

RICS
HomeBuyer Report...

Property address

1 Property Road
Example Town
EX1 1AM

Client's name

PropertyRoad.co.uk

Date of inspection

18/08/2018

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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	Joe Bloggs		
Surveyor's RICS number	123456		
Company name	Trusted Surveyors		
Date of the inspection	12/08/2018	Report reference number	JB01234567890
Related party disclosure	None		
Full address and postcode of the property	1 Property Road Example Town EX1 1AM		
Weather conditions when the inspection took place	Dry and sunny		
The status of the property when the inspection took place	The house was occupied.		

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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

This property is considered to be a reasonable proposition for purchase, provided that you are prepared to accept the cost and inconvenience of dealing with the various repair/improvement works reported. These deficiencies are common in properties of this age and type. Provided that the necessary works are carried out to a satisfactory standard, I see no reason why there should be any special difficulty on resale in normal market conditions.

There is an issue with the rear extension and how it is supported. I recommend that you have a suitably qualified person inspect both this and the rear retaining wall and provide you with recommendations.

3

Section of the report	Element Number	Element Name
E: Outside the property	E4	Main walls
G: Services	G1	Electricity
	G4	Heating
H: Grounds(part)	H2	Other

2

Section of the report	Element Number	Element Name
E: Outside the property	E2	Roof coverings
	E3	Rainwater pipes and gutters
F: Inside the property	F3	Walls and partitions
	F4	Floors
	F7	Woodwork (for example, staircase and joinery)
	F8	Bathroom fittings
	F9	Other
G: Services	G6	Drainage

1

Section of the report	Element Number	Element Name
E: Outside the property	E5	Windows
	E6	Outside doors (including patio doors)


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Overall opinion and summary of the condition ratings (continued)

F: Inside the property	E8	Other joinery and finishes
	F1	Roof structure
	F2	Ceilings
	F5	Fireplaces, chimney breasts and flues
	F6	Built-in fittings (built-in kitchen and other fittings, not including appliances)
G: Services	G2	Gas/oil
	G3	Water



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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	2	1		1				
First		2	1						
Second									
Third									
Other									
Roof space									

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

E46

Environmental
impact rating

F36

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)

Grounds

There is small driveway to the front with a large garden to the rear.

Location

The property is located within earshot of the busy A52 main road, the traffic and noise from which may deter some buyers.

Parking is limited in the area.

Facilities

There are a range of facilities in the locality.

D About the property (continued)

Local environment

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

The property is in an area that has clay sub-soils that could affect the stability of foundations (see section J1 Risks).



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E

Outside the property

Limitations to inspection

I was only able to inspect the roofs from ground level.

1 2 3 NI

E1
Chimney stacks

None

NI

E2
Roof coverings

Mineral felt coverings to flat roofs typically have a lifespan of some 15 to 20 years and the flat roof is approaching that age. You may need to recover them soon.

2

You should add some solar protection to the front flat roof, probably by using a gravel layer which will help protect the roof.

There are a number of slipped and broken tiles that need replacing.

E3
Rainwater pipes
and gutters

Gutters need clearing out annually. You should adjust the falls where necessary as water is pooling in places.

2

The down pipe to the front appears to be blocked.

E4
Main walls

There is some movement to the rear extension and it appears to have been built off the old garden walls which would not have been designed to take the weight of the walls and floor above. Consequently there has been some movement to the front and side walls. This damaged has been compounded by a lack of ties where the extension was not properly fixed to the main house. The lack of ties has subsequently been addressed, according to the owner, leaving the issue of ongoing movement to investigate.

3

The DPC (blue brick course) is too close to the ground level at the front. There should be a gap of 150mm and you will need to lower the path to this level to reduce the damp inside.

The bricks have settled onto the replacement windows and doors and this has caused cracking to the mortar. You will need to have the damaged mortar repointed soon.

The air bricks are too close to the ground level at the front and side. There should be a gap between the ground and the bottom of the air brick to prevent water flowing inside. You will need to lower the path to this level to reduce the damp inside.

The outside wall has been repaired and this indicates that movement has previously affected the building. You should ask your insurance company if these past problems would affect your ability to get insurance cover for this property.

The damaged mortar will need repointing soon. Most of this is due to movement and there are some minor cracks to the front and side as well as between the rear extension and the main house.

