



HI-Devon provides a client focused property inspection and assessment service within the Devon area.

Our service commitment is to provide a high standard of report within a realistic time frame at an affordable cost

EPCs

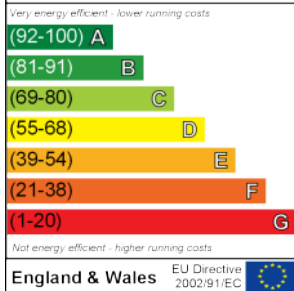
Energy Performance Certificates

We will assess the property against a defined set of parameters in order to give it an efficiency rating.

From this process we are also able to make recommendations on how to make the home more energy efficient, reducing its carbon footprint and saving money on future heating bills.

The Energy Performance Certificate produced is a mandatory part of a Home Information pack. It is also a required document for landlords when a property is re-let after October 2008

Energy Efficiency Rating



HCRs

Home Condition Reports

We will assess the condition of elements within the building in a structured manner.

The report produced is clear and graded. Items which may affect the sale will be identified allowing the opportunity to deal with them before they become an issue.

Home Condition Reports are an optional part of the Home Information Pack when a home is offered for sale.

Including a Home Condition Report is likely to make the property a more attractive proposition to a prospective purchaser as they will not need to arrange their own survey. Offers will not need to be subject to survey and completion should be much quicker.

HIPs

Home Information Packs

In addition to an Energy Performance Certificate (EPC) and Home Condition Report (HCR) we are able to offer the complete Home Information Pack (HIP). This will include the EPC, a HCR if requested plus:

Home Information Pack Index
 Energy Performance Certificate
 Sale statement
 Standard searches
 Evidence of title

Optional documents which may also be included if supplied by the seller are:

Legal summary
 Home use/contents forms
 Other approved documents i.e. non-standard searches, guarantees and warranties.

Additional information for leasehold and commonhold sales, will be included where appropriate.

Independent Reports

Windows, doors & conservatories

We provide detailed evidence based reports on building and home improvement related installations. These reports are primarily used to resolve disputes between suppliers and clients or to assist in the identification of suitable remedial action.

We are particularly experienced in the field of domestic window, door and conservatory installations. Reports can include detail of specific actions required, or components to be replaced, by a manufacturer or supplier in order to resolve a customer complaint.

This service is available for installations throughout the South West of England.

New services now available

Commercial (Non-Dwelling) EPCs and Display Energy Certificates (DECs)

Price List - May 2008

EPCs and HIPs (Inc EPC)		
	EPC	HIP
1 / 2 Bed	£80	£270
3 Bed	£90	£280
4 Bed	£100	£290
5 Bed	£110	£300
5+ Bed	POA	POA

Extra costs apply for the following:
 System build (non traditional) £20
 Thatch and/or Cob £20

HCRs and HIPs (Inc HCR & EPC)		
	HCR	HIP
1 / 2 Bed	£300	£535
3 Bed	£350	£585
4 Bed	£400	£635
5 Bed	£450	£685
5+ Bed	POA	POA

Extra costs apply for the following:
 System build (non traditional) £50
 Thatch and/or Cob £75
 Pre 1900 £35

Add £35 to HIP prices for Leasehold properties

VAT free prices

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Credentials

Ian Sturt - Dip HI, Proprietor of HI Devon

Ian is a Qualified Home Inspector and accredited Domestic Energy Assessor with over 20 years association with the building and property improvement sector.

He is also Vice Chairman of the Devon & Cornwall Home Inspectors Association as well as content manager and technical author for the leading Home Information Pack industry resource website www.gothip.co.uk

Independent Report Windows / Doors		
	Summary	Detailed
1 - 2 Frames	£75	£150
3 - 5 Frames	£100	£185
6 - 10 Frames	£125	£210
11 - 15 Frames	£150	£250
15+ Frames	POA	POA

The above prices apply to standard residential Installations.

Independent Report Conservatory		
<u>Lean to</u>	Summary	Detailed
Up to 12 M2	£100	£185
Up to 25 M2	£150	£250
Over 25 M2	POA	POA
<u>Multi pitch</u>	Summary	Full
Up to 10 M2	£120	£200
Up to 15 M2	£150	£250
Up to 25 M2	£180	£300
Over 25 M2	POA	POA

Add 25% if base work is also to be covered in report.

The above prices apply to standard residential Installations and are based on overall external base dimensions (width x depth) and not enclosed area.

VAT free prices

Prices are inclusive of travelling for properties located in Teignbridge, Torbay, Exeter, Plymouth and locations in between. For other areas in Devon or Cornwall add 40 pence per mile after the first 25 miles (each way) from Newton Abbot. For locations outside Devon and Cornwall additional costs may apply.

HIPs, HCRs and EPCs are supplied in electronic format. Hard copies can be supplied at additional cost.

Independent inspection reports are supplied in printed format (2 copies) or electronically. Additional copies will incur additional charge.

