

RICS
HomeBuyer Report ●●●

Property address

Client's name

Date of inspection



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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.

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B

About the inspection

Surveyor's name

Surveyor's RICS number

Company name

Date of the inspection Report reference number

Related party disclosure

Full address and postcode of the property

Weather conditions when the inspection took place

The status of the property when the inspection took place

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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 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.

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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

The two storey extended detached house is generally serviceable although it is dated and upgrading, improvements and redecoration is to be recommended.

The property is considered to be a reasonable purchase provided that you are prepared to accept the cost and inconvenience of dealing with the various repair / improvement works reported. Provided that the necessary works are carried out to a satisfactory standard, we can see no reason why there should be any special difficulties on resale in normal market conditions.

Inevitably, in an old property of this age and type there will be a number of short comings where modern standards, Building regulation and requirements are not met. Component parts of the property will have aged and will require greater maintenance than more modern properties.

As the property has been extended it is important to ensure that all local authority approvals have been obtained.

3

Section of the report	Element number	Element name
E: Outside the property	E4	Main walls
	E6	External doors
	E8	Other joinery and finishes
F: Inside the property	F6	Built in fittings
	F9	Other
G: Services	G1	Electricity
	G4	Heating
H: Grounds (part)		

2

Section of the report	Element number	Element name
E: Outside the property	E1	Chimney stacks
	E2	Roof coverings
	E3	Rain water pipes and gutters

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Overall opinion and summary of the condition ratings (continued)

	E5	Windows
F: Inside the property	F7	Woodwork
	F8	Bathroom fittings
G: Services	G3	Water
	G5	Water heating
H: Grounds (part)	H1	Garage
	H2	Other

1

Section of the report	Element number	Element name
E: Outside the property		
F: Inside the property	F1	Roof structure
	F2	Ceilings
	F3	Walls and partitions
	F4	Floors
G: Services		
H: Grounds (part)		

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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	2		1	1	1	1			
First		3	3	1					
Second									
Third									
Other									
Roof space									

Construction

The external walls of the property are constructed from load bearing cavity brickwork. The main roof is multiple pitched, of timber frame construction and is covered with plain concrete tiles. The side extension roof is dual pitched and covered with plain concrete tiles. The floors are formed from a combination of suspended timber and solid concrete. The internal partitions are mainly formed from plastered masonry although there are some timber stud partitions.

Energy

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About the property (continued)

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

E44

Environmental
impact rating

N/K

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

There are gardens to the front and rear of the property. There is a detached garage at the end of the rear garden. Access to the garage is via a shared drive. Rights of access to the shared drive should be established.

Location

The property is situated in an established residential area. The property faces onto a fairly busy road.

Facilities

The property is reasonably close to the centre of Kings Langley and to Kings Langley over ground station providing access into London. The property is reasonably close to the M25 & M1 providing good arterial road networks.

Local environment

The sub-soil in the locality, according to the British Geological Survey Map, is predominantly clay.

Property address

D

About the property (continued)

Depending upon the sub-soil conditions it may well be susceptible to seasonal movement depending upon its moisture content, and the proximity of trees that can cause damage to the building foundations and underground services. Defects to underground drains can also cause damage to foundations. It is recommended that checks are made to verify that the property can be fully insured for subsidence.

Japanese knotweed was not seen in the site/gardens during the course of the inspection. However we cannot confirm that it is not present. The vendor should confirm if it has been found close to the property.

The property is on a sloping site in an area, which as far as we are aware is not affected by flooding. Nevertheless it is recommended that further investigations are made.

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E

Outside the property

Limitations to inspection

The roof and other high level features were viewed from ground level only.

