

# RICS **HomeBuyer** Report ● ● ●

Property address

Client's name

Date of inspection



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Description of the RICS HomeBuyer Service  
Typical house diagram

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# A

## Introduction to the report

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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.

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# B About the inspection

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Surveyor's name

Surveyor's RICS number

Company name

Balment Keep Ltd.

Date of the inspection

Report reference number

Related party disclosure

N/A.

Full address  
and postcode  
of the property

Weather conditions  
when the inspection  
took place

On the day our inspection was made the weather was overcast and dry, with showers towards the end of the survey. The weather preceding the survey had been typical for the time of year.

The status of the  
property when the  
inspection took place

The property was unoccupied, but partly furnished, with floors covered throughout.

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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.

<b>3</b>	Defects that are serious and/or need to be repaired, replaced or investigated urgently.
<b>2</b>	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.
<b>1</b>	No repair is currently needed. The property must be maintained in the normal way.
<b>NI</b>	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.

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## C

## Overall opinion and summary of the condition ratings (continued)

	F4	Floors
	F6	Built-in fittings (built-in kitchen and other fittings, not including appliances)
	F7	Woodwork (for example, staircase and joinery)
	F8	Bathroom fittings
	F9	Other
G: Services	G3	Water
	G4	Heating
	G5	Water heating
H: Grounds(part)	H2	Other

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# D About the property

Type of property

This is a detached bungalow.

The front of the property (the elevation facing towards the road) faces approximately south-west. Directions given in this report are given as if facing the property from the front.

Approximate year the property was built

The property dates back to the 1960s/early 1970s.

Approximate year the property was extended

The property has been extended at the rear of the left hand reception room and at the rear of the garage, and there is a small extension to the rear right hand corner which has now been converted into a separate WC. Your Legal Adviser should ensure that all Local Authority Consents have been obtained for these works, including alterations to the drainage.

Approximate year the property was converted

The porch on the right hand side now has a WC in it. It should be noted there is only a cold water supply here. Your Legal Adviser should ensure that all Local Authority Consents have been obtained for any conversion works such as this.

Information relevant to flats and maisonettes

N/A.

## Accommodation

Floor	Living rooms	Bed-rooms	Bath or shower	Separate toilet	Kitchen	Utility room	Conser-vatory	Other	Name of other
Lower ground									
Ground	2	3	1	1	1				
First									
Second									
Third									
Other									
Roof space									

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# D About the property (continued)

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## Construction

The property is constructed using traditional materials and techniques.

The roofs are of pitched timber construction, finished in interlocking concrete tiles, and flat construction, finished in built-up felt.

Walls throughout the property are of cavity masonry construction, with some single skin drylined walls.

Floors throughout the property are of solid construction.

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## D

## About the property (continued)

### Energy

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

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

Energy-efficiency rating

54.

Environmental impact rating

52

### 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)

There is no mains operated smoke detector system provided at the property.

There is a recirculating hood over the cooker position in the kitchen. The extract hood is a plug-in type, with the plug being located directly over the cooker position.

There is no extract fan in the bathroom.

There is no intruder alarm.

### Grounds

At the front of the property, there is a tarmac finished driveway that slopes quite dramatically down to a single attached garage. At the rear of the garage, there is a workshop. At the front, there is a garden laid to lawn, with some mature flower/shrubbery borders.

At the rear, there is a small balcony area with steps leading down to the rear gardens, with a store provided underneath the steps. The gardens are terraced down towards the rear. These are mainly laid to lawn, with some mature flower/shrubbery borders. There are also some concrete paving slab finished patio areas, an area of timber decking, and a pond. The pond was not inspected.

In the rear garden, there are two timber framed sheds and an aluminium framed greenhouse. These were not inspected as part of our survey.

Property address

# D About the property (continued)

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## Location

The property is located in a well established private residential area of similar type properties, a short drive from Paignton town centre where most facilities are available.

## Facilities

Local facilities include local buses, local shops, and easy access to Paignton where most facilities are available.

## Local environment

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

There are pleasant views from the property, with views down to the sea. You should note that although you have a right to light, you do not have a right to a view. Your Legal Adviser will carry out a local search to ensure that there are no proposed developments around the property.

The property is close to a flood zone. Your Legal Adviser should carry out all local searches in this regard to ensure there are no problems with flooding and that you can insure the property under normal terms.

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## E

# Outside the property

## Limitations to inspection

N/A.

