



RICS

# HomeBuyer

REPORT 

Property survey and valuation

Date of inspection:

28<sup>th</sup> April 2010

Property address:

Customer's name:

**ROMANS**   
surveyors & valuers

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# A

## Introduction to the report

**This HomeBuyer Report is produced by an RICS surveyor ('the surveyor'). They have 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;
- consider what further advice you should take before exchanging contracts (if the property is in England, Wales, Northern Ireland, the Isle of Man or the Channel Islands), or before concluding an offer (if the property is in Scotland).

Any extra services the surveyor provides are not covered by these terms and conditions and 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' enclosed with this report.

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

# B

## About the inspection

Surveyor's name:

Surveyor's RICS number:

Company name:

Romans Surveyors

Date of the inspection:

Report reference number:

Related party disclosure:

The surveyor is an employee of Romans Surveyors and Valuers who are a multidisciplinary professional property consultancy with residential surveying offices in Chrowthorne, Guildford, London, Bristol and Southampton. The surveyor has no commercial or personal interests in connection with the subject property or its owners / occupiers.

Full address and postcode of the property:

Weather conditions when the inspection took place:

The weather was dry following a generally dry spell.

The status of the property when the inspection took place:

The property was occupied with fitted floor coverings, furnishings and household effects throughout the property.

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# B

## About the inspection

### The surveyor's 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. They also inspect the parts of the electricity, gas/oil, water, heating and drainage services that can be seen, but they do not test them.

To help describe the condition of the home, the surveyor gives condition ratings to the main parts (or 'elements') of the building, garage, and some parts outside. Some elements can be made up of several different parts. For example, a home can have a pitched (sloped) roof to the main building and a flat roof to an extension. In this case, the surveyor will give each a condition rating and use the worst one to define the element in section C.

In the element boxes in parts E, F, G and H, the surveyor will 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.

#### Condition rating

#### Definition

3

Defects which 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' in the panel opposite.)

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

#### Important note

The surveyor will carry out only a visual inspection. This means that they do not take up carpets, floor coverings or floorboards, move furniture or remove the contents of cupboards. Also, they do not remove secured panels or undo electrical fittings.

The surveyor will 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.

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

The surveyor will note in their report if they were not able 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 will 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 the surveyor suggests may be expensive.

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# C

## Summary of the condition ratings

This section 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.

**3**

**Condition rating 3:** Defects which are serious and / or need to be repaired, replaced or investigated urgently.

**Section of the report:**

**Element number:**

**Element name:**

E: Outside of the property

F: Inside of the property

G: Services

H: Grounds (part)

G1

Electricity

**2**

**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.

**Section of the report:**

**Element number:**

**Element name:**

E: Outside of the property

F: Inside of the property

G: Services

E7

E8

F7

G4

G5

Conservatory and porches

Other joinery and finishes

Woodwork

Heating

Water Heating

Property address:

# C

## Summary of the condition ratings

H: Grounds (part)

H3

General

# 1

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

### Section of the report:

### Element number:

### Element name:

E: Outside of the property

E2

Roof coverings

E3

Rainwater pipes and gutters

E4

Main walls

E5

Windows

E6

Outside doors

F: Inside of the property

F1

Roof structure

F2

Ceilings

F3

Walls and partitions

F4

Floors

F6

Built-in fittings

F8

Bathroom fittings

G: Services

G3

Water

H: Grounds (part)

H1

Garage

## The surveyor's overall opinion of the property:

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

Your attention is drawn to the fact that the local housing market is currently extremely flat with clear evidence of significant falls in house prices. It must be appreciated that there valuation advice is given as at the date of our

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# C

## Summary of the condition ratings

inspection and whilst it reflects present market conditions it has no regard to any further deterioration that may occur in the future.

# D

## About the property

Type of property:

Mid terraced house

Approximate year the property was built:

The property is believed to have been built in the 1960's, although we have no firm information in this respect.

