

RICS
HomeBuyer Report...

Property address	<input type="text" value="Example address for your example property"/>
Client's name	<input type="text" value="Mrs Example"/>
Date of inspection	<input type="text" value="10th July 201X"/>



Contents

- A Introduction to the report
 - B About the inspection
 - C Overall opinion and summary of the condition ratings
 - D About the property
 - E Outside the property
 - F Inside the property
 - G Services
 - H Grounds (including shared areas for flats)
 - I Issues for your legal advisers
 - J Risks
 - K Valuation
 - L Surveyor's declaration
- What to do now
- Description of the RICS HomeBuyer Service
- Typical house diagram

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A

Introduction to the report

This HomeBuyer Report is produced by an RICS surveyor who has written this report for you to use. If you decide not to act on the advice in this report, you do this at your own risk.

The HomeBuyer Report aims to help you:

- make a reasoned and informed decision on whether to go ahead with buying the property;
- make an informed decision on what is a reasonable price to pay for the property;
- take account of any repairs or replacements the property needs; and
- consider what further advice you should take before committing to purchase the property.

Any extra services we provide that are not covered by the terms and conditions of this report must be covered by a separate contract.

If you want to complain about the service, please refer to the complaints handling procedure in the 'Description of the RICS HomeBuyer Service' at the back of this report.

B

About the inspection

Surveyor's name

Surveyor's RICS number

Company name

Date of the inspection

Report reference number

DP-010715-1956

Related party disclosure

N/A

Full address
and postcode
of the property

Weather conditions
when the inspection
took place

The weather was hot and dry at the time of my inspection.

The status of the
property when the
inspection took place

The property was unoccupied and unfurnished at the time of my inspection.

B About the inspection (continued)

We inspect the inside and outside of the main building and all permanent outbuildings, but we do not force or open up the fabric. We also inspect the parts of the electricity, gas/oil, water, heating and drainage services that can be seen, but we do not test them.

To help describe the condition of the home, we give condition ratings to the main parts (the 'elements') of the building, garage and some parts outside. Some elements can be made up of several different parts.

In the element boxes in parts E, F, G and H, we describe the part that has the worst condition rating first and then briefly outline the condition of the other parts. The condition ratings are described as follows.

3	Defects that are serious and/or need to be repaired, replaced or investigated urgently.
2	Defects that need repairing or replacing but are not considered to be either serious or urgent. The property must be maintained in the normal way.
1	No repair is currently needed. The property must be maintained in the normal way.
NI	Not inspected (see 'Important note' below).

The report covers matters that, in the surveyor's opinion, need to be dealt with or may affect the value of the property.

Important note: We carry out only a visual inspection. This means that we do not take up carpets, floor coverings or floorboards, move furniture or remove the contents of cupboards. Also, we do not remove secured panels or undo electrical fittings.

We inspect roofs, chimneys and other surfaces on the outside of the building from ground level and, if necessary, from neighbouring public property and with the help of binoculars.

We inspect the roof structure from inside the roof space if there is access (although we do not move or lift insulation material, stored goods or other contents). We examine floor surfaces and under-floor spaces so far as there is safe access to these (although we do not move or lift furniture, floor coverings or other contents). We are not able to assess the condition of the inside of any chimney, boiler or other flues.

We note in our report if we are not able to check any parts of the property that the inspection would normally cover. If we are concerned about these parts, the report will tell you about any further investigations that are needed.

We do not report on the cost of any work to put right defects or make recommendations on how these repairs should be carried out. Some maintenance and repairs we suggest may be expensive.



Please read the 'Description of the RICS HomeBuyer Report Service' (at the back of this report) for details of what is, and is not, inspected.

C

Overall opinion and summary of the condition ratings

This section provides our overall opinion of the property, and summarises the condition ratings of the different elements of the property.

If an element is made up of a number of different parts (for example, a pitched roof to the main building and a flat roof to an extension), only the part in the worst condition is shown here.

To make sure you get a balanced impression of the property, we strongly recommend that you read all sections of the report, in particular the 'What to do now' section.

Our overall opinion of the property

The property is in generally sound condition and no major defects were noted.

I would draw to your attention that my report reflects the condition of the property at the date of my inspection. It must be accepted that defects can arise, particularly from weather conditions, between the date of my inspection and your taking up occupation.

As you are familiar with the property and reasonably conversant with its general nature and layout, descriptive details have been kept to a minimum and I have also endeavoured to confine My remarks to matters which are material to your consideration as to whether to purchase it. I have not attempted to list every trivial or minor defect, nor gone into any great detail on the internal decorations.

3

Section of the report	Element number	Element name

2

Section of the report	Element number	Element name
F	1	Roof structure
F	7	Woodwork
G	6	Drainage
H	1	Garage
H	2	Other

C

Overall opinion and summary of the condition ratings (continued)

1

Section of the report	Element number	Element name
E	1	Chimney stacks
E	2	Roof coverings
E	3	Rainwater pipes and gutters
E	4	Main walls
E	5	Windows
E	6	Outside doors (including patio doors)
E	7	Conservatory and porches
E	8	Other joinery and finished
E	9	Other
F	2	Ceilings
F	3	Walls and partitions
F	4	Floors
F	5	Fireplaces, chimney breasts and flues
F	6	Built-in fittings
F	8	Bathroom fittings
F	9	Other
G	1	Electricity
G	2	Gas/oil
G	3	Water
G	4	Heating
G	5	Water/heating
G	7	Common services
H	3	General

C

Overall opinion and summary of the condition ratings (continued)

I	1	Regulation
I	2	Guarantees
I	3	Other matters
J	1	Risks to building
J	2	Risks to grounds
J	3	Risks to people
J	4	Other

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HomeBuyer Report...