The dormers to the front and side are covered with vertically laid roof tiles. Some of these are coming loose and need fixing back soon along with some attention being required to

E

Outside the property (continued)

the flashings. As these tiles sit on wooden laths, you may find that additional repairs are require as the nails and timber, holding them back, have fatigue/ damage.

E5
Windows

If you want to have the windows replaced, new lintels/arches will be required and this can increase the amount of work required. **1**

The windows are uPVC double glazed units and no repairs were noted. Condition rating 1. No repair is currently needed. The property must be maintained in the normal way.

E6
Outside doors
(including patio doors)

There are multi point locks to the doors. You should consider replacing all the locks before you move in as there is no way of tracing how many keys are in existence for the property. **1**

E7
Conservatory
and porches

None

NI

E8
Other joinery
and finishes

The soffits and fascias are clad with a uPVC based material and no repairs were noted. Condition rating 1. No repair is currently needed. The property must be maintained in the normal way. **1**

The soffits behind the uPVC may contain asbestos fibres. Because of the possible asbestos content, the surfaces should not be drilled or disturbed without prior advice from an appropriately experienced or qualified person (see section J3 Risks).

E9
Other

None

NI



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F

Inside the property

Limitations to inspection

As the property was fully furnished with fitted floorings throughout, there may be some issues that become apparent once the current owners remove their possessions and/ or the floorings are lifted.

1 2 3 NI

F1
Roof structure

The attic has been converted and I understand that this now meets Building Regulations. You should ask your legal adviser to obtain a copy of the paperwork and confirm that this is the case.

1

F2
Ceilings

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

1

F3
Walls and partitions

A heavy lining paper covers some of the walls. Removing this during redecoration may damage the plaster and you should plan for additional repairs.

2

There are some high moisture readings to the walls at the front of the house and to the internal kitchen wall. Once you have remedied the damp, you will need to replace the damaged plaster. The damp to the garage room is causing some mould growth.

There are a number of cracks throughout the house and these will have been caused by both movement to the house and the damage from the replacement window frames.

Some of the walls have been dry lined, which involves creating a plasterboard barrier between the original wall and the interior. This does not solve damp issues, just prevents damp on the inside of the new wall. After a while, subject to the construction, the new plasterboards will degrade.

F4
Floors

Some of the floors are sloping. This has been caused by longstanding building movement (see section J1 Risks) and is no cause for concern.

2

Over time, the wood to floors can shrink and split loosening the various joints causing the boards to creak when used. This is not a safety hazard, but you should overhaul and repair the floorboards soon.

The en suite bathroom floors have been tiled over and the tiles have started coming loose with cracked grout. I will expect this to also occurs to the ground floor bathroom. This is a common problem when wooden floors have been tiled over and there is still some movement to the timber. Flexible adhesives and grout can reduce the damage, but you will probably need to retile the area soon.

There is some movement to the floor to the extension, probably where the joists have settled as the building moved.

The wooden flooring is stained to the large living room along the window. This could be due to damp, although this area was dry lined, so I was unable to tell. The flooring has a

F

Inside the property (continued)

number of gaps elsewhere between the joints.

Where joists sit in damp walls, it could be that the edges are rotting, allowing the floors above to move when the floors are walked on. To be sure as to the extent of the damage, you will need to have some flooring taken back and the boards lifted, exposing the joists. Please note that where timbers sit in, or against, damp walls, there is the possibility of wet or dry rot taking hold and not being noticeable for some time.

F5
Fireplaces, chimney
breasts and flues

All heating installations should be installed and serviced regularly (usually every year) by an appropriately qualified person (see section G4).

1

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

The kitchen is in a good condition and no major items of repair were noted as being required.

1

F7
Woodwork (for
example, staircase
and joinery)

There is no door between the living room and the hallway.

2

The glazing to the internal door between the kitchen and living room is unlikely to be safety glass and will be a safety hazard for anyone who falls against it. This is a safety hazard (see section J3 Risks). Condition rating 1. No repair is currently needed. The property must be maintained in the normal way. To reduce this hazard, you should ask an appropriately qualified person for advice.

F8
Bathroom fittings

The sealant around the edges of the sanitary fittings prevents excess water from seeping behind and affecting the adjacent surfaces. This will need replacing soon.

2

The shower handle may not fit in the shower rail as it was loose on the floor at the time of my visit.

