

RICS Home Surveys
Survey level two:
HomeBuyer report
- Survey & Valuation

Property address

Property Address

Client's name

Client Name

Date of inspection

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A

Introduction to the report

This HomeBuyer Report is produced by a RICS surveyor who is a member of the RICS Valuer Registration Scheme. The surveyor 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 (Survey & Valuation) 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 (Survey & Valuation) Service' at the back of this report.

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B

About the inspection

Surveyor's name

Surveyor's RICS number

Company name

Joe Fraser Chartered Surveyors

Date of the inspection

Report reference number

Report Reference

Related party disclosure

There are no conflict of interest issues, as defined in the RICS "Rules of Conduct" or in its "Valuation Standards".

Full address and postcode of the property

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Weather conditions when the inspection took place

Cloudy and dry, over the few previous days the weather was changeable.

The status of the property when the inspection took place

At the time of the inspection the property was occupied and fully furnished, with most of the floor surfaces obscured by a variety of fixed floor coverings.

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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 1st 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.

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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

I am pleased to report that the property is considered a reasonable proposition for purchase at the agreed price which is believed to be £174,000, provided that you are prepared to accept the cost and inconvenience of dealing with the various further repair works reported. These deficiencies are quite common in properties of this age and type and as long as the necessary works are carried out to a satisfactory standard and the property is kept in good repair, we cannot see any reason why there should be any difficulties on resale in normal market conditions.

Where I have included Condition Ratings 2 and 3 in the report, I draw your attention to the explanation of these terms in Section B and to the advice given in the 'What to do now' section of this report. You should ensure that you have undertaken any recommended further investigations and are fully aware of the financial obligations for any repairs needed before you commit to purchase this property.

You are advised that if you should decide to legally commit yourself to the purchase without obtaining the above information, you will have to accept the risk that adverse factors may come to light in the future.

This report is intended as a snap shot of the property and its condition at the date of inspection. There will be a risk of further defects developing in the interim particularly given the overall condition of the property if a long time elapses between our survey and occupation and if the property is subject to periods of bad weather.

Section of the report	Element number	Element name
3 E: Outside the property	-	
	F3	Walls and partitions
	F4	Floors
	F5	Fireplaces, chimney breast and flues
	F9	Other
G: Services	G1	Electricity
	G2	Gas/oil
	G4	Heating
	G6	Drainage
H: Grounds (part)		

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Overall opinion and summary of the condition ratings (continued)

2

Section of the report	Element number	Element name
E: Outside the property	E2	Roof coverings
	E3	Rainwater pipes and gutters
	E5	Windows
	E6	Outside doors (including patio doors)
	E7	Conservatory and porches
	E8	Other joinery and finishes
F: Inside the property	F1	Roof structure
	F6	Built-in fittings (built-in kitchen and other fittings, not including appliances)
	F7	Woodwork (for example, staircase and joinery)
	F8	Bathroom fittings
G: Services	G3	Water
H: Grounds (part)	H3	General

1

Section of the report	Element number	Element name
E: Outside the property	E1	Chimney stacks
	E4	Main walls
F: Inside the property	F2	Ceilings
G: Services	G5	Water heating
H: Grounds (part)	-	

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About the Property

Type of property

The property is a traditionally constructed terraced 2 bedroom two storey house. The front faces approximately West.

Approximate year the property was built

It is estimated that the property was constructed around 1900.

Approximate year the property was extended

There is a double storey (kitchen, bathroom and bedroom) extension which was constructed around 2008.

Approximate year the property was converted

The property has not been converted.

Information relevant to flats and maisonettes

The property is not a flat.

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	1	1		
First		2	1						
Second									
Third									
Other									
Roof Space									

Construction

The property has brick solid and cavity walls. The main roof is pitched and covered with natural slate. The floors are constructed of concrete/suspended timber board on joist and concrete.

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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

Energy Efficiency Rating - C74

Environmental impact rating

Energy Impact Rating - Not available

Mains service

The marked boxes show that the mains services are present.

Gas

Electric

Water

Drainage

Central heating

Gas

Electric

Solid fuel

Oil

None

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

There were no other services or energy sources noted.

Grounds

All directions within the report are taken from the front.

The property is a terraced house with gardens to the front and rear.

There is no garage or off street parking.

There is a conservatory.

Location

The property is located in the village of Victoria Garesfield near Rowlands Gill. The property is surrounded by properties of similar designs and ages.

This is primarily a residential area.

The road outside property is assumed to be adopted.

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About the Property (continued)



Notes Photo - 1 Front elevation



Notes Photo - 2 Rear elevation

Facilities

Normal amenities and facilities are situated within reasonable distance.

Public transport is readily available in the vicinity.

There are schools within a reasonable distance.

It would be prudent to familiarise yourself with the locality and facilities, prior to purchase of the property, to ensure you are aware of what is available within your local area.

Local environment

The property is built on a level site. The property is in an area that is unlikely to flood, but may be vulnerable to surface water floods.