Approximate year the property was extended:

N/A

Approximate year the property was converted:

N/A

For 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       | 1            |           |                |                 | 1       |              |               |       |               |
| First        |              | 2         | 1              |                 |         |              |               |       |               |
| Second       |              |           |                |                 |         |              |               |       |               |
| Third        |              |           |                |                 |         |              |               |       |               |
| Other        |              |           |                |                 |         |              |               |       |               |
| Roof space   |              |           |                |                 |         |              |               |       |               |

Construction:

The house is of traditional construction having brick faced cavity walls under a pitched and interlocking concrete tiled roof with solid concrete ground floor and suspended timber first floor.

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# D

## About the property

### Energy

The property's energy performance, as recorded in the Energy Performance Certificate

|                               |    |
|-------------------------------|----|
| ■ Energy-efficiency rating    | 68 |
| ■ Environmental impact rating | 62 |

### Outside the property

The property benefits from modest gardens to the front and rear of the house. We have disregarded for the purposes of this report a timber garden shed situated within the rear garden as it does not comprise a permanent structure.

The property benefits from a single lock up garage in an adjacent block.

### The location

The property is situated in an established residential area with properties of similar character and age, convenient for all local amenities and transport facilities. It overlooks college grounds and playing fields to the front.

### Facilities

No formal examination of the location's social and demographic attributes have been undertaken. Various location specific websites exist for this purpose, and, you may wish to undertake further examination of the subject premises location using one of those websites e.g. <http://www.upmystreet.com>, to fully familiarise yourself with the area and ensure that all factors affecting your choice of home location have been fully accounted for.

The property is, however, known to be convenient to the usual local amenities and transport facilities.

### Local environment

At time of writing environmental survey reports were not available for comment upon. Should the purchaser want to be sure of any particular environmental issues in respect of the subject premises and surrounding area then they should instruct their legal agent to prepare / obtain appropriate environmental survey reports. The surveyor would be pleased to provide

### Mains services

Drainage  Gas  Electricity

Water

The checked  boxes show that the mains services are present.

### Central heating

Electric  Gas  Solid Fuel

Oil

Other services or energy sources:

Property address:

# D

## About the property

outline comment in respect of any such documentation so long as that were made available in a timely manner prior to completion of sale. This report and valuation is provided on the basis that there is no contamination or other adverse factors.

There are believed to be no known development or road widening proposals that are likely to affect the property directly. We recommend, however, that the purchaser instruct their legal adviser to make the usual searches in this regard and formally conclude this point.

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# E

## Outside of the property

We were only able to gain a restricted view of the verge to the front roof slope from ground level within the adjacent public highway and were unable to gain any view of the verge to the rear roof slope due to boundary constraints.

Condition rating



### E1 Chimney stacks

None.

N/A

### E2 Roof coverings

The roof is of traditional pitched design with interlocking concrete tiled cladding.

1

The roof slopes appear in satisfactory condition with no slipped or missing tiles and there is nothing to indicate any weakness in the timbers making up the roof structure. Subject to ongoing maintenance the roof coverings should afford a long remaining life. **(Condition rating 1)**

An ongoing maintenance liability can be anticipated especially in respect of the mortar bedding to the ridge tiles and roof verges.

### E3 Rainwater pipes and gutters

Rainwater fittings comprise PVC gutters which discharge via the adjoining property and in respect of which your legal adviser should confirm the extent of any appropriate easements etc.

1

No serious defects were noted from ground level. However, it was not raining at the time of our inspection and we recommend that the rainwater fittings generally are checked during a period of significant rainfall in order that the full extent of any inadequate falls, blockages, defective joints or other defects which may give rise to possible leakage can be established and all necessary repairs undertaken. **(Condition Rating 1)**.

### E4 Main walls

The main walls to the house are believed to be formed from a brick outer skin and blockwork inner skin with a cavity between. From our inspection we advise that the walls were found to be level and upright with no undue bulging, dishing or deflection apparent and with the door and window openings squarely incorporated. **(Condition rating 1)**

1

We would advise that wall ties incorporated in properties built before 1982 are prone to problems with corrosion, particularly in coastal locations. The "telltale" signs of corrosion and failure of wall ties are bulging within wall surfaces and horizontal hairline cracking through the pointing. Whilst no evidence of wall tie failure was noted to the subject property, we have not been able to inspect the wall ties due to their location within the cavity.