1 2 3 NI

E1 Chimney stacks	<p>There are two brick chimney stacks that appeared to be in satisfactory structural condition. The facing brickwork is in fair order. Some repairs appeared to be required in places. The lead flashing and soakers provided at the base of the chimney stacks from a limited inspection appeared to be in serviceable order. The clay chimney pots appeared to be in fair order.</p>	2
E2 Roof coverings	<p>Main Roof</p> <p>The main roof is multiple pitched and is covered with concrete plain tiles. The tiles are fairly old and on-going maintenance must be anticipated.</p>	2
	<p>Single Storey Extension Roof</p> <p>There is a dual pitched single storey extension roof to the side and rear of the property that is covered with plain concrete tiles. The tiles appeared to be in serviceable order although some erosion is occurring.</p> <p>There are Velux windows that have been built into the side roof slope that appeared to be in serviceable order. There is a lead lined valley gutter in the junction between the single storey side extension pitched roof and the main property side elevation. The lead sheeting from a restricted inspection appeared serviceable. It should be noted that valley gutters of this type are prone to leaks occurring.</p>	2
E3 Rainwater pipes and gutters	<p>The property is provided with a combination of seamless alloy gutters, cast iron gutters and plastic gutters and downpipes. Generally, they appeared to be in serviceable order although the cast iron gutters are likely to be approaching the end of their useful life and you may wish to consider their replacement. Some adjustment is required in places.</p> <p>There is a gutter between the right hand side of the pitched roof to the side extension and the adjoining property single storey extension. This will be awkward to maintain.</p> <p>It should be noted that it was not raining at the time of the inspection, therefore we cannot confirm whether or not the gutters are free from leaks. Plastic rainwater goods are prone to expansion and contraction resulting in leakage at joints and displacement to brackets. You should bear this in mind for future maintenance.</p>	2
E4 Main walls	<p>General</p> <p>The external walls of the house are constructed from cavity brickwork of approximately 300mm thickness. The walls are mainly finished with fair faced brickwork although there are some painted plain rendered finishes. The brick walls are reasonably true and plumb with no evidence of significant structural movement. The facing brickwork is generally in good order. Repairs are required to the sand and cement render finish to the right hand side of the single storey extension where the wall faces the boundary.</p>	1

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E

Outside the property (continued)

It is likely there are timbers or reinforced concrete lintels spanning window and door openings over the original parts of the property. All such supports are at the present time covered by brickwork, mortar and plaster and accordingly, as no access to them is possible, no assurance as to their condition is provided.

The extension walls are believed to have steel lintels provided over window and door openings.

The cavity walls of this property are formed in two leaves, which are usually held together with metal wall ties. In older properties, brick or slate ties may have been used. The metal ties used in properties built before 1981 are prone to corrosion which, if significant, can lead to structural movement. Whilst the condition of these ties cannot be properly ascertained without opening up the structure, no sign of such a defect was found. When taking account of the factors which make structures susceptible to wall tie corrosion, we consider the risk of tie failure within this property to be small and no further action is necessary.

Movement

1

There were no signs of significant cracking, current settlement, subsidence or structural movement in this property.

Nevertheless, there is evidence of some distortion to the brickwork on the right hand side of the front kitchen external door. It is possible that some historic movement has occurred in this location. There is no evidence of current cracking and any movement that may have occurred in the past appears not progressive.

We confirm that we have not undertaken any form of excavation to determine the sub soil type nor indeed to expose the foundations. On the assumption that the sub soil is of a shrinkable type and that the foundations to the building are of a traditional shallow type, we would not recommend that any further planting of trees is permitted closer to the external walls, which is less than their anticipated mature height.

Clay sub soils normally provide a reasonable base for foundations, but suffer the disadvantage of excessive shrinkage during hot dry summers which brings about an irregular reduction in their volume and ability to support structures. In extreme circumstances this will lead to subsidence. Checks should be made that adequate insurance cover can be obtained.

Where the windows have been replaced, we cannot confirm that adequate support has been given to the structure above. Although no signs of failure were found, additional support may be required in the future. With properties of this age, window and door frames often hold up the masonry above, unlike modern construction where supporting lintels are used. Windows installed after April 2002 require Building Regulation consent or certification under the FENSA Registration Scheme.

Damp Proof Course

3

Damp proof courses are waterproof layers built into or formed within walls at low level to prevent ground dampness from rising and causing damage to internal finishes, plaster, decoration and joinery. They should be greater than 150mm above the external ground level to prevent splashing and bridging of the damp proof course causing damage.