D About the property

Type of property

Approximate year the property was built

Approximate year the property was extended

Approximate year the property was converted

Information relevant to flats and maisonettes

Accommodation

Floor	Living rooms	Bed-rooms	Bath or shower	Separate toilet	Kitchen	Utility room	Conser-vatory	Other	Name of other
Lower ground									
Ground	1			1	1				
First		3	1						
Second									
Third									
Other									
Roof space									

Construction

The property is of traditional construction having brick faced cavity walls, concrete ground floor, suspended timber first floor and pitched roof slopes covered with interlocking concrete tiles. The rear extension has similar walls and floor but it has a flat roof covered with bitumen felt.

D

About the property (continued)

Energy

We have not prepared the Energy Performance Certificate (EPC). If we have seen the EPC, then we will present the ratings here. We have not checked these ratings and so cannot comment on their accuracy.

We are advised that the property's current energy performance, as recorded in the EPC, is:

Energy-efficiency rating

Band E

Environmental
impact rating

Band E

Mains services

The marked boxes show that the mains services are present.

Gas Electricity Water Drainage

Central heating

Gas Electric Solid fuel Oil None

Other services or energy sources (including feed-in tariffs)

None.

Grounds

The front garden with two parking spaces, rear garden.

Location

The property is located in a fully developed residential area of similar properties within easy reach of Reading town centre.

Facilities

All facilities and amenitie including local shops, schools and a park are within easy reach.

D About the property (continued)

Local environment

The road is made up and adopted by the Highways Authority but confirmation from your solicitor is recommended.

The property is unlikely to be adversely affected by highway or development proposals, but your solicitor should check in the normal pre-contract enquiries.

There are no other known local factors believed to adversely affect the property although your solicitor should verify this. I advise that you raise the following matters with your solicitor and seek sufficient clarification prior to entering into any legally binding contract.

Your solicitor will be able to advise you as to the environmental issues through the searches such as the risk of flooding and subsidence. The property is not thought to be at risk of flooding under normal conditions but this information should be obtained by your solicitor as part of the searches.

Connection to mains drainage should established via enquiries before purchase and your solicitor should verify the maintenance and repairing responsibilities in respect of any shared drains/sewers.

E

Outside the property

Limitations to inspection

This report is for the private and confidential use of the client for whom the report is undertaken and for the use of their professional advisers and should not be reproduced in whole or in part or

relied upon by any third party for any purpose without the expressed written authority of D J Porter FRICS.

You are reminded that access was limited during the inspection and it is not possible to confirm that unseen areas are free from defect.

The presence of floor coverings throughout prevented a full inspection of floor structures.

My inspection of this property covered all those parts that could be seen either from ground level externally.

Long ladders were not raised for close inspection of the upper parts of the building. My inspection was made entirely from ground level or from a 3 metre ladder.

Many parts of the building such as foundations and sub-floor areas are concealed during construction and I do not disturb these. It follows, for practical reasons, that I have not inspected woodwork or other parts of the structure that are covered, unexposed or inaccessible and I am, therefore, unable to report that any such part of the property is free from defect.

As far as the service installations (gas, electricity, hot and cold water, space heating and drainage) are concerned, my inspection was a limited superficial one and in the absence of specific tests, I cannot give warranty as to their condition, design or efficiency.

In drafting this report, I have limited comment to more material matters and, in particular, I have not listed individually such minor items as slightly loose door or window fittings or minor decorative blemishes which have no structural significance.

1 2 3 NI

E1
Chimney stacks

The chimney stack is located in the front roof slope and it serves the livingroom fireplace. The stack is of brickwork construction and it is fitted with lead flashings at the junction with the tiling. 1

The stack is in satisfactory condition and the mortar joints are not unduly weathered. Repointing may be required in the next few years to avoid undue weakening of the mortar. The flue is fitted with a terminal and it is likely that the flue is lined as it serves a gas fire.

E2
Roof coverings

The roof over the house is formed in two pitched slopes which meet at a central ridge. The slopes are covered with interlocking concrete tiles with half-round tiles bedded in mortar along the ridge. I inspected the roof slopes from ground level as far as possible. 1

The tiling appears to be in a generally satisfactory condition with the tiles laid to straight regular courses and none appear to be out of place. The mortar to the ridge tiles is weathered with gaps evident. The ridge tiles may need to be rebbed in the next few

E

Outside the property (continued)

years.

The tiles at the verges, or edges, of the slopes at the right hand gable are bedded in mortar on concrete tiles. The mortar is not unduly weathered at present.

The roof slopes project beyond the walls to form eaves which are finished with PVCu fascia boards and soffites with ventilation apertures. The eaves are in satisfactory condition.

It was not possible to determine whether the undertile felt projects into the gutters but I suspect that the felt will have decayed where it is exposed to the weather above the gutters. If you require any further information, the roof slopes should be inspected by a roofer and the necessary repairs carried out.

The tiling on the porch and front part of the garage roof is in satisfactory condition. The bitumen felt on the rear part of the garage and the rear extension is in reasonable condition but it has been installed to a below average standard. The edge of the felt at the rear is stuck to the fascia rather than provided with a welged edge. This may require attention in the next few years. I noted that the roof falls to the side and therefore the gutter overhangs the boundary. If ever the roof is recovered, it should be reconfigured to fall to the rear and the side gutter removed.