A detailed inspection upon the condition of the wall ties can only be undertaken by drilling a hole through the outer leaf of the cavity and inserting an endoscope. From the extent of available inspection it is not believed that such an inspection is required at this time. However if at any stage during the period of your ownership the telltale signs of wall tie failure become apparent, it is important that this matter should be referred to us in order that we can advise you regarding

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# E

## Outside of the property

further investigation and remedial repair which may be required.

The cement which holds the bricks together is referred to as the pointing. The mortar pointing to the brickwork is in a satisfactory condition with no immediate repairs required, although localised re-pointing may be required from time to time.

Some tile hanging has been applied to the front upper elevation with no serious defects noted. All of the tiles were noted to be in place. We cannot, however, confirm the condition of the concealed construction behind the tiles. **(Condition Rating 1)**.

We believe it likely that the property benefits from a conventional bituminous felt or similar damp proof course running horizontally through the base of the main walls, although any such arrangements would appear to be concealed within the mortar work. The external ground level would appear to be set at a satisfactory height in relation to the likely level of the damp proof course. These arrangements appear to be effective at the present time.

Overall the main enclosing walls appear structurally satisfactory with no evidence of current subsidence, settlement or other forms of significant structural movement and there is nothing to suggest the foundations are defective or inadequate.

There was no physical evidence to suggest that cavity wall insulation has been provided. It cannot always be established whether a property has had wall cavity insulation provided, and comment on the type or suitability of any installed the insulation material. Certain types of foam insulation in particular can result in damp penetration problems where injection was carried out unsatisfactorily and bridging of the cavity results. Some doubts have also been expressed on the possibility of toxic fumes emanating from some foam insulation, but there is no evidence at present that this is a significant problem in this country.

The Legal Advisor should confirm whether or not cavity wall insulation has been provided. Where that is the case information appertaining to cavity wall insulation should be made available to the inspecting surveyor to provide comment upon before legal commitment to purchase.

### E5 Windows

The front elevation windows comprise PVC-u double glazed units with softwood single glazed windows to the rear elevation and in respect of which some internal secondary double glazing panels have been provided. 1

The windows were found to be well restrained within their openings and specimen windows were found to open and close satisfactorily when tested. However, localised outbreaks of wet rot decay may be found on rubbing down individual timbers prior to routine re-decoration when any necessary repairs should be undertaken. **(Condition Rating 1)**.

The double glazing was satisfactory in condition, with no repairs required at time of reporting. Little assurance can be provided regarding the longevity of sealed double glazed units whose lifespan is dependent upon a number of factors including; quality of manufacture, installation standards and atmospheric conditions when sealed units were made. Prior to legal commitment to purchase legal enquiries should confirm the existence of guarantees for the double glazing and any specific requirements in respect of transference of ownership. **(Condition rating 1)**

**Action:**

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# E

## Outside of the property

1. Legal Advisor to confirm existence of guarantees for double glazing.
2. Where guarantees are available Legal Advisor to confirm requirements of transferring the benefit of those guarantees to you in ownership.

### E6 Outside doors (including patio doors)

Please see Section E7 below regarding the front door to the house.

1

There is a softwood single glazed back door and this was found to be well restrained within the opening. It was also found to open and close satisfactorily. It will, however, benefit from the provision of a weather moulding across its base in order to minimise the risk of damp penetration occurring. None was evident at the time of inspection. Past repairs have been undertaken to the door sill which may be prone to further decay. The replacement of this door with a sealed double glazed unit would be desirable. **(Condition Rating 1)**.

### E7 Conservatory and porches

There is an attached porch at the front of the property and this has PVC-u single glazed door and windows built off a brick plinth with some timber cladding under a flat roof with mineral felt cladding.

