without causing damage to the building or its contents and without endangering the occupiers or the surveyor. Heavy furniture, stored items and insulation are not moved. Unless identified in the report the surveyor will assume that no harmful or hazardous materials or techniques have been used in the construction. The presence or possible consequences of any site contamination will not be researched.

Services such as TV/cable connection, internet connection, swimming pools and other leisure facilities etc. were not inspected or reported on.

Description

A 6 Apartment detached bungalow conversion with detached single car garage having 'home' office at rear.

Accommodation

Ground Floor:- Entrance Vestibule; Hall with stair to above; Living Room; Dining Room/Sun Lounge; Kitchen; 3 Bedrooms; Shower Room; 2 En-suite shower rooms.
Attic Floor:- Landing; Boiler Room; Walk-in Store; Large Attic Bedroom.
Externally there is enclosed rear garden/drying area.

Gross internal floor area (m²)	169.63 (excluding office area at rear of garage).
Neighbourhood and location	Part of a mixed private housing and commercial area close by Langholm Town centre with schools nearby. The A7 through Langholm provides links to Carlisle some 20 miles to the South and to Hawick approx 24 miles to the N.E.
Age	Built C1933; extended/altered 2011.
Weather	Bright and cool; some ice on roads/footpaths.
Chimney stacks	None.
Roofing including roof space	Visually inspected externally from ground level; internal inspection of side attic roof space via hatches in the side bulkhead walls.
Rainwater fittings	Visually inspected from Ground level.
Main walls	Visually inspected from Ground Level. Foundations and concealed parts were not exposed or inspected.
Windows, external doors and joinery	Internal and external doors were opened and closed. Doors and windows were not forced open. A sample of windows were opened and closed.
External decorations	Visually inspected from Ground level.
Conservatories / porches	None.
Communal areas	None.
Garages and permanent outbuildings	Visually inspected externally from ground level and internally from floor level.

Outside areas and boundaries	Visually inspected.
Ceilings	Visually inspected from floor level.
Internal walls	Visually inspected from floor level.
Floors including sub floors	Surfaces of exposed floors were visually inspected. No carpets/floor coverings were lifted.
Internal joinery and kitchen fittings	Built in cupboards were inspected. Kitchen units were visually inspected (excluding appliances).
Chimney breasts and fireplaces	Visually inspected from floor level. Modern flue to Living Room store was noted externally from ground level.
Internal decorations	Visually inspected.
Cellars	None.
Electricity	Accessible parts of the wiring were visually inspected without removing fittings. No tests whatsoever were carried out to the system or appliances. Visual inspection does not assess any services to make sure they work properly and efficiently and meet modern standards. Services were off at the time of inspection, the surveyor did not turn them on, except to determine if lamps were low energy type.

Gas

Accessible parts of the system were visually inspected without removing fittings. No tests whatsoever were carried out to the system or appliances. Visual inspection does not assess any services to make sure they work properly and efficiently and meet modern standards. Services were off at the time of inspection, and were not turned on by the Surveyor.

Water, plumbing and bathroom fittings

Visual inspection of the accessible pipework and fittings made without removing any insulation. No tests whatsoever were carried out to the system or appliances.

Heating and hot water

Accessible parts of the system were visually inspected. No tests whatsoever were carried out to the system or appliances.

Drainage

Drainage covers etc were not lifted. Neither drains nor drainage systems were tested.

Fire, smoke and burglar alarms

Visually inspected. No tests whatsoever were carried out to the system or appliances.

Any additional limits to inspection:

No available access to sub-floor void at time of inspection.







Sectional diagram showing elements of a typical house
















Reference may be made in this report to some or all of the above component parts of the property. This diagram may assist you in locating and understanding these terms.






2. CONDITION

This section identifies problems and tells you about the urgency of any repairs by using one of three categories.

	Structural movement	
Repair category	Category 1	
Notes:	No structural movement noted at time of inspection.	
	Dampness, rot and infestation	
Repair category	Category 1	
Notes:	No rot or damp encountered during our inspection.	
	Chimney stacks	
Repair category:	N/a	
Notes:	None.	
	Roofing including roof space	
Repair category:	Category 1	
Notes:	Natural slated hipped end covering on sarking and traditional timber carcass. Insulated at rafter/tie level with Kingspan thermal board insulation and glass wool quilt.	
	Rainwater fittings	
Repair category:	Category 1	
Notes:	Pvcu half round gutters and a mixture of pvcu and cast iron down pipes; gutters need cleaned out regularly (at least annually).	
	Main walls	
Repair category:	Category 1	
Notes:	250 mm thick external brick 'cavity' brick wall rendered and painted externally with injected cavity insulation to main original building; 285 mm cavity block/block extension external wall incorporating partial fill cavity insulation batts. No adverse comments.	

 Windows, external doors and joinery	
Repair category:	Category 1
Notes:	Pvcu double glazed casement type windows. Timber painted single leaf part glazed and panelled external front door; pvcu double glazed 'french windows' to Dining/Sun Lounge; older style double glazed Kitchen door. (handle to Kitchen door has a broken return spring).
 External decorations	
Repair category:	Category 1
Notes:	Good at time of inspection. Should be re-decorated on a planned maintenance cycle.
 Conservatories / porches	
Repair category:	N/a
Notes:	None.
 Communal areas	
Repair category:	N/a
Notes:	None.
 Garages and permanent outbuildings	
Repair category:	Category 2
Notes:	Roof pitch span slated; solid concrete floor; single leaf block walls with render and paint to match. Damp ingress and plaster decay on garage flank wall.
 Outside areas and boundaries	
Repair category:	Category 1
Notes:	Post and panel fencing to mutual boundaries; drying green/rear garden area. Slabbed paths with gravel margins. Privet hedges at North boundary; drystone wall at frontage; open boundary to garage/hardstanding.