E3
Rainwater pipes
and gutters

Rainwater from the roof slopes is collected in PVCu gutters which discharge to PVCu downpipes. The goods are in reasonable condition but the gutters may be affected by a build-up of debris. This should be removed to ensure that water is discharged to the outlets without restriction. I cannot rule out the presence of leaks at the joints in the gutters. 1

The Council prefers rainwater to be taken to soakaways rather than to the foul water drains. I was not able to determine whether soakaways are already in use within the grounds. If it is subsequently found that rainwater is discharged to the foul water drains, I recommend that soakaways are formed at front and rear. This work should be entrusted to a drainage specialist.

E4
Main walls

The main external walls of the house are built in cavity construction having fletton facing bricks to the outer leaf. Brickwork is used to the inner leaf where visible in the party wall. I examined the walls as far as possible to assess their condition and state of repair. 1

The walls are generally in satisfactory condition with no cracks or bulges evident. The mortar joints to the elevations in general are not unduly weathered and no areas are in need of attention at present.

I was not able to examine the cavity of the walls but it appears to have been insulated by injecting material into the cavity. I recommend that your solicitor obtains the Warranty for this work.

I did not make any excavation to examine the footings of the house or extension. I saw no evidence to suggest there are any defects but I am unable to report on the depth or type of the footings but they are likely to be at a depth of at least 1 metre. As the sub-soil in this area may be of clay, the possibility of localised movement in times of prolonged drought

E

Outside the property (continued)

cannot be ruled out. If cover can be arranged, your insurance policy should provide cover against subsidence of the site so that you will not be liable for any such damage.

E5
Windows

The windows are of PVCu frames with sealed double-glazing. The general condition of these windows is satisfactory. 1

Misting between the panes indicates that the seals have failed. None appear to have failed but if any fail in the future, the only remedy is to renew the affected pane(s).

E6
Outside doors
(including patio doors)

The outer front door is of partly glazed composite construction with a glazed sidelight in a PVCu frame. The door and sidelight are in satisfactory condition. 1

The inner door to the front entrance is a double glazed aluminium door with a double glazed sidelight hung in a hardwood sub-frame. No major defects were noted but this unit is dated and you may wish to replace it.

In the rear wall of the livingroom, there is a pair of fully glazed PVCu doors hung in a PVCu frame with fixed sidelights. The general condition is satisfactory.

The door in the rear wall of the lobby is a fully glazed PVCu door hung in a PVCu frame. The general condition of this door is satisfactory.

If misting occurs between the panes of glass in the double glazed doors, this indicates that the seals have failed and the only remedy is to renew the affected pane(s).

E7
Conservatory
and porches

The porch is built of 110mm thick brick walls which are dry lined internally. No major defects were noted but the walls may be subject to condensation in cold weather. 1

E8
Other joinery
and finishes

The timbers to the garage and porch roof are in a weathered condition and redecoration should be carried out in the near future to prevent further damage. 1

E9
Other

A bitumen felt damp proof course is provided in the external walls about two courses above ground level but less at the rear due to the height of the patio. No readings of dampness were noted in the accessible walls inside the house when tested with a damp meter. If the patio is relaid (see below), it would be prudent to reduce its level to two courses below the d.p.c. 1

F

Inside the property

Limitations to inspection

Fixed flooring was present in all rooms and this precluded a full examination of all areas. As I was not at liberty to lift any of the flooring, I cannot rule out the possibility that there may be defects in the first floor structure.

1 2 3 NI

F1 Roof structure

The main roof space is reached by means of an access hatch in the ceiling of the landing. 2

A sliding loft ladder is fitted. I gained access to inspect the main roof timbers as far as possible with a torch.

The roof is of traditional construction comprising 100 x 35mm rafters and ceiling joists framed together. A 150mm x 50mm purlin is provided in each slope to support the rafters and the purlins are in turn supported by two semi-trusses. The timbers are well framed together and no major defects were noted.

I cannot rule out the possibility that woodworm infestation exists in the timbers. The vendor may be able to confirm whether the timbers have been treated and if so a copy of the guarantee should be obtained. In the event that this has not been carried out I recommend that you budget for treating the timbers.

The undertile felt is in satisfactory condition bearing in mind its age. It was not possible to inspect the felt at the base of the slopes where it is likely to have deteriorated if exposed to weather. Some remedial work may be required to the felt if it has deteriorated.

There is a layer of fibreglass insulation between the ceiling joists is about 100mm thick. I recommend that the insulation is brought up to current standards using pre-wrapped insulation installed to a thickness of at least 300mm as recommended by the EPC Regulations (Condition Rating 2).

You may be able to obtain financial assistance towards the cost as part of a Government initiative. Once the thicker insulation has been installed, if you wish to store items in the roof, it would be advisable to take steps to prevent compression of the insulation.

F2 Ceilings

All the ceilings are of plasterboard and plaster or are finished with a textured decorative coating, referred to as Artex. The general condition of the ceilings is satisfactory but uneven areas were noted. Shrinkage cracks may develop. Such cracks will need to be raked out and filled in prior to redecoration subject to precautions regarding the Artex (see below). 1

I cannot rule out the presence of asbestos in the Artex if it dates from when the house was built. If you have any concerns regarding this matter, I recommend that a test is carried out by s to carrying out repairs.

F

Inside the property (continued)

F3 Walls and partitions

The original internal walls on the ground and first floors are of brickwork as far as I was able to determine. These walls appear to be in sound condition and no evidence of structural defects was noted. Where walls have been removed on the ground floor beams have been inserted. The beams are concealed but no evidence of deflection was noted. 1

The plaster throughout the house is generally in sound condition but shrinkage cracks have developed and these will need to be raked out and filled in prior to redecoration.