It appears that the original walls of the property were provided with a double layer of slates in the thicker mortar joint. The extension walls are constructed with a plastic damp proof course. Generally, the damp proof courses are reasonably positioned above the external ground levels although in places the gap is less than recommended and external ground levels should not be raised any further.

Areas of dampness were found in the rear wall of the ground floor bedroom. This is most likely due to damp penetration as a result of the retaining wall behind the bedroom rear wall and

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E

Outside the property (continued)

improvements are required.

Sub-Floor Ventilation

1

Sub-floor air vents, which provide air circulation beneath the suspended timber floor structure, are adequately sized and suitably spaced around the property. In order to prevent condensation and possible decay, these vents must be kept clear at all times. Nevertheless, the metal grilles are partially blocked and require clearing.

E5
Windows

The property has a combination of old aluminium double glazed windows fitted in timber frames, and single glazed original steel windows. The windows are suffering from wear and tear and in time you may wish to consider their replacement.

2

It should be noted, however, that double glazing can vary in quality, particularly in respect of the seals around the edges of the glass. These will deteriorate over time allowing moisture to penetrate between the panes of glass, resulting in misting. The present owners should also be asked to provide details of the installation and the availability of any guarantees.

E6
Outside doors
(including patio
doors)

The timber front external doors are serviceable although repairs are required to the kitchen front door. There are old aluminium double glazed patio doors fitted in timber frames. One of the patio doors is misted and requires replacement.

3

E7
Conservatory
and porches

N/A

NI

E8
Other joinery
and finishes

The roof level eaves timber fascia boarding appears to be in serviceable order. Nevertheless, it should be noted that the top of the gutter fascia boarding may have deteriorating due to the age and condition of the roof and this should be checked at roof level.

3

The external decorations are beginning to show signs of breakdown, particularly at the joints of the timber sections. Redecoration is recommended including thorough preparation, including removal of all loose and flaking paint, filling of cracks, and priming bare surfaces prior to the application of undercoat and gloss coats.

The external woodwork will need regular redecoration, typically on a 3-5 yearly cycle depending on; the quality of paint or stains, exposure and condition of the surfaces beneath.

E9
Other

N/A

NI

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F

Inside the property

Limitations to inspection

The property was occupied and furnished. The floors were all covered. The roof space was filled with insulation and stored items that restricted an inspection of the ceiling joists.

1 2 3 NI

F1
Roof structure

The main roof space was accessed via a hatch in the landing ceiling. 1

The original roof is of traditional timber frame construction formed from rafters, purlins, and diagonal timber struts. The extension roof has been constructed off the side of the original rear hipped roof structure. This is a conventional way of constructing extension roofs on properties of this age and type. The extension roof is formed from timber rafters, struts and purlins. The framing of the roof appeared adequate for the current load imposed.

Varying thicknesses of glass fibre insulation has been provided in the roof space. The amount is less than current standards and improvements are recommended. Generally, the insulation to the cold water storage tanks and plumbing pipework is fairly poor and improvements are recommended. It is important that the insulation is adequate to prevent possible freezing and flooding in the winter months.

The original parts of the property was built before it became normal practice to use roofing felt under the tiles and this will increase the risk of wind driven snow and water penetration. However, at this stage, we do not consider the risk significant enough to warrant the costly and disruptive work necessary to install roofing felt. Nevertheless, until this work is undertaken, regular inspections of the roof space should be carried out and the external coverings must be kept in good order at all times.

The extension roof has bitumen sarking felt provided underneath the pitched roof tiles. Generally, the sarking felt is serviceable however it should be noted that it is quite likely to have deteriorated where it should be dressed into the perimeter gutters. In the long term replacement is recommended.

The roof structure over the single storey extension was not able to be seen as there was no access.

F2
Ceilings

The ceilings in the property are believed to be a combination of lath and plaster and plasterboard. They appeared to be in serviceable order. Although there are some minor hairline cracks between the plasterboard in places that only require filling when next redecorated. 1

The original lath and plaster ceilings were formed by applying plaster over narrow wooden strips, known as laths, fixed to the underside of the ceiling joists. The quality of the plaster was variable, and was often reinforced with horse hair. The ceilings are vulnerable to cracking and loosening, and due to their relatively fragile nature, failure can occur should they be disturbed. Patch repairs must therefore be anticipated. The ceilings have generally been covered with paper which is often used to conceal defects.