 Ceilings	
Repair category:	Category 1
Notes:	Plasterboard and plaster with some coving at perimeters in good condition, generally with painted finish. No adverse comments.
 Internal walls	
Repair category:	Category 1
Notes:	A mixture of brick plastered and stud partitions boarded and decorated both sides. No adverse comments.
 Floors including sub-floors	
Repair category:	Category 1
Notes:	Suspended timber generally; solid concrete construction with insulation slab to extension. No adverse comments.
 Internal joinery and kitchen fittings	
Repair category:	Category 1
Notes:	Internal doors are pine panelled; Kitchen units are fairly modern and in functional order.
 Chimney breasts and fireplaces	
Repair category:	Category 1
Notes:	Masonry chimney breasts, built hearth and surround in Living Room; multi-fuel stove with twin wall flue system.
 Internal decorations	
Repair category:	Category 1
Notes:	The decoration is good and in 'walk-in' condition. A prospective purchaser is likely to re-decorate to suit their own tastes.
 Cellars	
Repair category:	N/a
Notes:	None.

 Electricity	
Repair category:	Category 1
Notes:	Mains 240 volt single phase supply. Power points flush mounted; consumers unit in Kitchen Utility/Pantry and meter in cabinet in Dining/Sun Lounge. The IEE recommends regular inspections and tests (e.g. every 10 years or upon a change of occupancy). Only the most recently constructed or rewired properties will have installations that comply with current (17 th Edition) IEE Regs.
 Gas	
Repair category:	Category 1
Notes:	Meter in external box at side. Supplies boiler in Attic airing cupboard.
 Water, plumbing and bathroom fittings	
Repair category:	Category 1
Notes:	Mains water; sanitary ware; white wc; whb and shower trays.
 Heating and hot water	
Repair category:	Category 1
Notes:	Gas fired central heating based on an Ideal Esprit HE35 wall mounted combi boiler and having radiators in all major rooms, mainly
 Drainage	
Repair category:	Category 1
Notes:	Waste and surface water drains in a mixture of pvcu and fireclay pipes. Soil and waste pipe above ground in cast iron and pvcu mix. No issues noted.

Set out below is a summary of the condition of the property which is provided for reference only. You should refer to the comments above for detailed information.

Structural movement	1
Dampness, rot and infestation	1
Chimney stacks	N/a
Roofing including roof space	1
Rainwater fittings	1
Main walls	1
Windows, external doors and joinery	1
External decorations	1
Conservatories / porches	N/a
Communal areas	N/a
Garages and permanent outbuildings	2
Outside areas and boundaries	1
Ceilings	1
Internal walls	1
Floors including sub-floors	1
Internal joinery and kitchen fittings	1
Chimney breasts and fireplaces	1
Internal decorations	1
Cellars	N/a
Electricity	1
Gas	1
Water, plumbing and bathroom fittings	1
Heating and hot water	1
Drainage	1

Repair Categories

Category 3:
Urgent Repairs or replacement are needed now. Failure to deal with them may cause problems to other parts of the property or cause a safety hazard. Estimates for repairs or replacement are needed now.

Category 2:
Repairs or replacement requiring future attention, but estimates are still advised.

Category 1:
No immediate action or repair is needed.

Remember

The cost of repairs may influence the amount someone is prepared to pay for the property. We recommend that relevant estimates and reports are obtained in your own name.

Warning

If left unattended, even for a relatively short period, Category 2 repairs can rapidly develop into more serious Category 3 repairs. The existence of Category 2 or Category 3 repairs may have an adverse effect on marketability, value and the sale price ultimately achieved for the property. This is particularly true during slow market conditions where the effect can be considerable.

3. ACCESSIBILITY INFORMATION

Guidance Notes on Accessibility Information

Three steps or fewer to a main entrance door of the property: In flatted developments the 'main entrance' would be the flat's own entrance door, not the external door to the communal stair. The 'three steps or fewer' are counted from external ground level to the flat's entrance door. Where a lift is present, the count is based on the number of steps climbed when using the lift.

Unrestricted parking within 25 metres: For this purpose, 'Unrestricted parking' includes parking available by means of a parking permit. Restricted parking includes: Parking that is subject to parking restrictions, as indicated by the presence of solid yellow, red or white lines at the edge of the road or by a parking control sign, parking meters or other coin-operated machines.

1. Which floor(s) is the living accommodation on?	Ground and Attic Floors
2. Are there three steps or fewer to a main entrance door of the property?	Yes
3. Is there a lift to the main entrance door of the property?	No
4. Are all door openings greater than 750mm?	No
5. Is there a toilet on the same level as the living room and kitchen?	Yes
6. Is there a toilet on the same level as a bedroom?	Yes
7. Are all rooms on the same level with no internal steps or stairs?	No
8. Is there unrestricted parking within 25 metres of an entrance door to the building?	Yes

4. VALUATION AND CONVEYANCER ISSUES

This section highlights information that should be checked with a solicitor or licensed conveyancer. It also gives an opinion of market value and an estimated re-instatement cost for insurance purposes.

Matters for a solicitor or licensed conveyancer

None.

Estimated re-instatement cost for insurance purposes £338,000.00

Valuation and market comments

£ 248,000.00

Market conditions have been slow for more than 6 years and likely to continue for some months ahead.

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Signed:

Date of report: 19th January, 2016.