If the kitchen units are removed, it is likely that mildew will become apparent in the plaster.

This will be due to condensation on the cold walls.

I cannot rule out the presence of asbestos in the plaster. If you have any concerns, I recommend comment on Asbestos below) prior to carrying out repairs.

F4 Floor

The ground floor is of solid concrete throughout the house. Wood sheet flooring and other fixed coverings precluded a full examination. No major defects were noted from the limited examination possible. The ground floor slab is likely to incorporate a damp proof membrane 1

but this could not be verified.

The first floor is of suspended timber joists which span between load bearing walls and the external walls. The floors are finished with softwood boards. Fixed carpet and tiling precluded a full examination and I was not able to lift any boards.

The general structural condition appears sound and no obvious weakness or other structural defects were noted.

I cannot rule out the possibility that woodworm infestation exists in the floor timbers. Your solicitor will be able to advise you whether a warranty exists if treatment has been carried out.

F5 Fireplaces, chimney breasts and flues

The fireplace in the livingroom has a tiled and timber surround with a gas fire fitted. I did not test the fire and the flue was not accessible for inspection. 1

F6 Built-in fittings (built-in kitchen and other fittings, not including appliances)

The kitchen is fitted with a plastic sink top and a range of modern floor and wall units. The fittings are in generally satisfactory condition but are likely to require adjustment of hinges and runners. I cannot rule out that some defects may come to light if the units are removed. If this occurs, remedial action will need to be carried out. 1

Flexible sealants should be maintained at the junction between sanitary fittings and surrounding surfaces to minimise the risk of water over-spillage.

F

Inside the property (continued)

F7
Woodwork (for
example, staircase
and joinery)

The internal doors are modern panelled softwood but these are of poor quality and several have warped. I recommend that you replace the doors with better quality doors. 2

The kitchen door opens out into the hall but ideally it should be replaced with a glazed door and rehung to open into the kitchen.

The staircase is of softwood construction in a straight flight. No major defects were noted but a full examination was not possible due to fitted carpet and a plasterboard soffite. I am

therefore unable to report on its actual condition or whether there is any woodworm infestation. If the carpet is removed some defects may come to light and will need to be rectified. The handrail is not continuous for the full length of the staircase and this could be dangerous (Condition Rating 2).

Internal joinery to door linings, architraves and skirtings is of standard softwood sections. No major defects were noted but general wear and tear has occurred. This can be rectified

prior to redecoration (Condition Rating 2).

F8
Bathroom fittings

The bathroom is fitted with a plastic bath with a pumped shower, a plastic vanity basin and a vitreous china W.C. pan and cistern. The fittings are in reasonable condition but the basin is in a defective condition and you may wish to replace it with a normal vitreous china basin. 1

Waste pipes are of plastic and discharge to a PVCu soil and vent pipe concealed in a duct which passes down through the kitchen. No obvious defects were noted on the pipework.

Flexible sealants should be maintained at the junction between sanitary fittings and surrounding surfaces to minimise the risk of water over-spillage.

F9
Other

No evidence of significant condensation was noted at the time of inspection. Lifestyle choices can give rise to high levels of humidity and this can in turn lead to condensation and the growth of mildew. Dry forms of heating and good ventilation should help to minimise this risk. 1

ADDITIONAL ADVICE REGARDING ASBESTOS

Asbestos is considered a health hazard in certain circumstances and although commonly used in building in the past, its use now is severely curtailed and is only permitted in specialised and controlled conditions. Its use in asbestos cement products is not considered hazardous if the products are left undisturbed however workmen, including decorators, who carry out repairs and renovations should be advised of its presence so they may take appropriate safety precautions.

F

Inside the property (continued)

Similarly, safety precautions should also be taken when carrying out any DIY work. Further advice on this Normally the removal of asbestos products from buildings has to be carried out by especially licensed firms operating to stringent safety standards, which can prove an expensive exercise. However, small quantities of asbestos cement products may be removed without utilising the specialists expensive facilities although obviously reasonable safety precautions should be taken to prevent the creation of dust, the spread and inhalation of dust by all persons within the building either during the operations or afterwards and the removed material disposed of to the appropriately licensed tip, the location of which can be ascertained from the Council.



Services

Services are generally hidden within the construction of the property. This means that we can only inspect the visible parts of the available services, and we do not carry out specialist tests. The visual inspection cannot assess the services to make sure they work efficiently and safely, and meet modern standards.

Limitations to inspection

I am not an expert on services and whilst I comment in general terms on the installations, none of them was tested and I am therefore unable to report on their actual working performance. If you require any further information or tests, I recommend that you engage the appropriate specialists before entering into a legal commitment to purchase. Only significant defects and deficiencies readily apparent from a visual inspection are reported. Compliance with regulations and adequacy of design, condition or efficiency can only be assessed as a result of tests by the appropriately qualified person.

1 2 3 NI

G1
Electricity

Safety warning: The Electrical Safety Council recommends that you should get a registered electrician to check the property and its electrical fittings at least every ten years, or on change of occupancy. All electrical installation work undertaken after 1 January 2005 should have appropriate certification. For more advice contact the Electrical Safety Council.

The electrical main enters the property from the road and appears in the understairs cupboard where the meter and fuse board are located. Wiring has been run in PVC sheathed cables. 1

I did not carry out a test on the wiring and only a test by an electrician would reveal any defects which may be dangerous or do not comply with current standards. The earthing of services and appliances will need improving. I recommend that you engage a qualified electrician to carry out a test prior to completion.