F3

The internal walls and partitions are mainly formed from plastered masonry although some of the partitions are formed from timber studwork faced with plasterboard. 1

Property address

F

Inside the property (continued)

Walls and partitions	<p>The partitions appeared to be in satisfactory structural condition. Although it could be seen that some minor distortion, particularly around door frames has occurred. Nevertheless, this is not unusual in a property of this age and type.</p> <p>The plaster and plasterboard finishes are in serviceable order, although there are some loose and cracked areas, and should the decorative finishes be removed, this is highly likely to loosen areas of plaster and some patch repairs must be anticipated.</p> <p>Partitions have been removed/rearranged but we are unable to confirm that the loads have been properly redistributed. There were no signs of problems but these works will have required approval under the Building Regulations. Your Legal Adviser should make the necessary further enquiries.</p>
F4 Floors	<p>The floors are formed from a combination of solid concrete and suspended timber. 1</p> <p>The suspended timber floors were all covered but were firm to the tread with no undue deflection noted. It should be noted that removal of floor coverings and floorboards may expose some concealed defects.</p> <p>The solid extension ground floor is firm under foot, reasonably level, with no evidence of subsidence or settlement.</p> <p>There are some loose floorboards that should be securely fixed down. When floor coverings are removed this may reveal other areas of disrepair requiring attention. Care will need to be taken to avoid causing damage to any wires or pipes within the thickness of the floor.</p> <p>The floor finishes are generally suffering from wear and tear. Some replacement of the carpets in particular should be considered.</p>
F5 Fireplaces, chimney breasts and flues	<p>There are open fireplaces in the receptions. The flues should be swept and tested. NI</p>
F6 Built-in fittings (built-in kitchen and other fittings, not including appliances)	<p>The built-in kitchen fittings and utility room fittings are old and in poor condition and are considered to require replacement. The built-in cupboards and wardrobes are also old and basic and again you may wish to consider their replacement. 3</p>
F7 Woodwork (for example, staircase and joinery)	<p>The internal joinery is in fair condition and is of an acceptable standard associated with properties of this type and age. Some repairs are required however, due to everyday wear and tear. 2</p> <p>The timber staircase was close-carpeted which restricted our investigation but it was in a satisfactory condition.</p> <p>During our visual inspection there was no obvious evidence of significant timber decay or infestation by wood boring insects in this property.</p>
Property address	

F

Inside the property (continued)

However, properties of this age will inevitably have suffered some form of wood-boring insect attack, particularly to timbers which are unlikely to have been treated against such infestation. Wood boring insects can also live in timber for several years before emerging from flight holes, which indicate that an infestation is present.

The internal decoration is old and worn and redecoration is considered to be required.

F8
Bathroom fittings

There is an enamel finished steel bath, acrylic shower trays and glazed screens and ceramic wash hand basins and toilets. The main bathroom fittings are in reasonable order. Elsewhere the sanitary fittings are old and you may wish to consider their replacement.

2

F9
Other

Where accessible moisture readings were taken with the aid of an electronic moisture meter at low levels to the internal faces of the walls of the property and at vulnerable points elsewhere in the building. High damp readings were recorded to the rear wall of the ground floor bedroom. It is possible that this is due to failure of the damp proof course/membrane in the retaining rear wall. Damp will lead to spoiled decorations, defective plaster and could cause rot to timbers. It is recommended that the floor structure in this location is exposed to check for possible defects. Repairs are required.

3

There is an old damp stain to the rear reception ceiling which may be due to an old plumbing leak.

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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

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 10 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.

There is a mains electrical supply to the property and the meter and two consumer units are located in the understairs cupboard. The main consumer unit is provided with miniature circuit breakers. The older consumer unit is provided with rewirable fuses. 3

It appears that the electrical installation has been wired in plastic twin earth cabling. The electrical fittings in the property are fairly old. The electrical installation will not comply with current safety standards, and the number of fittings is less than currently required. You should obtain a quotation for at least partial re-wiring of the property.