The property is in an area that has historically been affected by mining activity that could affect the property and its grounds (see section J1 Risks).

The property is in an area with potentially high levels of radon gas that could affect health (see section J3 Risks).

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Outside the property

Limitations to inspection

The roof coverings, chimney and gutters were inspected from ground level via binoculars.

Parts of the main roof on the front could not be seen due to design of roof and limited vantage points.

The flank wall of conservatory could not be inspected as it is very close to the boundary of the plot.

It was not raining at the time of inspection, therefore I cannot comment on the adequacy or water tightness of the rainwater goods.

In accordance with RICS instructions governing provision of the Home Buyer service, only a random sample of windows and doors have been opened. It is possible, therefore, that defects may exist with those windows and doors not opened.

I have not carried out any geological survey or site investigation and cannot confirm the nature or characteristics of the soil with regards to fill or possible contamination. Normal legal searches should confirm the past use of the site and if instructed, we will advise further.

There may be hidden defects in the areas I could not inspect. Unless these areas are checked before purchase you must accept the risk of potentially costly repairs. The condition ratings assigned throughout this report are based on what was visible at to me the time of inspection.

1 2 3 NI

E1 Chimney stacks

There is a single chimney stack located centrally constructed of brick. The stack(s) have chimney pots and serves a log burner fire in the lounge. The waterproofing in between the chimney stack (called the flashing) and roof covering is of lead. 1

From ground level no significant defects were noted, but a closer inspection may reveal defects such as, flashings, pointing and bedding of chimney pots/terminals.

A TV aerial is fixed to a stack, some corrosion was noted to the brackets and this will require on-going maintenance.

Chimney stacks by their very nature are exposed and consequently they do require regular inspection and maintenance.

The owner of the neighbouring property will have rights (and responsibilities) with regard to the stack and you should check with your Legal Adviser before any work is undertaken. I refer you to my comment in Section I.

Generally, visible parts of the stack are plumb with no indication of any lean or twists. Mortar pointing and brickwork are generally sound. The flashings are intact and there are no signs of any leaks internally.

Condition Rating 1

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Outside the property (continued)

E2 Roof coverings

The main and extension roof is of pitched design and covered in slate over a secondary waterproof barrier (roofing felt). There are lead valleys lined with lead and a single storey pitched roof covered in lead. There are timber/metal roof lights in single storey roof.

2

Some repairs were noted and outlined below;

Several of the slates are damage/missing on the single storey roof at the front.

The rear porch roof is flat, covered in lead. This appeared to be in satisfactory condition with no signs of leaks internally at time of inspection.

In other respects the main roof coverings appear to be in satisfactory condition. The roof will require normal maintenance.

Condition Rating 2

E3 Rainwater pipes and gutters

The rainwater goods are mainly made of plastic and cast iron. The rainwater goods pass below ground. They are assumed to be connected to a suitable discharge point such as a drain or soak away, but this cannot be verified without further investigations.

2

Some repairs were noted and outlined below;

Surface corrosion was evident on some cast iron sections. There is a requirement for on-going maintenance, to assist in reducing the rate of corrosion, consideration should be given to replacing with modern equivalents.

There is a significant distance from the eaves tile edge to the guttering on rear elevation. In heavy rain conditions there will likely be inadequate capture of surface water run-off from the roof slopes and this could lead to saturation of the wall surfaces below and ultimately damp penetration within the property. The guttering will require repositioning to be effective and reduce the risk of future such defects developing.

The accessible gutter runs should be cleared in order to improve drainage falls and reduce the risk of blockage and overflowing.

In other respects, the fittings appear to be in satisfactory condition. Regular maintenance should be carried out which should include regular clearing.

As it was not raining at the time of my inspection I am unable to be certain that all of the joints are free from leakage. I recommend the fittings are inspected during wet weather to enable any leakage to be identified and rectified. These should be regularly inspected and maintained on a cyclical basis.

Condition Rating 2

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Outside the property (continued)

E4 Main walls

The main walls to original parts and (extension) appear to be of solid and cavity construction, with brick and rendered elevations. The DPC (Damp Proof Course) was visible in some areas and appeared to be of a modern plastic material where extended. The DPC was not visible in most of original wall areas, therefore I cannot confirm there is a DPC throughout or not.

1

There should be a lintel/arch over every window/door opening to support the weight of the wall above. From the limited inspection there appeared to be stone arches and steel lintels over most openings. If and/or when the windows are replaced in the future the presence or absence of some of missing lintels will be confirmed.

I have recorded several high damp meter readings to some of the walls at ground floor level Please see section F3.

Where walls are rendered I cannot confirm the condition of walling beneath and it is possible that the render may be concealing distortions to the brickwork or other defects. It is recommended that the render is regularly coated with good quality masonry paint.

The walls are in reasonable condition overall, free from serious defects.