The observed wiring and fittings appear to be relatively modern but current guidelines recommend that electrical installations should be tested every five years or upon change of ownership and you should strictly adhere to this advice. You may also wish to increase the number of power points in the property.

If no guarantees etc. are available, then the system should be tested by a qualified electrician (preferably NICEIC/NCA registered), prior to entering into any legal commitment to purchase.

Smoke alarms should be checked prior to completion.

A burglar alarm system is not fitted. You may wish to have a system fitted by a specialist company.

G2
Gas/oil

Safety warning: All gas and oil appliances and equipment should regularly be inspected, tested, maintained and serviced by a registered 'competent person' and in line with the manufacturer's instructions. This is important to make sure that the equipment is working correctly, to limit the risk of fire and carbon monoxide poisoning and to prevent carbon dioxide and other greenhouse gases from leaking into the air. For more advice contact the Gas Safe Register for gas installations, and OFTEC for oil installations.

G

Services (continued)

The gas meter is located in the understairs cupboard. No obvious leaks were noted but much of the pipework is concealed. The main is bonded to earth. 1

In view of the complexity of regulations and safety implications, I recommend an inspection of the installation prior to entering into any legal commitment to purchase.

G3
Water

The water supply is not metered and you may wish to have a meter installed by the local Water Board. This will be done free of charge. The cold water main enters the property from the road. The internal stopcock is in one of the units adjacent to the cooker. 1

There is a cold water storage tank located in the roof. The rising main is of copper and is bonded to earth.

Distribution pipe work is of copper and where visible is in satisfactory condition. Much of the pipework within the house is concealed but no major defects were noted from the areas visible.

G4
Heating

The central heating system consists of a gas-fired wall-mounted forced-flue combination boiler located in the kitchen. Hot water is circulated by a pump through copper pipes to pressed steel radiators and the system is maintained full of water by a device within the boiler casing. The system is controlled by a time clock/programmer. 1

The system was not in operation at the time of my inspection but it appears to be in reasonable condition. A detailed inspection of the components was not made and no test was carried out, as I am not qualified to do so.

You should confirm if there are any maintenance records for the heating system and, if not, it should be tested by a GasSafe Registered plumber prior to entering into any legal commitment to purchase with all recommendations implemented.

G5
Water heating

Hot water is heated by the boiler and stored in an indirect copper cylinder in the airing cupboard and it can also be heated by special tubes mounted on the rear roof slope. Distribution pipe work is of copper and appears to be in satisfactory condition where visible. The equipment for the solar heated tubes was not inspected and if you require any further information, I recommend that you consult a specialist. 1

You should confirm if there are any maintenance records for the domestic hot water system and, if not, it should be tested by a GasSafe Registered plumber prior to entering into any legal commitment to purchase with all recommendations implemented.

G6
Drainage

The property is connected to mains drainage and there is one access chamber at the rear. The cover was too heavy to lift without special equipment and no inspection of the drainage system was possible. I recommend that you engage a drainage contractor to lift the cover and check the drains (Condition Rating 2). 2

G

Services (continued)

G7
Common services

I suspect that the drainage system will be shared with the adjacent houses but this could be confirmed when access has been obtained by a drainage contractor.

1

H

Grounds (including shared areas for flats)

Limitations to inspection

Normal limitations regarding access to boundaries.

1 2 3 NI

H1
Garage

The garage is built of 110mm thick brick walls with internal brick piers. The roof is of pitched construction at the front in two slopes and the rear is of flat construction comprising joists and plywood finished with bitumen felt. 2

The general condition is satisfactory but there is wet rot in the bargeboards to the roof. These could be replaced with plastic sections (Condition Rating 2).

The up-and over door at the front is in working order. The concrete floor has been damaged by salt contamination from car tyres. The internal doors to the porch and the dining area are of flush construction but neither could be opened as I was not provided with keys. These doors should ideally be fire resisting and self-closing.

H2
Other

The pavings at the front of the property are of concrete paviors. These are in reasonable condition but undulations have developed due to compression of the sub-base by the weight of vehicles. You may wish to have the drive relaid on a better sub-base (Condition Rating 2). 2

The paving at the rear is of precast concrete slabs. The slabs are uneven and require relaying to a better standard and to avoid trip hazards (Condition Rating 2).

The front garden is open plan on all sides. The rear garden is bounded by timber panel fencing on all three sides. The panels and posts are in reasonable condition and no major defects were noted.

H3
General

There is a large oak tree in the garden of the house at the rear. It is far enough away from the house not to cause defects in the house but leaves will be a problem in the autumn.

I

Issues for your legal advisers

We do not act as 'the legal adviser' and will not comment on any legal documents. However, if during the inspection we identify issues that your legal advisers may need to investigate further, we may refer to these in the report (for example, check whether there is a warranty covering replacement windows).

I1
Regulation

I have no adverse comments to make under this heading.

I2
Guarantees

The usual searches will reveal whether there are any warranties still in force.

I3
Other matters

Your legal Advisers are responsible for checking relevant documents relating to the Property (these might include servicing records and any guarantees, reports and specifications on previous repair works) as well as for carrying out all the standard searches and inquiries. However, if any specific matters are identified which the Legal Advisers should investigate on your behalf, these are reported in this section.

Connection to mains drainage should established via enquiries before purchase and your solicitor should verify the maintenance and repairing responsibilities in respect of any shared drains/sewers.

Your legal adviser should make formal enquiries with the existing owners to find out if any other guarantees are applicable to the property. If any guarantees/warranties are made available, they

Ensure that there are no outstanding statutory, public health, legal or other notices affecting the property.