It is impossible to fully assess the condition of an electrical installation on the basis of a visual inspection only. There are many factors relating to the adequacy of electrical installations that can only be identified by a test covering such matters such as resistance, impedance, current, etc. The Institute of Electrical Engineers recommends that electrical systems are tested on change of ownership or every 10 years.

There is no evidence of a recent electrical test. You should arrange for a qualified electrician to test the installation and quote for any necessary remedial work prior to a legal commitment to purchase. The electrician should be registered with the National Inspection Council for Electrical Installation Contractors (NICEIC).

You should obtained a quotation for the upgrading the electrical installation.

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.

The property is connected to the mains gas supply, and the gas meter is located in the understairs cupboard. The whole installation should be tested annually and this must only be carried out by a Gas Safe registered engineer. The system should therefore be fully tested in accordance with the Gas Safety Installation and Use Act 1994, if there is not recent test certificate. It should be noted that there should be fire separation between gas meter and electrical distribution equipment where it is located in the same cupboard. NI

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Services (continued)

<p>G3 Water</p>	<p>There is main water provided to the property and the outside stopcock is believed to be located in the front path. The nature of the incoming mains water supply into the property is not known. There are two old plastic cold water storage tanks in the loft that appeared to be free from leaks although you may wish to consider their replacement. The internal plumbing pipework appeared to be a combination of copper and plastic.</p> <p>There is a pump for the shower in the loft. The plumbing installation is old. Nevertheless no significant current leaks were seen during the course of inspection.</p>	<p>2</p>
<p>G4 Heating</p>	<p>Central heating is provided by the gas Potterton Profile fan assisted boiler located in the utility room. There is a plastic expansion tank in the loft. There appears to be a copper distribution pipework system to steel panelled radiators provided throughout the house.</p> <p>The control panel is located under the boiler. There is a room thermostat in the hall. The flue for the boiler discharges over the neighbouring garden. The boiler is old and you should budget for its replacement.</p> <p>The central heating system was not operating at the time of inspection and we therefore cannot comment on its effectiveness.</p> <p>You should obtain all records of servicing of the central heating system. If servicing has not been carried out within the last 12 months then you should arrange for a Gas Safe Register installer to inspect the whole installation and quote for any necessary remedial work prior to a legal commitment to purchase.</p> <p>You should obtain a quotation for a new boiler and upgrading the central heating/hot water installation.</p>	<p>3</p>
<p>G5 Water heating</p>	<p>Hot water is provided by the gas central heating boiler in the utility room and is stored in the old copper hot water cylinder in the landing airing cupboard. You may wish to consider replacement of the hot water cylinder.</p>	<p>2</p>
<p>G6 Drainage</p>	<p>Underground Drainage</p> <p>There is an inspection chamber to the front of the property. The heavy duty cover to the inspection chamber was cemented in position and was not able to be lifted without causing damage.</p> <p>It should be noted that an inspection of the below ground drainage system is always limited to readily accessible chambers and the underground pipes can never be seen during a survey. In any case the absence of any obvious problems within the inspection chambers does not necessarily mean that the concealed parts are free from defects. You should arrange for the underground drains to be tested.</p> <p>It is not known whether or not the drains from the rainwater downpipes discharge into soakaways around the property. These will have a tendency to become blocked over a period of time.</p> <p>Aboveground Drainage</p> <p>The plastic soil and vent pipes and wastes pipes are run internally in the property and they are boxed in and were not able to be seen although no significant evidence of dampness was seen in their vicinity. There is limited access for maintenance purposes.</p>	<p>NI</p> <p>NI</p>

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Services (continued)

G7 Common services	N/A	NI
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H

Grounds (including shared areas for flats)

Limitations to inspection

1 2 3 NI

H1
Garage

There is a detached garage at the end of the rear garden. The garage is constructed from brick external walls, a solid concrete floor and a felt covered timber flat roof. The stored items in the garage somewhat restricted our ability to undertake an inspection.

No evidence of significant movement was seen in the brick walls of the garage where visible. The concrete floor of the garage was mostly concealed. The flat roof structure comprises timber rafters and a ply deck that appeared to be in fair condition.