Condition Rating 1

E5 Windows

The window frames are mostly of plastic where extended, with some windows of timber construction. Most of the windows are double glazed.

2

Some repairs were noted and outlined below;

The timber windows are difficult to operate. A general overhaul is needed, together with thorough easing, adjustment and attention to window furniture on timber windows.

The sealant pointing between some window frames and the surrounding masonry is perished/missing. This needs replacing to reduce the risk of damp.

Double glazing has a limited life and is prone to deterioration at edge seals. This can be sometimes recognised by moisture between panes but its presence is dependent on atmospheric conditions which are, of course variable, so failure cannot always be diagnosed during a single inspection.

Repair and on-going re-decoration of window frames is a labour intensive process and is relatively expensive. Therefore many people choose to replace older windows rather than repair them. The decision on whether to repair or replace the windows is one you will need to carefully consider. Replacing windows is controlled by Building Regulations and may also require planning consent in some cases.

The design of the windows on first floor enables use as a means of emergency escape in the event of fire.

Where a complete window is replaced, it will have to conform to modern standards. You will have

Property address

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Outside the property (continued)

to either get building regulation approval from the local authority, or use a contractor registered with FENSA or equivalent approved scheme. Please see section I2.

The plastic windows generally operated satisfactorily where tested and were in satisfactory condition.

Where the timber windows are of older design, they are vulnerable to leaks and draughts and potential security risk with external beads. You should expect to replace furniture, glazing and opening casement seals and gaskets as part of routine maintenance.

Condition Rating 2

E6 Outside doors (including patio doors)

The external doors are constructed of timber and are double glazed with thinner than modern glazed units. 2

Some repairs were noted and outlined below;

The gap around frames are excessive require draught proofing.

Double glazing has a limited life and is prone to deterioration at edge seals. This can be sometimes recognised by moisture between panes but its presence is dependent on atmospheric conditions which are, of course variable, so failure cannot always be diagnosed during a single inspection.

Where a complete door is replaced, it will have to conform to modern standards. You will have to either get building regulation approval from the local authority, or use a contractor registered with FENSA. Please see section I2.

It is essential that the seals between the frames and the walls are regularly checked and kept in good condition to reduce the risk of water ingress and damp.

Timber doors require ongoing maintenance and should be treated or repainted regularly.

The doors operated satisfactorily where tested and are in reasonable condition, with the usual signs of weathering. Normal maintenance is required.

Condition Rating 2

E7 Conservatory and porches

There is a conservatory constructed of timber frame which is double glazed and built off low level stone wall. The floor is constructed of timber with wood flooring. The roof is timber frame pitched with polycarbonate panels. The roof/wall abutments are sealed with lead. 2

General deterioration, localised rot and potential further decay was noted to some window frames and sills where probed, repairs are required.

The conservatory is fitted with a radiator supported by the boiler; this is not strictly acceptable by building regulations due to the high level of heat loss.

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Outside the property (continued)

The doors present in between the house and conservatory are not external grade. Heat loss will be unacceptable. Please consider fitting external grade doors.

Porches and Conservatories are an external part of the property. Your legal advisor should confirm the appropriate consents and approvals were obtained. Please see section I1.

A conservatory typically has a more limited serviceable life when compared to more substantial building construction. Roof sheets, and the seals between the roofing / glazing and their supports deteriorate over time.

In structures which are largely external to the main body of the property, then condensation and mould are more likely to be an issue. Conservatories and porches are often constructed from single skin brick or block and light weight UPVC or timber and glass and in these areas, where hot and cold air meet condensation may well form.

Despite conservatory being in serviceable condition at present, the conservatory has been in place for some time and is approaching the end of its serviceable life. You should budget for its eventual replacement or removal.

Condition Rating 2

E8 Other joinery and finishes

The property has timber fascia boards, doors and some windows. The timber surfaces have painted finishes. 2

The finishes are in a worn condition to timber windows, within the limitations of the inspection and there are signs of excessive weathering there, with normal weathering elsewhere. The worn external surfaces such as windows should be redecorated soon.

Condition Rating 2

E9 Other

There are no other items that require comment. NI

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Inside the property

Limitations to inspection

Access was gained into roof in two areas, however inspection was limited to around the hatches as there was no secure walk board access within the roof.

The fitted/fixed floor coverings throughout, restricted my inspection of the floor structures.

My checks for damp were restricted by items such as ceramic wall tiles, storage, kitchen fittings, furniture, cupboards and floor coverings.

The stored goods within the kitchen prevented a full inspection.

There may be hidden defects in the areas I could not inspect. Unless these areas are checked before purchase you must accept the risk of potentially costly repairs. The condition ratings assigned throughout this report are based on what was visible to me at the time of inspection.



F1 Roof structure

Access into the roof structure is provided by a hatch in landing and bedroom ceilings.

2

The main and extension roofs are built with purlins and rafters that span between the walls. There are intermediate supporting to purlins provided by brick party walls and trusses. There is a secondary felt underlay type IF and modern felt lining where extended.