Ensure that there are no outstanding debts in respect of credit agreements relating to the property, fittings or contents remaining.

J

Risks

This section summarises defects and issues that present a risk to the building or grounds, or a safety risk to people. These may have been reported and condition rated against more than one part of the property or may be of a more general nature, having existed for some time and which cannot be reasonably changed.

J1
Risks to the building

None evident.

J2
Risks to the grounds

None evident.

J3
Risks to people

Care must be taken when using the staircase as the handrail does not extend the full length of the flight.

J4
Other

I am not aware of any other specific considerations affecting the property. However, it is possible that some relevant matter may come to light as a result of the enquiries to be made by your legal advisers.

K

Valuation

In my opinion the Market Value on as inspected was:

£ 350,000

Three hundred and fifty Thousand Pounds

(amount in words)

Tenure Freehold (subject to verification)

Area of property (sq m)

89

In my opinion the current reinstatement cost of the property (see note below) is:

£ 153,000

One hundred and fifty three thousand Pounds

(amount in words)

In arriving at my valuation, I made the following assumptions.

With regard to the materials, construction, services, fixtures and fittings, and so on I have assumed that:

- an inspection of those parts that I could not inspect would not identify significant defects or a cause to alter the valuation;
- no dangerous or damaging materials or building techniques have been used in the property;
- there is no contamination in or from the ground, and the ground has not been used as landfill;
- the property is connected to, and has the right to use, the mains services mentioned in the report; and
- the valuation does not take account of any furnishings, removable fittings or sales incentives.

With regard to legal matters I have assumed that:

- the property is sold with 'vacant possession' (your legal advisers can give you more information on this term);
- the condition of the property, or the purpose the property is or will be used for, does not break any laws;
- no particularly troublesome or unusual restrictions apply to the property, that the property is not affected by problems which would be revealed by the usual legal inquiries and that all necessary planning permissions and Building Regulations consents (including consents for alterations) have been obtained and complied with; and
- the property has the right to use the mains services on normal terms, and that the sewers, mains services and roads giving access to the property have been 'adopted' (that is, they are under local-authority, not private, control).

Any additional assumptions relating to the valuation

In arriving at the opinion of the Property's Market Value as defined in Section K of the description of the HOMEBUYER Service (see below), a set of standard assumptions is adopted, subject to any change stated below. Legal Advisers and others who undertake property conveyancing, should be familiar with the assumptions and are responsible for checking those concerning legal matters. The opinion of the Market Value given below could be

affected by the outcome of the inquiries by your Legal Advisers (Section I) and/or any further investigation and quotations for urgent repairs. The valuation assumes that your Legal Advisers

Your legal advisers, and other people who carry out property conveyancing, should be familiar with these assumptions and are responsible for checking those concerning legal matters.

My opinion of the Market Value shown here could be affected by the outcome of the enquiries by your legal advisers (section I) and/or any further investigations and quotations for repairs or replacements. The valuation assumes that your legal advisers will receive satisfactory replies to their enquiries about any assumptions in the report.

K

Valuation (continued)

Other considerations affecting value

No comment.

Note: You can find information about the assumptions I have made in calculating this reinstatement cost in the 'Description of the RICS HomeBuyer Service' provided. The reinstatement cost is the cost of rebuilding an average home of the type and style inspected to its existing standard using modern materials and techniques, and by acting in line with current Building Regulations and other legal requirements. This will help you decide on the amount of buildings insurance cover you will need for the property.



Surveyor's declaration

"I confirm that I have inspected the property and prepared this report, and the Market Value given in the report."

Signature	<input type="text"/>		
Surveyor's RICS number	<input type="text"/>	For and on behalf of	<input type="text"/>
Company	<input type="text"/>		
Address	<input type="text"/>		
Town	<input type="text"/>	County	<input type="text"/>
Postcode	<input type="text"/>	Phone number	<input type="text"/>
Website	<input type="text"/>	Fax number	<input type="text"/>
Email	<input type="text"/>		
Property address	<input type="text"/>		
Client's name	<input type="text"/>	Date this report was produced	<input type="text"/>

RICS Disclaimers

1. This report has been prepared by a surveyor ('the Employee') on behalf of a firm or company of surveyors ('the Employer'). The statements and opinions expressed in this report are expressed on behalf of the Employer, who accepts full responsibility for these.

Without prejudice and separately to the above, the Employee will have no personal liability in respect of any statements and opinions contained in this report, which shall at all times remain the sole responsibility of the Employer to the exclusion of the Employee.

In the case of sole practitioners, the surveyor may sign the report in his or her own name unless the surveyor operates as a sole trader limited liability company.

To the extent that any part of this notification is a restriction of liability within the meaning of the *Unfair Contract Terms Act 1977* it does not apply to death or personal injury resulting from negligence.

2. This document is issued in blank form by the Royal Institution of Chartered Surveyors (RICS) and is available only to parties who have signed a licence agreement with RICS.

RICS gives no representations or warranties, express or implied, and no responsibility or liability is accepted for the accuracy or completeness of the information inserted in the document or any other written or oral information given to any interested party or its advisers. Any such liability is expressly disclaimed.



Please read the 'Description of the RICS HomeBuyer Report Service' (at the back of this report) for details of what is, and is not, inspected.

What to do now

Getting quotations

The cost of repairs may influence the amount you are prepared to pay for the property. Before you make a legal commitment to buy the property, you should get reports and quotations for all the repairs and further investigations the surveyor may have identified.

You should get at least two quotations from experienced contractors who are properly insured. You should also:

- ask them for references from people they have worked for;
- describe in writing exactly what you will want them to do; and
- get the contractors to put the quotations in writing.