The felt covering in the flat roof is old and likely to be approaching the end of its useful life. External joinery repairs are required.

It should be noted that, compared with traditional coverings, depending upon exposure, quality of felt and workmanship, felt roofs have a typical life of 10-15 years. They are also prone to sudden failure and leakage. Continual maintenance and periodic re-covering will therefore be necessary. When the roof is re-covered, it should be vented and insulated in accordance with current Building Regulations.

2

H2
Other

The house is built on a sloping site and there are tiered gardens to the front and rear of the property. There are retaining structures to both the front and rear of the property to create flatter areas. The brick retaining walls and structures generally appeared stable. Some repairs are required in places.

The paved front paths and rear areas generally appeared in reasonable order. Repairs are required to the timber boundary fences and walls in places.

There is a eucalyptus tree in the rear garden that you may wish to consider removing. There are other smaller trees and shrubs surrounding the property.

Roots of trees, hedges and shrubs can cause damage to foundations and underground services. It is generally believed that pruning of branches helps to reduce root growth and it would be prudent therefore to keep the vegetation regularly pruned to a reasonable height.

2

H3
General

N/A

NI

Property address



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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).

<p>I1 Regulation</p>	<p>Planning permission, building regulation approval and a building completion certificate for the extension to the rear and side of the property and the internal alterations.</p> <p>A FENSA agreement or building regulation approval for the double glazed units if installed after 2002.</p> <p>Building Regulation Approval for the removal of the partitions to create the open areas in the ground floor.</p> <p>Building Regulation Approval or certification for electrical and gas alterations.</p>
<p>I2 Guarantees</p>	<p>Guarantees for double the glazed windows and doors.</p> <p>Guarantee for any other building works undertaken.</p>
<p>I3 Other matters</p>	<p>Confirm ownership of the boundaries.</p> <p>Confirm right of access to the shared drive at the rear of the property.</p> <p>Party wall awards that may have been served in relation to the extensions.</p> <p>Service agreement and reports for the central heating/hot water installation.</p> <p>Test all services including the central heating/hot water installation.</p> <p>Test certificates for the electrical installation, gas installation, if available.</p> <p>Enquiries concerning any insurance claims that may have been made.</p>

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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	<p>The property is likely to be built on a shrinkable clay sub soil which in extreme circumstances can cause failure of the foundations. The property is on a sloping site.</p> <p>The trees and shrubs in close proximity to the property should be kept regularly pruned.</p> <p>Investigate and eradicate the dampness found in the ground floor rear bedroom.</p> <p>Overhaul the tiled roof coverings.</p> <p>External joinery repairs and redecoration.</p>
J2 Risks to the grounds	None unusual
J3 Risks to people	<p>Test all services including the electrical installation, gas installation, central heating and hot water installation.</p> <p>Upgrade the services in the property.</p>
J4 Other	<p>HPA Radiation Protection Division has identified the area in which the property is situated as one in which, in a very small number of dwellings where the levels of radon gas entering the property are such that remedial action is recommended. It is not possible in the course of the inspection/survey to determine whether radon gas is present in any given building, as the gas is colourless and odourless. Tests can be carried out to assess the level of radon in a building. You can obtain further information from the HPA Radiation Protection Division or the Environmental Health Department of the Local Authority.</p>

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Valuation

In my opinion the Market Value on as inspected was:

£700,000

Seven hundred thousand pounds

(amount in words)

Tenure Freehold

Area of property (sq m) 211

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

£402,000

Four hundred and two 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

None

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 this report.

Other considerations affecting value

None

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.

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HomeBuyer Report



Surveyor's declaration

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

Signature

Surveyor's RICS number

0076744

Qualifications

MRICS

For and on behalf of

Company

Graham Fitt Surveyors Limited

Address

Unit 4A First Floor, MS Business Centre
22 Chapel Lane, Middlesex

Town

Pinner

County

Middlesex

Postcode

HA5 1AZ

Phone number

0208 422 0497 or 0208 866 8220

Website

www.grahamfittsurveyors.co.uk

Fax number

Email

Property address

Client's name

Date this report was produced

29 March 2016

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.