2

This structure is of only very basic specification and is in a generally tired condition with some looseness and decay noted to the timber cladding and with the internal ceiling bowing slightly, although it was tested with a moisture meter and found to be dry at the time of inspection.

The felt roof cladding was noted to be in fair condition, although we would comment that such roofs have a maximum lifespan of only 10-15 years and require above average maintenance. Although there was no obvious evidence of damp penetration, minute leaks can occur taking time to appear internally and during which time considerable decay and deterioration can occur to the concealed timbers.

There is a slabbed paved step leading to the front door to the porch and this would benefit from the fitting of a safety handrail.

The porch does not benefit from any rainwater fittings and this may be contributing to the deterioration to the timber cladding. The fitting of a suitable gutter and downpipe would therefore be desirable.

Whilst the porch was noted to be in broadly serviceable condition, it is of only basic specification and generally tired condition and above average maintenance is likely to be required. Its replacement with a more substantial structure would be desirable, subject to all the necessary consents being obtained.

### E8 Other joinery and finishes

There are PVC-u and softwood fascias and soffits to the roof eaves and these were noted from ground level and from openable windows within the property to be in a generally tired condition. The decorations have perished and should be renewed following the thorough preparation and repair of all painted surfaces. Localised outbreaks of wet rot decay may be found on rubbing down individual timbers prior to routine re-decoration when all necessary repairs should be

2

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# E

## Outside of the property

undertaken. **(Condition Rating 2)**.

A television aerial attached to the rear fascia must be firmly secured at all times as its displacement may result in serious structural damage and/or personal injury.

### E9 Other

Not applicable.

N/A

# F

## Inside of the property

Fitted carpets, floor coverings, furniture and household effects throughout the property prevented a detailed inspection of some areas of the property.

Floor coverings were not removed or lifted at the edges and no inspection of any subfloor voids was undertaken. A spirit level was used to determine levels within the main areas of the property.

All fitted and built-in cupboards or wardrobes, including the understairs space, contained stored items, preventing a proper internal inspection of these areas.

Our inspection of the roof void was restricted as noted under Section F1 below.

Condition rating



### F1 Roof structure

Access to the roof void is gained via a hatch awkwardly positioned above the stairwell and in respect of which caution must be exercised in its use. There is no fitted loft ladder.

1

We were only able to undertake a restricted inspection of the roof void as we were unable to move off our surveyors ladder due to the amount of storage, together with the layout of the roof trusses and plumbing installations. The roof eaves are largely concealed behind horizontal boarding to the roof trusses. We did note through a small gap in the boarding to the front eaves that there was a loose section of original flue piping lying across the joists and this is believed to be of asbestos cement based specification. Asbestos based materials should not be disturbed as the inhalation of loose fibres may be hazardous to health and this section of old flue piping should therefore be left in situ. Alternatively, you may wish to request that the vendors remove it from the property prior to completion of the purchase. Appropriate precautions should be taken in its handling.

Within the limitations of our inspection, we noted the roof framework to be of prefabricated timber truss construction with timber plates and with no serious splits or deflections noted to the timbers. Whilst the roof framework is likely to comply with standards applicable at the time of original construction, current building regulations require that prefabricated timber trusses (which these days incorporate metal plates) are braced horizontally and diagonally so as to minimise the risk of displacement to the trusses during strong winds. Some upgrading of the present arrangements would be desirable in this respect in order to provide additional rigidity to the roof framework and bring the structure up to current standards.

The roof framework has been overlaid with felt and in respect of which there were no defects noted, although patch repairs may be required from time to time, especially at the eaves where the felt is particularly prone to deterioration with the consequent risk of damp penetration occurring. It would be noted that we were unable to gain sufficient access to the eaves to enable us to check the condition of the felt in this location.

The cold water tanks were noted to be adequately supported with no obvious evidence of surface leakage, although no tests were undertaken. The insulation to the tanks and associated pipework should be closely examined and upgraded as found necessary and when all associated plumbing connections should be checked and overhauled as found necessary.