The master en suite shower tap cover is missing.

F9
Other

Good ventilation is required to reduce the levels of mould, dampness and help prevent wood-boring insects and rot from developing. Additional ventilation should be provided soon.

2

G

Services

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

Limitations to inspection

None of the supplies were tested.

1 2 3 NI

G1
Electricity

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

The electrical system is below current standards. For example the electrical system is not covered by a current inspection and testing certificate. This is a safety hazard (see section J3 Risks). Condition rating 3. You should ask an appropriately qualified person to inspect the electrical system. 3

The lights have not been fitted to the bathrooms and the cable blocks would be a hazard if they got wet.

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.

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

G3
Water

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

G4
Heating

There is no evidence that the heating system has been checked or serviced within the last 12 months. This is a safety hazard. Condition rating 3. This should be repaired/resolved now. 3

A modern condensing combi boiler would improve efficiency.

The central heating does not extend to the first floor and this area is heated by electric panel heaters.

G5
Water heating

See G4.

NI

G

Services (continued)

G6
Drainage

The drain from this property passes through the land belonging to the neighbour and a legal agreement should cover this. You should ask your legal adviser to check this (see section I3). 2

I was unable to lift the inspection cover at the side and I recommend that you have the drains checked before purchase.

The wastes from the bathroom and kitchen need clipping back.

G7
Common services

I was unable to check TV reception.

NI



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Grounds (including shared areas for flats)

Limitations to inspection

I did not inspect the sheds.

1 2 3 NI

H1
Garage

None. The garage has been converted into a bedroom. This is why the bedroom is quite cold as the insulation to this area will be less than in the main house. NI

H2
Other

Retaining walls have to support the considerable weight of the soil behind them. This wall is in a poor condition and the replacement costs can be high because the new construction will have to be very strong. You should ask an appropriately qualified person to inspect this wall now and provide you with recommendations. It appears to have been built off an old brick wall rather than a strong foundation. 3

You may also wish to add some weep holes to help reduce the pressure on this wall.

Some of the masonry to the walls is loose and will need repairing soon.

I recommend that you have some barriers fitted to prevent someone falling off the different levels and a hand rail fitting as well to the steps.

Many buyers would improve the fencing as sections are missing.

H3
General

The paths are uneven and the concrete to the path is cracked. These should be relaid and repaired soon.

The legal documents that describe the ownership of the property (the deeds) usually describe which of the neighbouring owners are responsible for the upkeep of the boundaries.

High hedges can be a nuisance for occupants because they can stop daylight getting to the house. You should ask your legal adviser to check the ownership of this hedge (see section I3) and if it belongs to your property, reduce its height or ask the neighbour to do the same.

I recommend that you fit some external Aco style drains to the front to carry away the surface water that pools in places.

I

Issues for your legal advisers

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

I1 Regulation

You should ask your legal adviser to confirm whether the extension to the front has received both planning permission and building regulations approval from the local council and advise on the implications.

You should ask your legal adviser to confirm whether the loft conversion has received both planning permission and building regulations approval from the local council and advise on the implications.

You should ask your legal adviser to confirm whether the internal wall removals have received both planning permission and building regulations approval from the local council and advise on the implications.

You should ask your legal adviser to confirm whether the garage conversion has received both planning permission and building regulations approval from the local council and advise on the implications.

I2 Guarantees

You should ask your legal adviser to confirm whether any of the doors and windows are covered by a guarantee or warranty and advise on the implications.

I3 Other matters

The legal documents that describe the ownership of the property (the deeds) usually describe which of the neighbouring owners are responsible for the upkeep of the boundaries.

The drains of this property pass under the adjacent property (see section G6). You should ask your legal adviser to confirm this and explain the implications. In some cases, the costs of the maintenance and repair of the whole drain may be shared with the neighbouring owners.

I noticed that part of the property may be occupied by a tenant . You should ask your legal adviser to confirm that the property will be sold with full vacant possession and explain the implications of this.

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.