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HomeBuyer Report

L

Surveyor's declaration (continued)



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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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 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 several 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.

Property address

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 (or '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 permission (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.

- (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 is used, or relied upon, by anyone else.

Complaints handling procedure

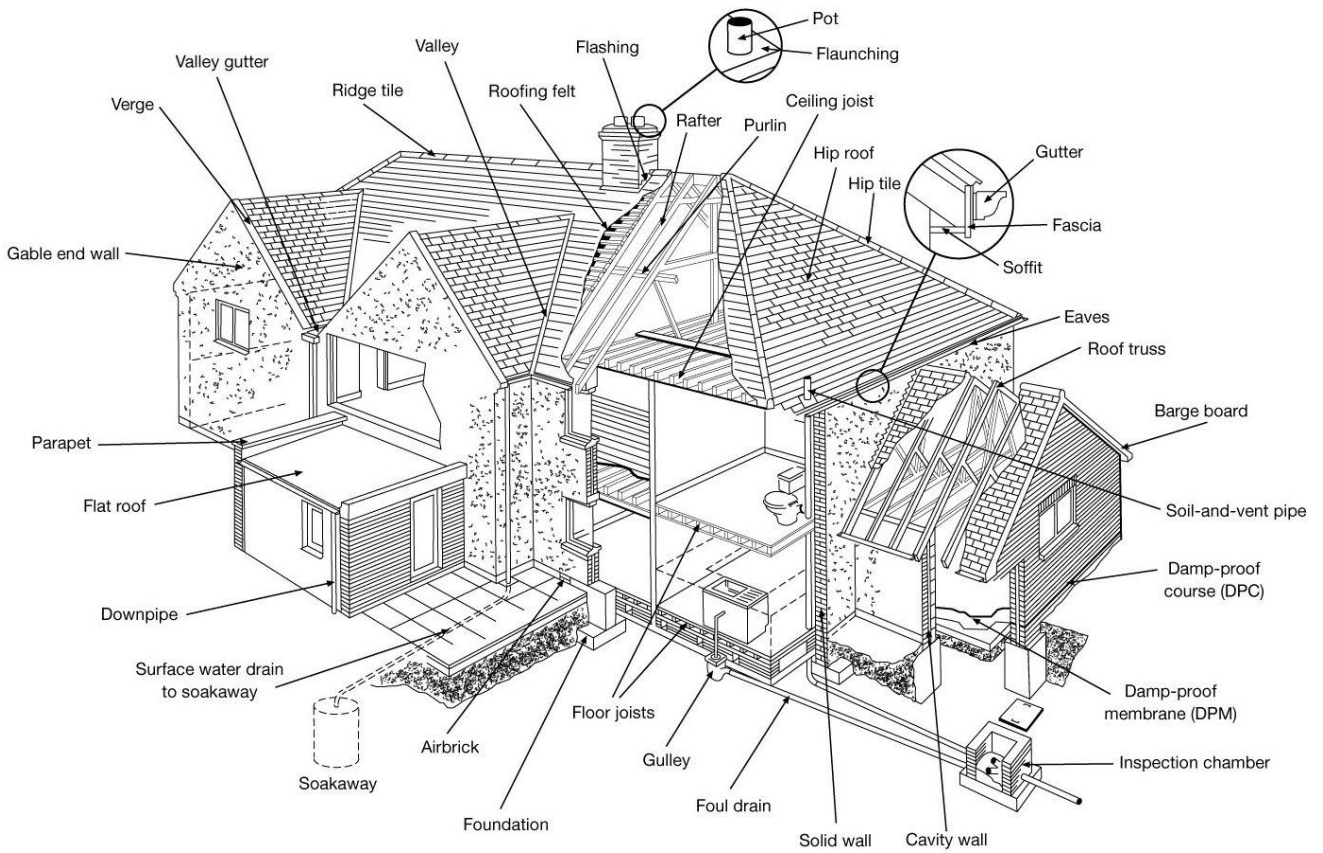
The surveyor will have a complaints handling procedure and will give you a copy if you ask.

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.



Property address