Within the limitations of the inspection, the roof timbers appeared to be in reasonable condition and of adequate size and support.

Some purlins are sagging slightly along with other timbers and contain natural shakes. The condition is none progressive and not unusual in properties of this type and age.

The party walls are constructed in brick/block and in reasonable condition.

In a property of this age there is a risk of wood boring beetle activity in the roof timbers. No signs of activity were found but my inspection has been limited. You must accept the risk of an infestation in this property unless a specialist moves all obstructions and checks as much of the property as possible for infestation before a commitment to purchase.

There appears to be inadequate insulation in original roof (approximately 100mm), a depth of 300mm is required to comply with modern requirements. There appears to be adequate insulation in extension required to comply with modern requirements in most areas, however improvements should be made. Care should be taken not to cover over electrical cables and lighting without fire caps over the recessed lighting when improving the insulation.

The roof space does not appear to have any natural ventilation.

The lofts should only be used, if at all, for light storage and none of the roof timbers should be cut, as this could considerably reduce the structural strength.

In other respects the roof structure is in satisfactory condition. From the limited inspection no evidence of wood boring beetle was noted. Normal maintenance will be required.

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Inside the property (continued)

Condition Rating 2

F2 Ceilings

The ceilings throughout the property are constructed of plasterboard and lath/plaster. The ceilings in most areas have smooth skim finishes and are painted. 1

Modern ceilings of plasterboard can crack at the joints between the boards and small areas of plaster can be dislodged by the nail fixings. This is repaired through filling and decoration.

The ceilings appear to be in a satisfactory condition and no significant defects were noted, although on-going maintenance may be required to include making good cracks particularly at plasterboard joints and wall junctions.

Condition Rating 1

F3 Walls and partitions

The internal walls and partitions are a mix mainly of solid masonry, lath/plaster and stud partitions. The walls in (location) are lined with plastic and tiled in some areas. Elsewhere, the walls are mainly wallpapered and painted. 3

Some repairs were noted and outlined below;

The wall tiling to the bathroom is loose and damaged and there were indications of tiling detachment. Renewals of extensive wall tiling will be needed. You should also accept the risk that, on removal of the tiles, damage may be caused to the wall finishes below and further repairs may become necessary.

Minor irregularities and undulations are present to some wall surfaces but these are not unusual for a property of this age and type.

Some of the wall plaster in the property is old and some may be original. The old plaster finishes are mainly satisfactory but plaster of this age will have deteriorated and could be starting to lose bond with the background. Some plaster could become loose if disturbed during redecorations and it would be prudent to budget for some localised repair.

Tests were taken with a moisture meter at regular intervals in a structured manner to internal walls, floor and other surfaces. There was evidence of some dampness which was detected intermittently in kitchen and in the hall at bottom of stairs. You should also be aware that dry lining, kitchen/utility units, wall tiles, furniture and floor coverings restricted the ability to test for moisture in some of these areas.

You should arrange for a quotation by an appropriately qualified person to repair wall tiles.

You should instruct your own specialist damp proof contractor issuing a long term guarantee to carry out a full inspection of the property and to implement all necessary remedial works. In conjunction with the above, damp affected plaster should be replaced in accordance with the specifications of the specialist contractor. Failure to do so may nullify the guarantee. Please see section J).

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Inside the property (continued)

Condition Rating 3

F4 Floors

The ground floor is constructed of concrete where extended and timber board on joist. The first floors are constructed of timber board on joist. There are fixed carpet, wood flooring, vinyl, ceramic tiles floor finishes. 3

Some repairs were noted and outlined below;

There numerous cracks, damaged and loose ceramic tiles in kitchen. This floor appears to be out of true level surface, dishing in the middle and extensive repairs are required.

The inspection of the floors was severely restricted by the fixed floor coverings, furniture and storage in most areas and I cannot confirm that they are all free from defects. We have not inspected the sub-floor joists.

The concrete surfaces on ground floor in kitchen are generally irregular and uneven. You may wish to repair the floors with self levelling floor screed. There is a construction change of level where the property is extended, some buyers may find this unacceptable and wish to repair.

Some floor coverings such as carpets are stained and ceramic tiles damaged, these coverings require replacement.

No obvious signs of wood boring beetle infestation were found in the timber floor boards where visible, however sub-floors were concealed. In older properties, timber floors are very susceptible to infestation. Evidence of wood-boring beetles may be discovered when the property is completely emptied.

The ceramic tiles which have been laid on the timber floor in the bathroom will crack when the floor naturally flexes.

You should arrange for a quotation by an appropriately qualified person to repair the floor and floor covering in kitchen.

Condition Rating 3

F5 Fireplaces, chimney breast and flues

There is an open flue within chimney serving the log burner in lounge and balanced flue serving the boiler in the utility. 3

Where visible the chimney breast appeared to be in satisfactory condition.