Some repairs will need contractors with specialist skills and who are members of regulated organisations (for example, electricians, gas engineers, plumbers and so on). Some work may also need you to get Building Regulations permission or planning permission from your local authority.

Further investigations

If the surveyor is concerned about the condition of a hidden part of the building, could only see part of a defect or does not have the specialist knowledge to assess part of the property fully, the surveyor may have recommended that further investigations should be carried out to discover the true extent of the problem.

Who you should use for these further investigations

You should ask an appropriately qualified person, though it is not possible to tell you which one. Specialists belonging to different types of organisations will be able to do this. For example, qualified electricians can belong to five different government-approved schemes. If you want further advice, please contact the surveyor.

What the further investigations will involve

This will depend on the type of problem, but to do this properly, parts of the home may have to be disturbed and so you should discuss this matter with the current owner. In some cases, the cost of investigation may be high.

When to do the work

The condition ratings help describe the urgency of the repair and replacement work. The following summary may help you decide when to do the work.

- Condition rating 2 - repairs should be done soon. Exactly when will depend on the type of problem, but it usually does not have to be done right away. Many repairs could wait weeks or months, giving you time to organise suitable reports and quotations.
- Condition rating 3 - repairs should be done as soon as possible. The speed of your response will depend on the nature of the problem. For example, repairs to a badly leaking roof or a dangerous gas boiler need to be carried out within a matter of hours, while other less important critical repairs could wait for a few days.

Warning

Although repairs of elements with a condition rating 2 are not considered urgent, if they are not addressed they may develop into defects needing more serious repairs. Flat roofs and gutters are typical examples. These can quickly get worse without warning and result in serious leaks. As a result, you should regularly check elements with a condition rating 2 to make sure they are not getting worse.

Description of the RICS HomeBuyer Service

The service

The RICS HomeBuyer Service includes:

- an inspection of the property (see 'The inspection');
- a report based on the inspection (see 'The report'); and
- a valuation, which is part of the report (see 'The valuation').

The surveyor who provides the RICS HomeBuyer Service aims to give you professional advice to help you to:

- make an informed decision on whether to go ahead with buying the property;
- make an informed decision on what is a reasonable price to pay for the property;
- take account of any repairs or replacements the property needs; and
- consider what further advice you should take before committing to purchase the property.

The inspection

The surveyor inspects the inside and outside of the main building and all permanent outbuildings, but does not force or open up the fabric. This means that the surveyor does not take up carpets, floor coverings or floorboards, move furniture, remove the contents of cupboards, roof spaces, etc., remove secured panels and/or hatches or undo electrical fittings. If necessary, the surveyor carries out parts of the inspection when standing at ground level from public property next door where accessible.

The surveyor may use equipment such as a damp-meter, binoculars and torch, and may use a ladder for flat roofs and for hatches no more than 3 metres above level ground (outside) or floor surfaces (inside) if it is safe to do so.

Services to the property

Services are generally hidden within the construction of the property. This means that only the visible parts of the available services can be inspected, and the surveyor does not carry out specialist tests. The visual inspection cannot assess the efficiency or safety of electrical, gas or other energy sources; plumbing, heating or drainage installations (or whether they meet current regulations); or the inside condition of any chimney, boiler or other flue.

Outside the property

The surveyor inspects the condition of boundary walls, fences, permanent outbuildings and areas in common (shared) use. To inspect these areas, the surveyor walks around the grounds and any neighbouring public property where access can be obtained.

Buildings with swimming pools and sports facilities are also treated as permanent outbuildings, but the surveyor does not report on the leisure facilities, such as the pool itself and its equipment, landscaping and other facilities (for example, tennis courts and temporary outbuildings).

Flats

When inspecting flats, the surveyor assesses the general condition of outside surfaces of the building, as well as its access areas (for example, shared hallways and staircases). The surveyor inspects roof spaces only if they are accessible from within the property. The surveyor does not inspect drains, lifts, fire alarms and security systems.

Dangerous materials, contamination and environmental issues

The surveyor does not make any enquiries about contamination or other environmental dangers. However, if the surveyor suspects a problem, he or she should recommend a further investigation. The surveyor may assume that no harmful or dangerous materials have been used in the construction, and does not have a duty to justify making this assumption. However, if the inspection shows that these materials have been used, the surveyor must report this and ask for further instructions.

The surveyor does not carry out an asbestos inspection and does not act as an asbestos inspector when inspecting properties that may fall within the *Control of Asbestos Regulations* 2006. With flats, the surveyor assumes that there is a 'dutyholder' (as defined in the regulations), and that in place are an asbestos register and an effective management plan which does not present a significant risk to health or need any immediate payment. The surveyor does not consult the dutyholder.

The report

The surveyor produces a report of the inspection for you to use, but cannot accept any liability if it is used by anyone else. If you decide not to act on the advice in the report, you do this at your own risk. The report focuses on matters that, in the surveyor's opinion, may affect the value of the property if they are not addressed.

The report is in a standard format and includes the following sections.

- A Introduction to the report
- B About the inspection
- C Overall opinion and summary of the condition ratings
- D About the property
- E Outside the property
- F Inside the property
- G Services
- H Grounds (including shared areas for flats)
- I Issues for your legal advisers
- J Risks
- K Valuation
- L Surveyor's declaration
 - What to do now
 - Description of the RICS HomeBuyer Service
 - Typical house diagram

Condition ratings

The surveyor gives condition ratings to the main parts (the 'elements') of the main building, garage and some outside elements. The condition ratings are described as follows.