1 2 3 NI

E1  
Chimney stacks

There are two masonry construction chimney stacks provided at the property. These are finished in a painted render, with a brick band around the top. On both chimney stacks, we could see single clay chimney pots fitted, with no cowls/vermin guards over the top. Lead flashings have been provided around the bases. 1

The finishes on both stacks have started to deteriorate, particularly the smaller stack on the right hand side.

Moisture meter readings taken to the chimney breasts up at high level were acceptable indicating that the flashings are functioning satisfactorily.

Ideally cowls/vermin guards should be fitted.

**Condition rating 1.**

E2  
Roof coverings

The main roofs are of pitched timber construction, finished in interlocking concrete tiles, laid over timber battens, over an old style non-breathable underfelt. These old style BS747 underfelts do tend to deteriorate with age, particularly down at low level (where the underfelt cannot be inspected), and they can often not be relied upon for providing a second line of defence against water entry. We did note some damaged underfelt. These tiles are in any case very good at keeping water out. 3

Concrete tiles have been used to line the valleys and concrete ridge tiles are fitted.

We noted a good deal of moss and algae growth on the top surface of the tiles. Ideally this should be cleaned off to avoid moisture retention.

Flat roofs are provided over the rear lounge extension and the rear right hand porch/separate WC. These felt finishes are now showing signs of age. Some splits have started to occur on the corners of the porch roof finishes. We noted a large amount of plant growth on top of the lounge extension roof. These roofs will probably have to be re-covered very soon.

No through ventilation has been provided to the roof structures. This would not accord with modern standards and if water should penetrate into the roofs, conditions will be suitable for the growth of dry rot; also, condensation problems can prevail. We would recommend that through ventilation is provided.

**Condition rating 3.**

E3  
Rainwater pipes  
and gutters

PVC gutters and downpipes have been provided at the property. 2

Gutters appear to be laid to reasonable falls and we could see no signs of leakage.

Downpipes run into gulleys and then into the main drainage system - an arrangement that would not comply with modern recommendations, but would have complied with

Property address

## E

## Outside the property (continued)

recommendations applicable when the property was first built.

There is a channel that runs along the front of the garage and there is a gulley provided in the middle of this. It is important that this gulley functions satisfactorily and is kept clear, otherwise flooding problems could result. During extreme weather, the situation here should be checked. There is a small diameter pipe running within the floor of the garage to this gulley. The purpose of this is unknown. We did note a pipe exiting the rear of the workshop down into the concrete paving slab patio finishes. It may be that this is an overflow pipe. Again, during extreme weather conditions, the arrangement here should be checked for satisfactory operation.

Most of the gulleys were quite blocked up with leaves. These should be cleared of debris.

**Condition rating 2.**

E4  
Main walls

Main walls at the property measure approximately 300 mm in thickness. These will be of cavity masonry construction, with walls being finished externally in a painted render, with a bellmouth detail provided underneath and plain brickwork underneath here. 1

The extension walls are much thinner. These are evidently single skin masonry construction, with drylinings having been provided in the rear living room extension and the rear porch/separate WC. It must be stressed that thinner walls will be more prone to condensation and water ingress problems. It must also be stressed that we cannot vouch for the condition of walls behind drylinings. It must be stressed that we cannot vouch for the condition of walls behind drylinings. There is always a risk that there is timber decay hidden from view and we would recommend that your Legal Adviser checks that the drylining systems have been installed by a specialist, under a specialist guarantee, alternatively that Local Authority consents are in place. If this is not the case, we would recommend that sections of drylining are exposed and checked for the way in which they have been installed, and upgrading works carried out where necessary.

We tapped external render and internal plaster at random accessible positions and we did not find any significantly hollow finishes, although, we did note some cracks, particularly around window/door openings. These cracks will occur due to thermal movement and repairs can simply be carried out when the property is being redecorated.

The low level brickwork has started to spall and the pointing has started to deteriorate, and we noted some cracks through the brickwork joints. This is a common issue with this type and age of property and we would simply recommend that you carry out repairs as part of a planned maintenance programme.

It should be noted that polystyrene has been used to line some of the walls inside the built-in cupboards. This is usually done in an attempt to reduce condensation issues, although, normally this simply causes condensation to occur further into the structure. Ideally the polystyrene linings should simply be removed when you next redecorate.

We could see polystyrene beads in the roof space and we suspect that the cavity walls have been insulated. Any guarantee paperwork should be checked by your Legal Adviser.

At the rear of the main roof space, we did note some slightly out of position blockwork, but no major issues.

There is a cat-flap in the front of the separate WC.

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## E

## Outside the property (continued)

## Condition rating 1.

E5  
Windows

UPVC double glazed windows have been provided throughout the property. The only exception is the high level window in the living room extension; this is timber framed and single glazed. This window is old and may require attention soon.