As previously noted, our inspection was impeded by the extent of general storage within the roof void. Whilst the ceiling joists have been partly boarded for this purpose, you should ensure firstly that all existing storage is removed prior to purchase and secondly that the roof void is

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# F

## Inside of the property

not used for excessive storage as the ceiling joists are not designed for this purpose.

Adequate party walls have been formed in blockwork between the subject and the joining roof voids for both security and fire protection purposes. Localised re-pointing may be required from time to time.

Within the limitations of our inspection, we form the overall impression that the roof structure was generally adequate in condition and that the roof framework was providing adequate support to the tile cladding. It must, however, be appreciated that without a fuller inspection of the roof void there will be an inherent risk of latent defects remaining undiscovered and unresolved. **(Condition Rating 1)**.

Limited roof insulation has been provided, a cost effective method of improving energy efficiency would be to improvement loft insulation to current regulatory standards and you may wish to consider improvement. To establish best practice requirement and associated costs you could receive appropriate advice and quotations prior to legal commitment to purchase and then implement improvement works according to personal requirement.

### F2 Ceilings

Ceilings are of modern plasterboard construction having smooth plastered surfaces, together with some timber cladding. No serious defects were noted. Shrinkage cracks and other minor blemishes may be dealt with on routine re-decoration. **(Condition Rating 1)**.

1

### F3 Walls and partitions

Internal walls are of solid masonry and stud work construction having emulsion plaster, tiled and timber clad surfaces and with no serious defects noted. The various door frames were found to be squarely incorporated within the walls. Any shrinkage cracks and other minor blemishes may be dealt with on routine re-decoration. **(Condition Rating 1)**.

1

### F4 Floors

The ground floor is of solid concrete construction, the first floor being of suspended timber construction. Both floors were found to be generally level and firm under foot with normal tolerances and as such are considered adequate for normal domestic loading purposes. There are fitted carpets throughout the property other than in respect of the kitchen/dining room which has a vinyl floor covering. **(Condition Rating 1)**.

1

### F5 Fireplaces, chimney breasts and flues

Not applicable.

NI

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

There is a modern range of floor and wall mounted kitchen fittings in satisfactory condition. Appliances have not been tested. **(Condition Rating 1)**.

1

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# F

## Inside of the property

### F7 Woodwork (for example, staircase and joinery)

Internal joinery comprises timber skirtings, architraves and linings. Internal doors are of softwood panel specification. A timber staircase connects the ground to the first floor.

2

Whilst the softwood panel doors were found to open and close satisfactorily, we noted that the glazing to the doors to the ground floor accommodation does not comprise safety glass and there are obvious safety implications. We strongly urge you to replace the glass with toughened safety glass carrying the BS Kitemark. **(Condition Rating 2)**.

Whilst the timber staircase is easy to ascend and descend and is fitted with secure ballustrading, we noted that the staircase is of open tread design with some horizontal ballustrading, together with some vertical ballustrading where the posts are positioned at greater than 100mm centres.

Current building regulations require the provision of vertical ballustrading only with the posts positioned at no greater than 100mm centres and this requirement is designed to minimise the risk of accidents involving young children. Whilst current building regulation requirements cannot usually be enforced retrospectively, we do believe it would be desirable in this case for some upgrading to be undertaken to the ballustrading arrangements on safety grounds. This could, for example, take the form of secure boarding being provided to the ballustrading as has already been done in one or two places. **(Condition Rating 2)**.

The remaining fittings within the property were presented in generally satisfactory condition and subject to normal maintenance that should afford a long remaining lifespan. No doubt you will budget accordingly for future maintenance or replacement according to personal tastes and requirements. **(Condition Rating 1)**.

### F8 Bathroom fittings

Within the property the sanitary fittings were visually inspected and it can be reported that no sign of any visual damage was noted. The sanitary fittings were adequately secured to adjacent floor and wall surfaces. Hot and cold water supplies were noted from the taps and no sign of any leakage was noted when the waste pipes were in operation. **(Condition Rating 1)**

1

However, the sanitary fittings do comprise a dated and coloured bathroom suite and whilst this is in serviceable condition at the present time, you may wish to consider early refurbishment.