Condition rating 3 - defects that are serious and/or need to be repaired, replaced or investigated urgently.

Condition rating 2 - defects that need repairing or replacing but are not considered to be either serious or urgent. The property must be maintained in the normal way.

Condition rating 1 - no repair is currently needed. The property must be maintained in the normal way.

NI - not inspected.

The surveyor notes in the report if it was not possible to check any parts of the property that the inspection would normally cover. If the surveyor is concerned about these parts, the report tells you about any further investigations that are needed.

The surveyor does not report on the cost of any work to put right defects or make recommendations on how these repairs should be carried out. However, there is general advice in the 'What to do now' section at the end of the report.

Energy

The surveyor has not prepared the Energy Performance Certificate (EPC) as part of the RICS HomeBuyer Service for the property. If the surveyor has seen the current EPC, he or she will present the energy-efficiency and environmental impact ratings in this report. The surveyor does not check the ratings and cannot comment on their accuracy.

Issues for legal advisers

The surveyor does not act as 'the legal adviser' and does not comment on any legal documents. If, during the inspection, the surveyor identifies issues that your legal advisers may need to investigate further, the surveyor may refer to these in the report (for example, check whether there is a warranty covering replacement windows).

Continued...

Description (continued)

Risks

This section summarises defects and issues that present a risk to the building or grounds, or a safety risk to people. These may have been reported and condition rated against more than one part of the property or may be of a more general nature, having existed for some time and which cannot reasonably be changed.

If the property is leasehold, the surveyor gives you general advice and details of questions you should ask your legal advisers.

The valuation

The surveyor gives an opinion on both the Market Value of the property and the reinstatement cost at the time of the inspection (see the 'Reinstatement cost' section).

Market Value

'Market Value' is the estimated amount for which a property should exchange, on the date of the valuation between a willing buyer and a willing seller, in an arm's length transaction after the property was properly marketed wherein the parties had each acted knowledgeably, prudently and without compulsion.

When deciding on the Market Value, the surveyor also makes the following assumptions.

The materials, construction, services, fixtures and fittings, and so on

The surveyor assumes that:

- an inspection of those parts that have not yet been inspected would not identify significant defects or cause the surveyor to alter the valuation;
- no dangerous or damaging materials or building techniques have been used in the property;
- there is no contamination in or from the ground, and the ground has not been used as landfill;
- the property is connected to, and has the right to use, the mains services mentioned in the report; and
- the valuation does not take account of any furnishings, removable fittings and sales incentives of any description.

Legal matters

The surveyor assumes that:

- the property is sold with 'vacant possession' (your legal advisers can give you more information on this term);
- the condition of the property, or the purpose that the property is or will be used for, does not break any laws;
- no particularly troublesome or unusual restrictions apply to the property, that the property is not affected by problems which would be revealed by the usual legal enquiries and that all necessary planning and Building Regulations permissions (including permission to make alterations) have been obtained and any works undertaken comply with such permissions; and
- the property has the right to use the mains services on normal terms, and that the sewers, mains services and roads giving access to the property have been 'adopted' (that is, they are under local-authority, not private, control).

The surveyor reports any more assumptions that have been made or found not to apply.

If the property is leasehold, the general advice referred to earlier explains what other assumptions the surveyor has made.

Reinstatement cost

Reinstatement cost is the cost of rebuilding an average home of the type and style inspected to its existing standard using modern materials and techniques and in line with current Building Regulations and other legal requirements.

This includes the cost of rebuilding any garage, boundary or retaining walls and permanent outbuildings, and clearing the site. It also includes professional fees, but does not include VAT (except on fees).

The reinstatement cost helps you decide on the amount of buildings insurance cover you will need for the property.

Standard terms of engagement

- 1 **The service** - the surveyor provides the standard RICS HomeBuyer Service ('the service') described in the 'Description of the RICS HomeBuyer Service', unless you and the surveyor agree in writing before the inspection that the surveyor will provide extra services. Any extra service will require separate terms of engagement to be entered into with the surveyor. Examples of extra services include:
 - costing of repairs;
 - schedules of works;
 - supervision of works;
 - re-inspection;
 - detailed specific issue reports; and
 - market valuation (after repairs).
- 2 **The surveyor** - the service is to be provided by an AssocRICS, MRICS or FRICS member of the Royal Institution of Chartered Surveyors, who has the skills, knowledge and experience to survey, value and report on the property.
- 3 **Before the inspection** - you tell the surveyor if there is already an agreed, or proposed, price for the property, and if you have any particular concerns (such as plans for extension) about the property.
- 4 **Terms of payment** - you agree to pay the surveyor's fee and any other charges agreed in writing.
- 5 **Cancelling this contract** - you are entitled to cancel this contract by giving notice to the surveyor's office at any time before the day of the inspection. The surveyor does not provide the service (and reports this to you as soon as possible) if, after arriving at the property, the surveyor decides that:
 - (a) he or she lacks enough specialist knowledge of the method of construction used to build the property; or
 - (b) it would be in your best interests to have a building survey and a valuation, rather than the RICS HomeBuyer Service.

If you cancel this contract, the surveyor will refund any money you have paid for the service, except for any reasonable expenses. If the surveyor cancels this contract, he or she will explain the reason to you.
- 6 **Liability** - the report is provided for your use, and the surveyor cannot accept responsibility if it used, or relied upon, by anyone else.

Complaints handling procedure

The surveyor will have a complaints handling procedure and will give you a copy if you ask.

Note: These terms form part of the contract between you and the surveyor.

This report is for use in England, Wales, Northern Ireland, Channel Islands and Isle of Man.