1

We could see marks on the vulnerable glazing to indicate that safety glass has been used.

We cannot vouch for the condition of double glazing seals. Any guarantee/FENSA certification paperwork available in respect of the windows should be obtained by your Legal Adviser.

## Condition rating 1.

E6  
Outside doors  
(including patio doors)

UPVC double glazed doors have been provided at the property.

1

We could see marks on the vulnerable glazing to indicate that safety glass has been used.

No key was made available for the patio doors at the rear of the main reception room. You should make sure that there are keys available.

We cannot vouch for the condition of double glazing seals. Any guarantee/FENSA certification paperwork available in respect of the doors should be obtained by your Legal Adviser.

It should be noted that the door leading from the rear porch to the outside is smaller than normal, measuring approximately 600 mm in width.

## Condition rating 1.

E7  
Conservatory  
and porches

N/A.

NI

E8  
Other joinery  
and finishes

UPVC fascia boards and barge boards have been provided; all found to be in reasonable order.

1

The soffit boards are probably asbestos cement sheet. The boards underneath the verge tiling will also be asbestos cement sheet. Asbestos cement products are a potential health hazard. If they are worked upon or disposed of, special health and safety precautions must be taken and this does increase the cost of the work.

## Condition rating 1.

E9  
Other

External masonry paint finishes are presentable.

1

## Condition rating 1.

Property address

## F

# Inside the property

## Limitations to inspection

N/A.

1 2 3 NI

### F1 Roof structure

We were able to gain access into the main roof space via a loft hatch over the entrance hall. A pull-down ladder and lights have been fitted. 3

Some chipboard flooring has been installed, although, some of this has started to split and is probably sub-standard. Great care should be taken if using this for access.

A reasonable thickness of fibreglass quilt insulation has been provided on the top surface of the ceilings. This does cover up the ceiling joists and our inspection was only possible from the boarded out areas; although, from here using a powerful torch, we were able to carry out a reasonably comprehensive inspection.

Inside the roof space, we found no bird nesting materials and no evidence of any recent bat or rodent activity.

The roof structures are made up of timbers of adequate size, laid at adequate centres, and we could see no evidence of any significant roof spread or roof sag. Our previous comments regarding the need to provide through ventilation should however be noted.

**Condition rating 3.**

### F2 Ceilings

Ceilings throughout the property are of modern plasterboard construction. Plaster covings have been provided in most areas. 1

We did note some hairline cracks running through plasterboard joints. These cracks occur due to thermal movement and repairs can simply be carried out when the property is being redecorated.

Some "Artex" type finishes have been provided on the ceilings. It must be stressed that these finishes can have an asbestos content. Our previous comments regarding asbestos products should be noted.

It should be noted that the ceiling in the first part of the entrance hall and the ceiling in the rear part of the left hand reception room are slightly lower than the other ceilings.

**Condition rating 1.**

### F3 Walls and partitions

These are of solid construction, finished in plaster, and timber studwork construction, finished in plasterboard; all found to be in reasonable order. 1

There are some glass blocks in the wall between the two reception rooms. These were found to be in reasonable order. These have been pointed up in mastic. We were able to push the blocks very slightly from side to side but we have no reason to believe that these are in any way unstable.

There is a very substantial concrete beam provided between the two main left hand reception areas. Our previous comments regarding the need to ensure that Local Authority

Property address

## F

## Inside the property (continued)

Consent has been obtained for the extension works should be noted.

**Condition rating 1.**

F4  
Floors

Solid floors are provided throughout the property. 1

We did find some old linoleum type finishes underneath some of the existing finishes. It should be noted that some of these old floor finishes can have an asbestos content. Our previous comments regarding asbestos products should be noted.

Floors were found to be reasonably firm, level and even.

There is a poor threshold detail provided on the right hand side of the kitchen.

**Condition rating 1.**

F5  
Fireplaces, chimney  
breasts and flues

In the main reception room, there is a brickwork fireplace, with a concrete slab hearth. Here a gas flame effect fire is fitted. No significant defects noted; all in reasonable order. 3

In the kitchen, the fireplace has been sealed off. The soffit of the fireplace is uneven and there is no vent installed. Ideally a vent should be installed to avoid condensation problems occurring within the flue.

**Condition rating 3.**

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

The kitchen units are modern and to a reasonable standard. 1

**Condition rating 1.**

F7  
Woodwork (for  
example, staircase  
and joinery)

Panelled timber doors have been provided at the property. No door is provided between the two reception rooms or into the kitchen. 1

Where multi-pane half glazed/fully glazed doors are provided, non-safety glass appears to have been used. Ideally safety glass should be fitted.