It is important to ensure that the tiling and seals are properly made and maintained at the junction between wall surfaces and baths, showers etc., as damp penetration can lead to the development of fungal decay in concealed areas. This may not become apparent until a major attack has developed necessitating extensive and costly repairs.

A large wall mirror in the bathroom does not appear to comprise safety glass and you should ensure that it is firmly secured to the wall surface at all times as its displacement may result in serious personal injury. Ideally the mirror should be replaced with toughened safety glass carrying the BS Kitemark.

### F9 Other

Adequate smoke detectors should be provided throughout the property and these should be maintained on a regular basis. Existing fittings have not been tested.

NI



Services

Services are generally hidden within the construction of the property and, as a result, only the visible parts of the available services can be inspected. The surveyor does not carry out specialist tests. The visual inspection does not assess the services to make sure they work properly and efficiently and meet modern standards.

The porch cupboard containing the electricity and gas meters was largely obstructed by furniture and we were only able to gain a limited view of the inside of the cupboard.

We were unable to locate any accessible drainage manholes within the boundaries of the site and cannot therefore confirm the condition of the concealed below ground drainage arrangements.

Condition rating



G1 Electricity

Safety warning: You should have your electrical installations inspected and tested regularly to protect your home from damage and to avoid putting your safety at risk. Guidance published by the Institution of Electrical Engineers recommends that electrical installations should be inspected and tested at least every 10 years and when the occupiers of the property change. All electrical work carried out after 1 January 2005 should be recorded on an Electrical Installation Certificate.

A mains electrical supply is believed to be connected into the property. Legal enquiries must be made of the electricity provider to confirm this. The meter and consumer unit are located in the porch cupboard.



At the time of inspection the electrical installation was noted to be operational.

From the extent of our inspection we advise that whilst the electrical installation was found to be in working order, we believe that if it were formally tested it would not comply with the current requirements of the Institute of Electrical Engineers. Whilst this is not unusual we do recommend that you have the electrical installation tested prior to legal commitment to purchase in order that the cost implications involved in upgrading the system to ensure future safe working compliance can be confirmed and upgrading work undertaken at the earliest opportunity. (Condition rating 3)

It is now recommended by the Institute of Electrical Engineers that domestic wiring installations should be tested by a competent electrician, preferably registered with the NICEIC / ECA every five years and the system upgraded as necessary to ensure future safe working compliance. It is advised that you should follow this course of action during the period of your ownership to ensure that the electrical installation is maintained in a safe working condition.

Action

Prior to legal commitment to purchase arrange for an NICEIC / ECA registered electrical contractor to attend the property to undertake a periodic test of the inspection and implement recommendations at the commencement of ownership.

Property address:

[Redacted property address]



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### 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 mains supply of gas is taken to a meter located within the porch cupboard. You should note that no test of the gas installation has been made, but that there was no noticeable smell of gas within the property to indicate the presence of significant leakage at the time of our inspection. If you wish to be completely assured regarding the current condition of the gas installation then we would recommend that you instruct either a competent Gas Safe registered gas engineer or a local gas supplier to attend at the property and undertake an inspection to comment upon this installation. **(Condition rating 1)**

1

### G3 Water

The property has the benefit of a mains water supply although this point should be formally confirmed via legal enquiries. The position of the external water stop valve is located in the pavement in front of the property. The position of the internal cold water stop valve is located in the kitchen. It is important that all occupiers of the property are made aware of its location in order to plumb in new fittings or to turn off the supply in the event of an emergency.

Prior to exchange of contracts we recommend that legal enquiries should be made of the vendor/the local water authority to determine whether the incoming water supply has been renewed in more recent years. If so, copies of any documentation should be obtained.