<p>J1 Risks to the building</p>	<p>The property is affected by dampness but I could not identify the cause.</p> <p>The property is affected by building movement but I could not identify the cause.</p> <p>The property is in an area that has clay sub-soils that could affect the stability of foundations.</p>
<p>J2 Risks to the grounds</p>	<p>The property is in an area where coal has been extracted. This can damage the buildings on the surface.</p>
<p>J3 Risks to people</p>	<p>Parts of the property may contain small amounts of asbestos fibres and could be a safety hazard when disturbed.</p> <p>The low level glazing to the door is unlikely to be safety glass and will be a safety hazard for anyone who falls against it.</p> <p>Untested electrics and gas appliances are a Risk.</p>
<p>J4 Other</p>	<p>Please make sure that you have active smoke and carbon monoxide detectors in the property.</p>



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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



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K Valuation (continued)

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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Surveyor's declaration

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

Signature	<input type="text"/>		
Surveyor's RICS number	<input type="text" value="123456"/>	Qualifications	<input type="text" value="BA Hons MRICS"/>
For and on behalf of			
Company	<input type="text" value="Trusted Surveyors"/>		
Address	<input type="text" value="1 Surveyors Street"/>		
Town	<input type="text" value="Chartered Town"/>	County	<input type="text" value="Surveyshire"/>
Postcode	<input type="text" value="SU1 1VE"/>	Phone number	<input type="text" value="01234 567890"/>
Website	<input type="text" value="www.propertyroad.co.uk"/>	Fax number	<input type="text"/>
Email	<input type="text" value="admin@propertyroad.co.uk"/>		
Property address	<input type="text" value="1 Property Road, Example Town, EX1 1AM"/>		
Client's name	<input type="text" value="PropertyRoad.co.uk"/>	Date this report was produced	<input type="text" value="12/08/2018"/>

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.

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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 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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Description of the RICS HomeBuyer Service

The service

The RICS HomeBuyer Service includes:

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

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

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

The inspection

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

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

Services to the property

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

Outside the property

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

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

Flats

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

Dangerous materials, contamination and environmental issues

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

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

The report

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

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

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

Condition ratings

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

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

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

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

NI - not inspected.

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

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

Energy

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

Issues for legal advisers

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

Continued...

Description (continued)

Risks

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

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

The valuation

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

Market Value

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

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

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

The surveyor assumes that:

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

Legal matters

The surveyor assumes that:

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

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

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

Reinstatement cost

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

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

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

Standard terms of engagement

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

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

Complaints handling procedure

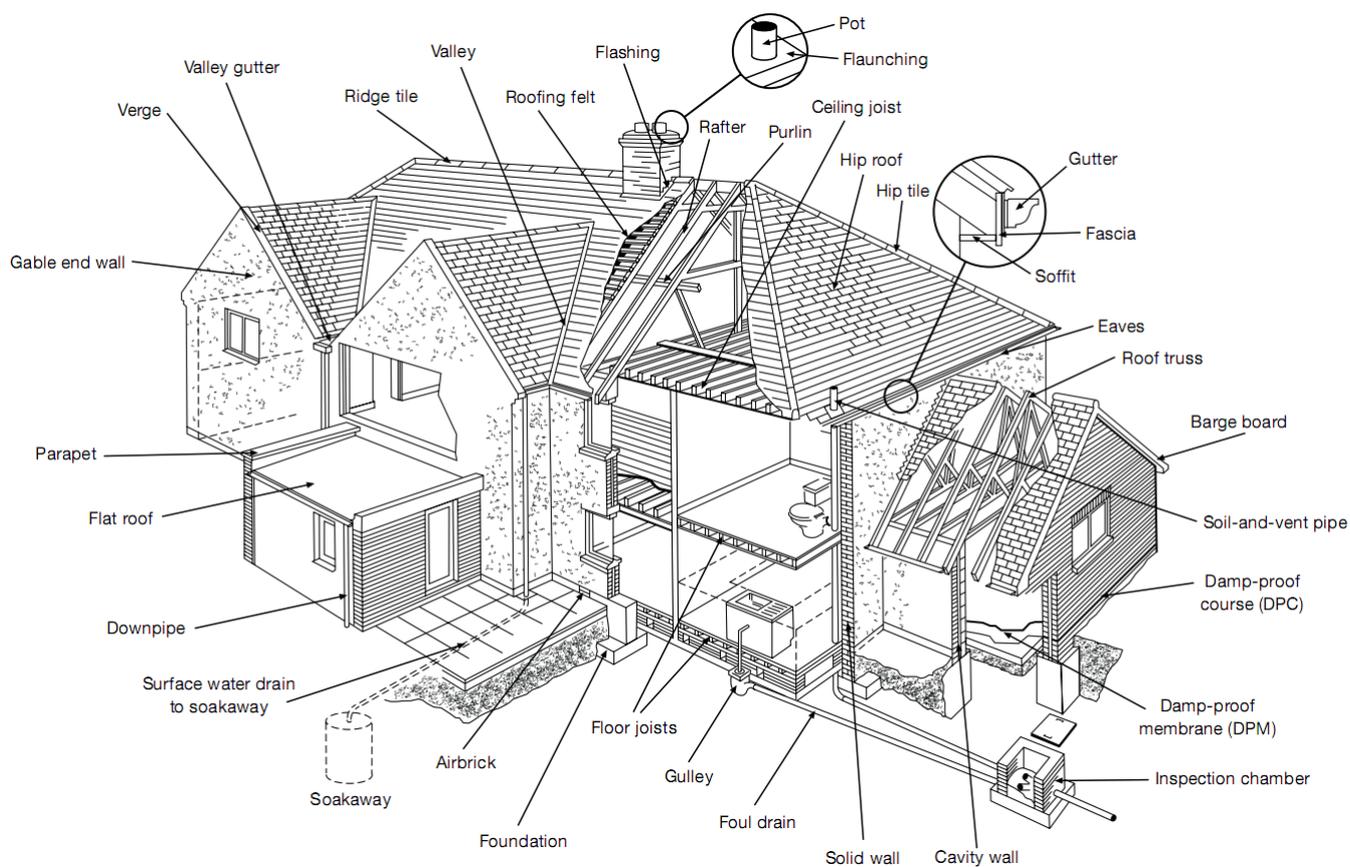
The surveyor will have a complaints handling procedure and will give you a copy if you ask.