All heating appliances are connected to a flue pipe that allows combustion gases to escape safely and the heating appliance to work efficiently. The flue and the associated heating appliance should be serviced annually (see section G4).

Defective or missing linings can lead to leakage of harmful gases, particularly if there are redundant

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Inside the property (continued)

flues adjacent. I cannot confirm whether flue liners have been provided where appliances are fitted to open flues and recommend that a specialist be instructed to check that the installation complies with current regulations.

All solid fuel appliances installed after April 2006 must either have the benefit of Building regulations approval for their installation or a HETAS certificated from an approved installer. This should be verified by your legal adviser.

If you intend to use the existing fireplaces, the flues should be swept prior to use. LA to check please refers to section I1

Further Investigation. You should arrange for a detailed investigation by an appropriately qualified person such as a Gas Safe/HETAS engineer. I also refer you to my comment in Section J Risks.

Condition Rating 3

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

Kitchen fittings comprise a range of rolled edge heat resistant granite work surfaces with ceramic "Belfast sink" with chrome mixer taps. Relatively dated timber fronted wall, base and drawer units are also provided. 2

Some repairs were noted and outlined below;

Built-in fittings can conceal a variety of problems that are only revealed when they are removed for repair. For example, kitchen units often hide water and gas pipes, or obscure dampness to walls.

I have not carried out any testing on the built in appliances. You should have these checked by a specialist if they are important to your purchase.

Some unit doors are ill fitting and require adjustments.

In other respects the fittings are in satisfactory condition allowing for normal wear and tear from use. Normal maintenance will be required. The kitchen is serviceable.

Condition Rating 2

F7 Woodwork (for example, staircase and joinery)

Internal joinery comprises medium gauge, moulded painted timber skirting boards and architraves, with lightweight panelled and moulded interior doors, some have glazing. The joinery mainly has painted finishes. The staircase is provided with timber treads and risers, with painted strings and painted turned handrail, banisters, newel post and landing. 2

Some repairs were noted and outlined below;

There are no internal doors fitted to the kitchen.

The staircase is fitted with a handrail. The steepness of the staircase is typical for an older staircase. It

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Inside the property (continued)

is not possible to make the stairs safer without altering the surrounding floors and walls. You can reduce the risk by fitting handrails to both sides of the staircase. You must accept that older staircases like this will never be as safe as modern ones.

Internal decorations are generally marked and worn, you may wish to decorate to your own taste.

Over time, the wood to staircases can shrink and split loosening the various joints causing the stairs to creak when walked on.

In other respects, the general condition of the doors, stairs and other joinery is fair, with the usual signs of wear and tear, with minor damage noted.

Condition Rating 2

F8 Bathroom fittings

The bathroom and cloakroom fittings include a three piece white suite with free standing "spa bath" with chrome mixer taps, mains shower with cubicle, wash hand basins with chrome taps and a low level WC. The fittings are relatively dated. 2

Some repairs were noted and outlined below;

The sealant to shower tray and wall tiles are perished, the tray should be re-sealed to prevent water leaks.

Sanitary fittings are connected to the plumbing system and discharge waste water into the drainage system, so are vulnerable to water leaks.

Where showers and/or wet rooms are provided within bathrooms, then you should be aware that maintenance is necessary particularly to seals to help prevent against water leaks. By their very nature showers generate significant amounts of steam which in turn, cause condensation. Even with a good mechanical extractor ventilation system, mould can be problematic and you will need to remain vigilant and take action at its onset.

In other respects, the sanitary fittings appear to be in a functional condition. There is evidence of normal wear and tear from use.

Condition Rating 2

F9 Other

There are battery operated smoke detectors one detector in kitchen was missing. There are no carbon monoxide detectors close to the boiler or fire. This is a risk, see section J. 3

The installation of mains smoke and carbon monoxide detectors are recommended.

Condition Rating 3

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G

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, or meet modern standards.

Limitations to inspection

The services have been visually inspected only and I have not carried out any tests. Where I have any concerns, I have advised that a specialist should inspect and given the reason. In addition where I have not had sight of a test certificate from a suitable specialist for the electrics and any gas or oil appliances, I have advised accordingly.

The manhole chambers could not be inspected because the access cover in front yard was damaged

There may be hidden defects within the areas that could not be inspected. Unless these areas are checked before purchase you must accept the risk of potentially expensive repairs. The condition ratings assigned to throughout this report are based on what was visible at the time of the inspection.

G1 Electricity *Safety warning: The Electrical Safety Council recommends that you should get a registered electrician to check the property and its electrical fittings and that a periodic inspection and testing is carried out at the following times: for tenanted properties every 5 years or at each change of occupancy, whichever is sooner; at least every 10 years for an owner-occupied home. All electrical installation work undertaken after 1 January 2005 should have appropriate certification. For more advice contact the Electrical Safety Council.*

1 2 3 NI

The electricity is supplied from the mains via a meter in an external box and consumer unit in kitchen. The consumer board has older circuit breakers and likely to require an upgrade. **3**

The installation is likely to be of considerable age and in a condition consistent with its age. I saw no areas of concern however, I understand there is no current certificate for the installation. This is a safety risk and I refer you to Section J. You should instruct a registered electrician to test the installation for safety and carry out any necessary works.