The door leading into the bathroom binds slightly at the base and requires some minor adjusting.

It should be noted that the door leading into the separate WC is smaller than normal, being approximately 500 mm wide.

**Condition rating 1.**

F8  
Bathroom fittings

These are dated and marked, but arguably serviceable. 1

There is only a cold water supply in the separate WC.

**Condition rating 1.**

Property address



## F

## Inside the property (continued)

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F9  
Other

Internal decorations are dated, but arguably presentable.

1

We did note some condensation marking inside the cupboards and some staining on the ceiling in the airing cupboard, which may have resulted from some historic leakage issues from the cold water storage tank above. We found no evidence of any current issues of this type. With adequate heating and ventilation condensation issues should not be significant.

**Condition rating 1.**

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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

N/A.

1 2 3 NI

G1  
Electricity

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

Mains electricity is connected to the property, with a modern style meter marked "Certified January 2012" and an older style mini circuit breaker board being located at high level in the garage. 3

A reasonable number of power outlets have been provided, although, the number provided would not accord with modern requirements.

The Institute of Electrical Engineers does recommend that electrical circuits are tested each time a property is sold or every ten years (whichever is sooner) and in the absence of any paperwork to this effect, we would recommend further investigations by an NICEIC registered electrician.

**Condition rating 3.**

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.*

Mains gas is connected to the property, with the meter being located at high level in the garage. 3

Gas is fed to the wall hung balanced flue condensing boiler located in the roof space.

Where an old flue has been filled in, the infill work on the render is clearly visible.

Gas appliances should be serviced annually by a Gas Safe engineer. In the absence of any paperwork to this effect, we would recommend further investigations.

**Condition rating 3.**

G3  
Water

Mains water is connected to the property, we do not know whether or not this is metered. 1

There is an outside tap at the rear. The pipework is not insulated. The situation here should be improved.

Property address

## G

## Services (continued)

Cold water is stored in a PVC cold water storage tank located in the roof space. This is covered and insulated.

We did find a stop-tap down at low level in the airing cupboard. We cannot confirm whether or not this isolates the whole system.

**Condition rating 1.**

G4  
Heating

Heating is provided at the property by traditional pressed steel radiators. Some of the radiators are single panel radiators which may not be adequate for the rooms that they heat. Some of the radiators do have thermostatic valves fitted.

1

**Condition rating 1.**

G5  
Water heating

Water will be heated by the gas fired boiler. This is stored in a factory foam insulated copper hot water cylinder located in the airing cupboard off the entrance hall. An immersion heater is fitted.

1

**Condition rating 1.**

G6  
Drainage

The property is, we understand, connected into the mains drainage system. Matters such as this should be checked by your Legal Adviser.

2

We lifted the inspection chamber covers at the front and rear of the right hand entrance porch/cloakroom (the front one is difficult to lift as the fence lies on top of the edge of the cover). Here we found a clay drainage system clear of debris. There are some slightly open joints and defects in the benching, and some remedial works should be carried out soon. If drains are allowed to leak, foundation movement can result.

A PVC soil and vent pipe rises up on the right hand side of the property. A vermin guard is fitted.

This is probably a shared system. All rights and responsibilities in respect of the maintenance of this should be checked by your Legal Adviser.

**Condition rating 2.**

G7  
Common services

N/A.

NI

Property address

## H

# Grounds (including shared areas for flats)

## Limitations to inspection

N/A.

1 2 3 NI

H1  
Garage

The garage is of single skin blockwork/brickwork construction, with a flat roof finished in built-up felt. Behind here there is a workshop of similar construction. Outside, the walls have been lined in a painted render, with some exposed brickwork.

The felt roof finishes are now showing signs of age, particularly over the workshop at the rear. Where lead flashings have been installed around the perimeter, we believe that these have not been properly chased into the render but have simply had mastic applied at the junction. The situation here should be improved. We would as a matter of course recommend that you budget for renewing the roof over the workshop area.

Underneath the workshop roof, fibreboard ceilings have been provided. This is considered to be an inferior material; it swells up if it gets wet and it can have an asbestos content. Our previous comments regarding asbestos products should be noted. We did note some damp staining on the ceiling. Our previous comments regarding the need to renew the roof coverings should be noted.

Timber decay has started to affect the base of the up and over garage door frame. A UPVC double glazed door and side window are provided at the rear. Our previous comments regarding guarantees for double glazed units should be noted.