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

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

Typical house diagram

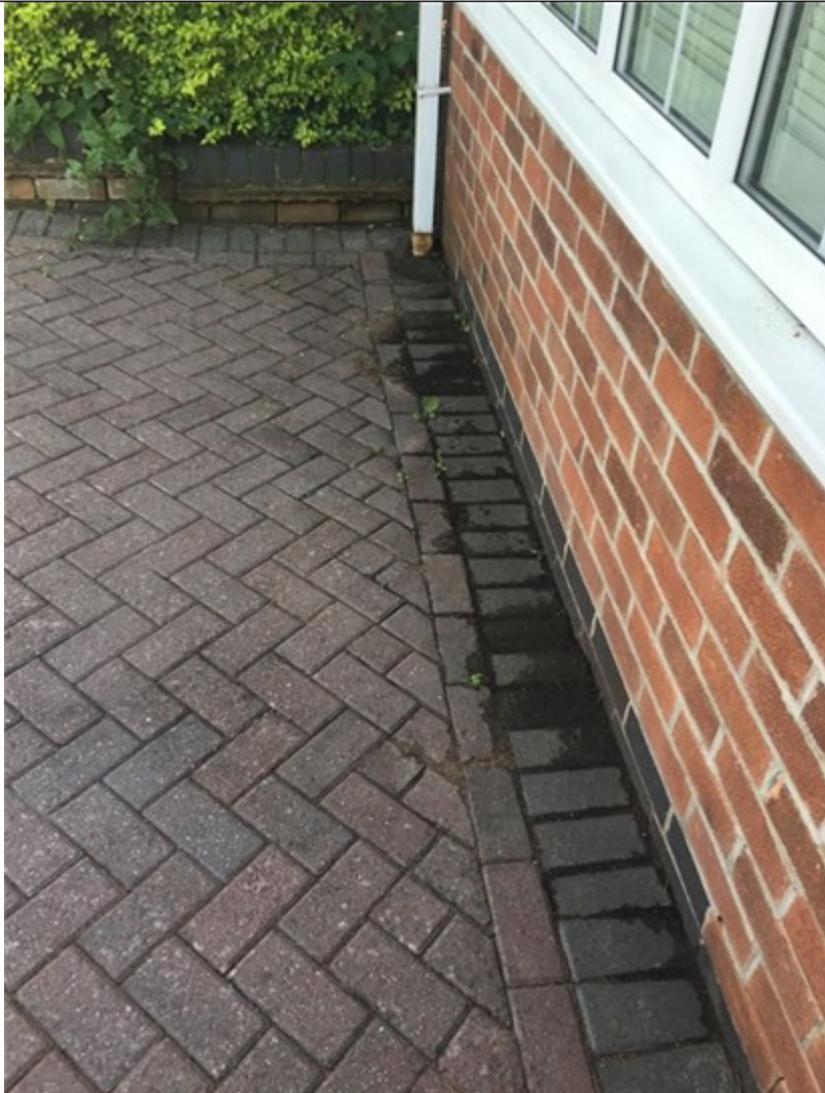
This diagram illustrates where you may find some of the building elements referred to in the report.



