



**A Glyn Jones Homebuyer Survey of:
A detached bungalow in Mount Nod Coventry**

A

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This Glyn Jones HomeBuyer Survey aims to help you to:

- **Make a reasoned and informed decision on whether to go ahead with your purchase.**
- **Make an informed decision on what is a reasonable price to pay for the property.**
- **Take into account any repairs needed to the property.**
- **Consider what further advice you should take, before you exchange contracts.**

**This is a brief extract from an
18 page Homebuyer Survey
undertaken in late 2010.**



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B About the inspection

My Inspection:

I have inspected the inside and outside of the main building and any permanent outbuildings, but I have not damaged or forced open the fabric of the building. Where possible, I have inspected parts of the electrical, gas/oil, water, heating and drainage services that can be seen, but I have not tested them.

To help describe the condition of the property, I have given condition ratings to the main parts of the building, garage and some parts outside. The condition ratings are described as follows:-

Condition Ratings:

1

Defects which are serious and/or which need to be repaired replaced or investigated urgently.

2

Defects that need repairing or replacing, but which are not considered to be either serious or urgent.

3

No repair is currently needed but the property must be properly maintained.

Photograph Nos:

Under the camera symbol at the head of each section are Photograph Numbers. These refer to the Photograph Numbers on the compact disc, which accompanies this report.



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C Summary

My overall opinion of the property:

This is a 1970s built detached bungalow, to which a small kitchen extension has been added. The bungalow has been empty for about 7 years and is in need of repair, refurbishment and redecoration. However, I have found nothing from a structural standpoint, which would lead me to advise you against buying. The kitchen floor will require re-laying, the electrical installation will want re-wiring and a new heating system will be wanted.

In spite of the above, it is my view that the agreed price is reasonable.



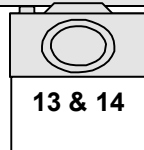
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F Inside the property

F4 Floors

Condition Rating

1



The floors in the bungalow are predominantly of suspended timber, floor-board on joist construction. The visible floorboards are in reasonable condition. I was able to lift a floorboard in the wardrobes, off the main bedroom. From this point a limited examination was made of the sub floor void. Sub floor conditions in the area examined were dry and adequately ventilated.

There is a solid concrete floor in the kitchen. The floor has sunk and there is a deep crack across the floor, by the living room door opening. There is also a gap between the floor slab and the skirting board on the left hand wall. (See Photograph Nos. 13 & 14). This floor should be taken up and re-laid.

ACTION: Prior to exchange of contracts obtain estimates of cost from builders for:-

- a) **Removing the kitchen fittings, sink unit, etc.**
- b) **Grubbing up the existing floor, removing all concrete and hardcore, as necessary.**
- c) **Laying a new floor on a hardcore base, incorporating a damp proof membrane and thermal insulation.**



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PHOTOGRAPH No. 13 - crack across kitchen floor



PHOTOGRAPH No. 14 - gaps between skirting and kitchen floor



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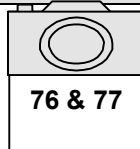
G Services

Services are generally hidden within the construction of the property and, as a result, only the visible parts of the available services can be expected. I do not carry out specialist tests. The visual inspection does not assess the services to make sure that they work properly and efficiently or meet modern standards.

G1 ELECTRICITY

Condition Rating

1



76 & 77

The electricity meter and consumer board (fuse box) are located in the garage. The mains supply connects to a wiring system of some age and one which will not comply with current regulations. The whole installation needs to be tested and checked. Re-wiring is likely to be needed.

ACTION: Prior to exchange of contracts, arrange for an NICEIC registered electrician to inspect the electrical installation and to provide an estimate of cost for re-wiring.



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PHOTOGRAPH No. 76 - The electricity fuse board



PHOTOGRAPH No. 77 - The electricity fuse board