Your legal adviser should establish whether there is a current test certificate. If not then, this should be checked prior to purchase.

Any alterations that have been undertaken to the electrical installation within the property since January 1st 2005 must now follow certain building regulation principals (BS 7671). Such work being undertaken and/or certified by a suitably accredited electrician. You would be advised to request that your legal adviser makes appropriate enquiries in this respect to confirm that any such works undertaken to the property do have appropriate approval.

It is recommended that on any change of ownership the electrical wiring should be checked by a NICEIC qualified electrician.

Earth bonding was not checked. Earthing is used to protect people from the risk of electric shock. If the earthing arrangements within your electrical installation were defective or inadequate, you could receive an electric shock from the equipment or the appliance. The purpose of earthing is to provide a path for electric fault current to flow safely to earth to enable the circuit breaker or fuse to operate. Bonding is the connection of the incoming metal gas and water pipes and is vital for protection from electric shock. In a correctly earthed installation, any appliance or equipment developing a fault will be quickly disconnected by the operation of the circuit breakers.

In the absence of all certification, the surveyor must give designation three for this item.

Property address

Property Address

G

Services (continued)

Condition Rating 3

G2 Gas/oil *Safety warning: All gas and oil appliances and equipment should regularly be inspected, tested, maintained and serviced by an appropriately qualified Gas Safe Engineer or Registered Heating Engineer and in line with the manufacturer's instructions. For tenanted properties by law a 12 monthly gas safety check must be carried out on every gas appliance/flue. A gas safety check will make sure gas fittings and appliances are safe to use. 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.*

Mains gas is connected and the gas meter was located in an external box.

3

I saw no areas of concern with the installation. However, I do not know if there is a current test certificate for the installation. Your legal adviser should establish whether there is a current test certificate. If not, then this should be checked prior to purchase and you should immediately instruct a registered Gas Safe engineer to test the installation for safety and carry out any necessary works. I refer you to section J.

Your Legal Adviser should establish the validity of the documentation including the CP 12 (gas safety certificate).

Without specialist examinations of the system I am unable to comment on the quality or safety of the system and as a precautionary measure, I recommend further investigations be undertaken prior to purchase. Thereafter, the installation should be serviced annually.

In the absence of all certification, the surveyor must give designation three for this item.

Condition Rating 3

G3 Water

Cold water is supplied directly from the mains, via an external stopcock which maybe located outside the boundary in the path at the front. The internal stopcock is located under kitchen sink (as advised by vendor). The vendor should confirm location of external stopcock. The distribution plumbing where visible, comprises copper/plastic pipework.

2

If the underground mains supply pipe is original, it may be reaching the end of its useful life and be costly to replace.

The water appears to be supplied from the mains with no water storage. Should the supply be interrupted you will have no water.

Leaks may become apparent which were not visible at the time of inspection.

The installation where visible, appears to be in reasonable condition, with no obvious leaks or defects on the surface. However, some distribution pipes are older and you should expect to replace some pipes and fittings.

Condition Rating 2

Property address

Property Address



Services (continued)

G4 Heating

The property has a gas fired wall mounted combination boiler. The boiler serves radiators throughout most areas of property, to most habitable rooms. Visible pipework is a mix of copper/plastic.

3

The central heating was not in use at the time of the inspection. Your legal adviser should find out more from the seller about the maintenance records for the installation. If it turns out to be unsatisfactory, you should have the system checked by a competent "Gas Safe" heating engineer, prior to exchanging contracts.

It is a relatively dated installation and I have not had sight of the current test certificate. Your Legal Adviser should establish the validity of the documentation including the CP 12 (gas safety check certificate). I refer you to section J.

Boilers and systems of this type require regular maintenance and any servicing or replacing of components must be carried out only by approved installers. You should ensure that you are familiar with the instruction manual for the system and we always recommend that the system is checked to ensure that it complies with all current regulations, particularly as far as protection device and safety is concerned.

I have not made any calculations to check that radiators are of adequate size and we did not test the system and therefore we cannot comment upon its efficiency.

In the absence of all certification, the surveyor must give designation three for this item.

Condition Rating 3

G5 Water heating

Hot water is provided instantaneously from the boiler. The comments therefore are included in section G4 and our comments below are restricted to the remaining pipework. Hot water pipes where visible is provided in copper.

1

Hot water was tested and was available.

Your legal adviser should obtain and verify documentation prior to purchase. I refer you to section I.

Where visible the hot water installation appears to be satisfactory condition, with no obvious leak or defects.

Condition Rating 1

G6 Drainage

The property appears to drain to the mains sewer with drain lines, which appear to run towards the front of the property.