We did note some high moisture meter readings in the floor and in the walls of the garage and the workshop. Only non-perishable goods should be stored in here.

**Condition rating 3.**

H2  
Other

The steps at the rear of the property are constructed using single skin blockwork. There is a reinforced concrete floor above.

Water has been penetrating down into the void and only non-perishable goods should be stored in here.

We did note corrosion on the reinforcing underneath the floor and some distortion in this. We have no reason to believe that this will be unstable at present, but the situation should be carefully monitored and you may find that you have to renew the concrete floor to this in the reasonably near future. There is a timber threshold into the under-steps void which is starting to become badly affected by timber decay. Timber decay has also started to affect the base of the access door.

**Condition rating 1.**

H3  
General

The site appears to have been reasonably well maintained.

There are some quite substantial walls around the site. Some of these act as retaining structures. The wall at the front does lean in towards the site. This does not appear to be unstable at present, but it should be very carefully monitored. Retaining walls are

Property address

# H

## Grounds (including shared areas for flats) (continued)

constantly pressured by the earth that they retain, and these do require regular maintenance and sometimes they require rebuilding. We could see no signs of these being unstable at the time of our inspection.

Where concrete/concrete paving slab finishes have been provided, these have settled resulting in some uneven finishes and potential trip hazards; also, some of these slabs are not properly supported, particularly on the nosings of steps, they move and are a significant potential hazard. These issues are common in this type and age of property and the only way to resolve this will be to re-lay the finishes on better consolidated bases and to properly bed any concrete slabs.

Where timber decking has been provided, this is not very well guarded and the surface is very slippery.

The driveway does slope down quite steeply to the garage and this could be a potential problem, particularly during extreme weather.

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## I

# Issues for your legal advisers

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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

Your Legal Adviser should ensure that all Local Authority Consents have been obtained for any extension/conversion works.

I2  
Guarantees

Any guarantees/FENSA certification paperwork available in respect of the windows and doors, and any paperwork regarding cavity wall insulation, should be checked by your Legal Adviser.

I3  
Other matters

We understand the Council Tax Band is D. This should be checked by your Legal Adviser.  
Who owns and who is therefore responsible for the various boundaries around the property should be checked.

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## 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

## Structural Movement

N/A.

## Dampness

We took electronic damp meter readings to random accessible position low level walls and solid floors throughout the property - we did not find any significantly high readings and we believe that a satisfactory damp-proofing system has been installed and is functioning satisfactorily.

We did obtain some slightly high readings on the floors. This is probably due to condensation.

## Timber Decay

We could see no clear evidence of any ongoing beetle infestation (woodworm), although, we could see some historic marking. In the absence of any paperwork to show that the property has been treated against ongoing infestation, we would recommend further investigations by a damp/timber decay specialist. All recommendations should be carried out under an insurance backed guarantee.

J2  
Risks to the grounds

The property is located close to a flood zone. Your Legal Adviser should check that there are no flooding issues at the property and that you can insure it under normal terms.

J3  
Risks to people

In some parts of the country, a naturally occurring and invisible radioactive gas called radon can build up in properties. In the worst cases, this can be a safety hazard. This property is in an area affected by radon. You should ask the current owner if they have had the house tested for radon levels. If not, you should ask an appropriately qualified person to assess this property. In most cases, remedial works (if required) are not too expensive. You should ask your Legal Adviser to advise you of the implications of this (see Section I3). If you want more information, you should contact the Health Protection Agency (HPA) at 7th Floor, Holborn Gate, 330 High Holborn, London WC1V 7PP or visit the website at [www.ukradon.org](http://www.ukradon.org).

J4  
Other

The property is in an exposed position and maintenance will inevitably be more onerous as a result.

Property address

## K

# Valuation

In my opinion the Market Value on  as inspected was:

£

(amount in words)

Tenure

Area of property (sq m)

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.

### Other considerations affecting value

**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.

Property address



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# 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

Qualifications

For and on behalf of

Company

Address

Town

County

Postcode

Phone number

Website

Fax number

Email

Property address

Client's name

Date this report  
was produced

31 January 2018

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# What to do now

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## 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.

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# What to do now

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**In order to access the Terms of Engagement and Description of Service please copy and paste the links on your browser**

[https://isurvworksmart.com/HBR\\_DHSSTEupdated\\_Dec\\_2016.pdf](https://isurvworksmart.com/HBR_DHSSTEupdated_Dec_2016.pdf)

[https://isurvworksmart.com/leasehold\\_dhs\\_final.pdf](https://isurvworksmart.com/leasehold_dhs_final.pdf)

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