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Water pools along the front, due to a combination of blocked drainage and water run off from the driveway. You may need to relay the drive where it has sunk.



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This part of the kitchen wall was very damp.



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The driveway has sunk in places.



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Some loose tiles to the roof.



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There are also slipped tiles to the dormers.



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Damaged mortar.



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There has been some movement between the extension and the main house.



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The movement is also apparent to the front. This wall may be an old retaining wall as it matches the lower garden wall.



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There is also some damaged mortar above it.



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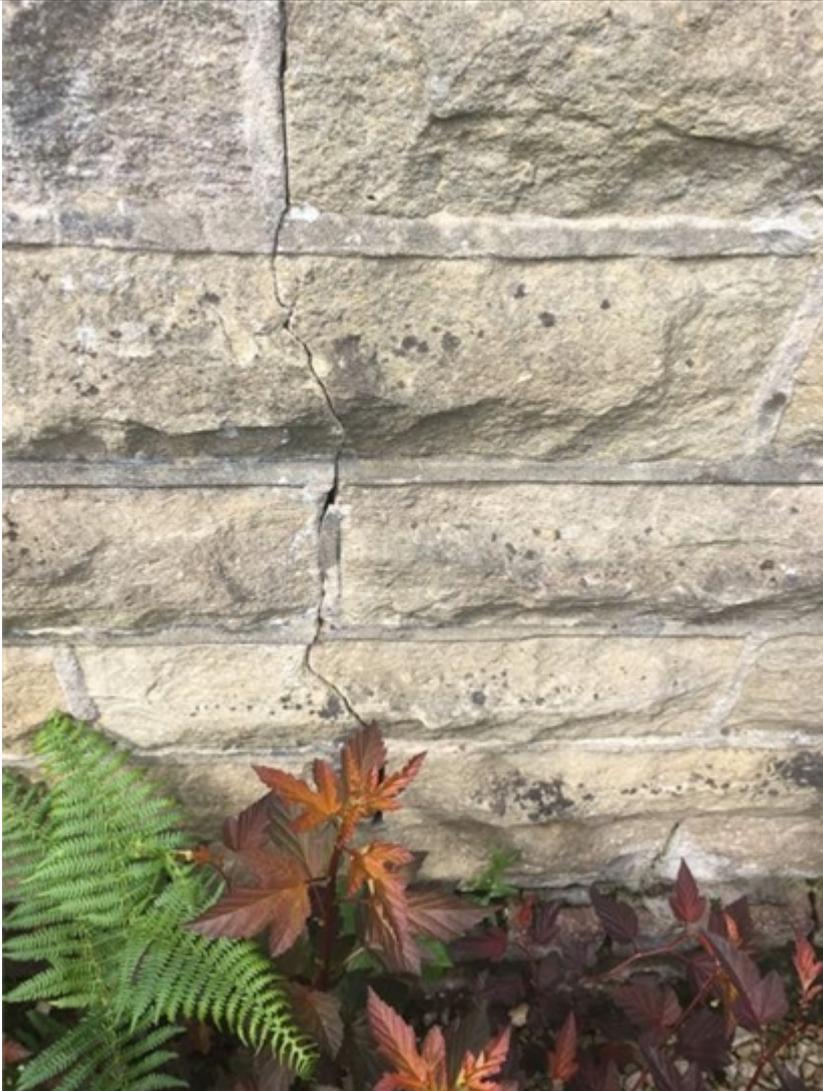
The bricks and concrete foundation may not be sufficient and water is draining through here. You should add some more weepholes higher up to alleviate pressure.



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A vertical crack to the retaining wall. I would expect such a wall to have more than one skin, although it may be stronger below the path level.



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