3

Your legal adviser should however confirm if the property is connected to the mains.

Property address

Property Address

G

Services (continued)

The soil and vent is constructed of plastic, where visible plastic waste pipes appear in satisfactory condition.

The drainage system serving the property may have combined systems for foul and rainwater. Your legal adviser should confirm this.

The manhole covers were sealed and could not be lifted as cover was cracked.

As noted in the limitations our inspection of the drainage was limited. There were no signs of flooding or drainage problems on site.

Your legal adviser should give you further information with regard to your liability in respect of the drains to the property.

I cannot confirm if the system is functioning properly or is free from any defects. It is prudent to check the manhole and underground drainage using a CCTV survey if you want to be sure that there are no major problems. Leaking drains should be sleeved or replaced.

Condition Rating 3

G7 Common services

The property has no common services.

NI

Property address

Property Address



Grounds (including shared areas for flats)

Limitations to inspection

Although a condition rating has been allocated, my inspection of many parts of fencing and boundaries was restricted in some area with sheds, trees and climbers.

Reasonable access was available to inspect the external grounds in most areas.

1 **2** **3** **NI**

H1 Garage

No garage.

NI

H2 Other

No outbuildings.

NI

H3 General

The fencing, gates and garden walls where visible, were in reasonable condition although you should budget for some maintenance and repairs.

2

There appeared to be an area of damaged fencing in rear garden.

The concrete and pavements/patios were in fair condition, normal maintenance is required.

In general, the external areas appear reasonably well maintained. There is a need for normal maintenance.

Condition Rating 2

Property address

Property Address

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

You should ask your legal adviser to confirm the following:

1. A copy of the last electrical certificate.
2. A copy of the most recent gas safety inspection certificate.
3. Certification of any electrical works carried out since January 1st 2005.
4. Building regulations approval or FENSA certification for double glazing installed since April 2002.
5. A copy of the HETAS certificate and service record for the log burner/solid fuel appliance.

You should ask your Legal Advisers to make further enquiries to confirm whether the items listed below have been granted statutory approval and that completion certificates are available, and where appropriate, the work has been carried out by a contractor under an authorised competent person scheme:

You should ask your legal adviser to confirm whether the extension received Planning permission approval from the relevant authority and advise of the implications.

You should ask your legal adviser to confirm whether the extension, boiler and stove installation received Building Regulation approval (including the issue of final completion certificate) from the relevant authority and advise of the implications.

Which of the boundaries are owned and maintained by the property and which are owned and maintained by others.

I2 Guarantees

I noted no items that might be covered by a guarantee, but this should be checked by your Legal Advisers.

You should ask your Legal Advisers to make further enquiries to confirm whether the items listed below have been properly serviced / tested by an appropriate specialist within the last twelve months, and whether certificates are available:

The boiler and heating and hot water systems.
The electrical installation.

I3 Other matters

The title of the property is unknown. You should ask your Legal Adviser to confirm the property title and whether Freehold or Leasehold. Your legal adviser should advise of the implications and details of unexpired lease term, ground rent, service charges as appropriate.

You should ask your Legal Adviser to check and provide appropriate advice on the following items:

Obtain a mining report on the property to establish whether the property has been or is likely to be affected by mining and also obtain details of any repairs done as a result of mining damage.

The responsibilities you may have to maintain the drains passing under the property.

I assume that the roads at the front are adopted and maintained by the Local Authority.

Your legal adviser should confirm the ownership and liability for footpaths and other access ways around the

Property address

Property Address

I

Issues for your legal advisers (continued)

property. Your legal adviser should confirm that there are rights of way to your property from the public highway.

Your legal adviser should confirm whether there is any liability for shared services or common parts of the structure.

The surveyor will assume that the property is not subject to any unusual or especially onerous restrictions or covenants which may apply to the structure or affect the reasonable enjoyment of the property.

Where works are or have been carried out on or near to a party wall structure, the property owner has a legal responsibility to serve notice upon any affected adjoining owner in accordance with the most recent party wall legislation. You are advised to seek further advice in this respect.

You should ask your legal adviser to investigate and advise of the following:

In addition to the necessary standard searches and inquiries, all the items referred to in section I above.

All the standard assumptions concerning legal matters made in arriving at the market value (these are summarised in the footnote in Section K).

Please advise us immediately if any of this information is found to be inaccurate as this might have an adverse effect on the valuation given in section K.

I have not made any enquiries concerning rights of way, other matters relating to Planning, Building regulations, road improvements or other enquiries which are normally dealt with by your solicitor, when formal searches are made, prior to legal commitment to purchase.

Confirmation from your building insurers regarding the current and future insurance status of the property is considered important as I can only comment upon the condition of the property at the date of inspection. I am unable to comment on any future climatic changes and in particular the effects of periods of adverse weather could have upon the sub soils and structural stability of the property.

Property address

Property Address

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

No significant risks.

J2 Risks to the grounds

The property is in an area where coal has been extracted. This can damage the buildings on the surface.

According to the Environment Agency (the Government organisation responsible for flood control), the property is not in an area that is vulnerable to flooding.

J3 Risks to people

Some building materials used in house construction during this period such as artex, soffit boards, thermoplastic tiles and some heating duct, wall and ceiling linings may contain asbestos. It is not always possible to tell whether a product contains asbestos without specialist tests. In the event that you are at all concerns about the possibility of asbestos being within the subject property you may wish to seek specialist advice prior to purchase. We would comment on the removal of asbestos based materials can be expensive and does need specialist input.

F5: Flues: boiler and fire, requires safety check

F9: Other: inadequate smoke/CO alarms

G1: Electrics: requires safety check

G2: Gas: boiler requires safety check

G4: Heating: requires safety check

J4 Other

If after reading and considering this report you intend to proceed with the purchase we advise you to send a copy of it as soon as possible to your legal advisers. Please draw their attention to the whole of Section J.

I am not aware of any other significant considerations affecting the property, for example, the impact of planning proposals. However, it is possible that other relevant matters may come to light as a result of legal enquiries listed in Section I.

Property address

Property Address



Valuation

In my opinion the market value on as inspected was:

(amount in words)

Tenure

Area of property (sq m)

The valuation has been undertaken in accordance with the current edition of the RICS Valuation Professional Standards (Red Book) including the International Valuation Standards.

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

(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

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.

Property address

K

Valuation (continued)

Other considerations affecting value

Not applicable.

Note: You can find information about the assumptions I have made in calculating this reinstatement cost in the 'Description of the RICS HomeBuyer Service (Survey & Valuation)' 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.

Property address

Property Address



Surveyor's declaration

"I confirm that I have inspected the property and prepared this report"

Signature

Surveyor's RICS number

Qualifications

Company

Address

Town

County

Postcode

Phone number

Website

Fax number

Email

Property address

Clients name

Date this report was produced

RICS Disclaimer

1. This report has been prepared by a surveyor ('the Individual Surveyor') merely in his or her capacity as an employee or agent of a firm or company or other business entity ('the Company'). The report is the product of the Company, not of the Individual Surveyor. All of the statements and opinions contained in this report are expressed entirely on behalf of the Company, which accepts sole responsibility for these. For his or her part, the Individual Surveyor assumes no personal financial responsibility or liability in respect of the report and no reliance or inference to the contrary should be drawn.

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.

Nothing in this report excludes or limits liability for death or personal injury (including disease and impairment of mental condition) 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.

Property address

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 (Survey & Valuation) Service

The service

The RICS HomeBuyer (Survey & Valuation) 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 (Survey & Valuation) 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 2012. With flats, the surveyor assumes that there is a 'duty holder' (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 duty holder.

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 (Survey & Valuation) 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).

This report has been prepared by a surveyor ('the Individual Surveyor') merely in his or her capacity as an employee or agent of a firm or company or other business entity ('the Company'). The report is the product of the Company, not of the Individual Surveyor. All of the statements and opinions contained in this report are expressed entirely on behalf of the Company, which accepts sole responsibility for these. For his or her part, the Individual Surveyor assumes no personal financial responsibility or liability in respect of the report and no reliance or inference to the contrary should be drawn.

Description (continued)

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.

Nothing in this report excludes or limits liability for death or personal injury (including disease and impairment of mental condition) resulting from negligence.

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 an asset or liability should exchange on the valuation date 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'

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
- 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).

Standard terms of engagement

- 1 **The service** – the surveyor provides the standard RICS HomeBuyer (Survey & Valuation) Service ('the service') described in the 'Description of the RICS HomeBuyer (Survey & Valuation) 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
- 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 and is a member of the RICS Valuer Registration Scheme.
- 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 fees and any other charges agreed in writing.
- 5 **Before the inspection** – nothing in this clause 5 shall operate to exclude, limit or otherwise affect your rights to cancel under the Consumer Contracts (Information, Cancellation and Additional Charges) Regulations 2013 or the Consumer Rights Act 2015, or under any such other legislation as may from time to time be applicable. Entirely without prejudice to any other rights that you may have under any applicable legislation, you are entitled to cancel this contract in writing by giving notice to the surveyor's office at any time before the day of the inspection, and in any event within fourteen days of entering into this contract. Please note that where you have specifically requested that the surveyor provides services to you within fourteen days of entering into the contract, you will be responsible for fees and charges incurred by the surveyor up until the date of cancellation.
- 6 **Liability** – the report is provided for your use, and the surveyor cannot accept responsibility if it is 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. The surveyor is required to provide you with contact details, in writing, for their complaints department or the person responsible for dealing with client complaints. Where the surveyor is party to a redress scheme, those details should also be provided. If any of this information is not provided, please notify the surveyor and ask that it be supplied.

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.

Typical house diagram

This diagram illustrates where you may find some of the building elements referred to in the report.