In the event that confirmation cannot be obtained on this point then it is advised that having regard to the age of the property it is likely that if the supply pipework from the mains supply to the property (and which is the responsibility of the individual property owner) were inspected it would be found to be currently ineffective and possibly leaking.

In addition, if a water meter is not currently fitted it is possible that the water authority may fit a water meter following completion of your purchase and which may then reveal leakage and the need to undertake repair. It is, therefore, important that further investigation on these points should be concluded in order that the extent of any future repairing liability can be determined.

The plumbing, where visible, comprises copper and plastic pipework. No significant leakage was noted on the surface, although most of the pipework is concealed in ducts and floors. Adequate water pressure was obtained from the various sanitary fittings when these were tested over a short period of time, and we therefore consider it reasonable to conclude that this system is satisfactory although we obviously cannot advise upon the internal condition of the service piping. **(Condition rating 1)**

1



#### G4 Heating

There is an old wall mounted gas fired boiler in the kitchen and this has a wall mounted flue and is believed to provide hot water as well as firing a central heating system of radiators. The boiler may be at or near the end of its useful life. 2

The installation of central heating systems is a specialist fitment. As a general rule we would advise that the main component parts, in particular the boiler, will have a life expectancy of some ten to fifteen years depending upon the quality of maintenance during that time.

At the time of our inspection all of the component parts were noted to be in place. It is however advised that the boiler and other constituent components do appear to be of some age and, therefore believe it reasonable to anticipate future repair / replacement of part of the installation as a future repairing liability. **(Condition Rating 2)**

At this stage formal legal enquiries should determine whether the system is maintained by way of a formal service agreement with an appropriately qualified heating services provider. If so, copies of any service agreement should be obtained, studied and maintained by you during the period of your ownership.

In the absence of any suitable service agreement it is advised that it would be prudent on your part, prior to exchange of contracts, to arrange for a reputable Gas Safe registered heating contractor to attend at the property to undertake an inspection and to advise upon the current condition of the central heating installation, whether any of the main component parts are approaching the end of their useful life expectancy and, if so, the likely cost implications of repair.

Thereafter it is advised that it would be prudent on your part to have the system maintained on an annual basis, ideally by way of a formal service agreement with an appropriately qualified reputable heating contractor.

#### G5 Water heating

Hot water is supplied by the boiler with supplementary hot water provided by an immersion heater fitted to a copper hot water cylinder within the airing cupboard. The cylinder has a loose fitting insulation jacket and this is indicative of its age. It may therefore be at or near the end of its useful life. Both the hot water cylinder and the immersion heater should be checked and serviced at the same time as the central heating installation, please see our comments under Section G4 above. **(Condition Rating 2)**. 2

#### G6 Drainage

The property is believed to benefit from a mains drainage installation, however, your legal adviser should confirm that the property connects directly to the public sewer and also establish whether there has been any past drainage problems at the property or in the immediate vicinity. NI

No visible inspection chambers were noted within the curtilage of the site and we are therefore unable to comment on any aspect of the below ground drainage system. In any event the only true way of telling the condition of the drainage system is by means of a specialist test of the full system utilising CCTV cameras. It may therefore be necessary to form inspection chambers



Services

within the site curtilage to enable future access to the drainage system for maintenance/repair purposes. **(Condition rating NI)**

In a property of this age, there is a likelihood that drain defects will have developed. It should be appreciated that an inspection of the accessible manholes cannot conclusively confirm that other hidden areas are free from defect. This can only be ascertained by a detailed drains test.

The foul drainage system should be monitored on an ongoing basis and repair undertaken at the first sign of any future damage. It is recommended that legal enquiries should confirm the extent of any private sections of drainage, that mains drainage connection has been completed and your obligations to contribute towards the cost of repair, particularly if shared with adjacent properties. It is further advised prior to legal commitment to purchase that you should make enquiries of your building insurers to determine whether repairs to the foul drainage system would be a fully insured peril.

The visible waste pipes and soil stack appear to be satisfactory where inspection is possible. We cannot comment upon sections of waste pipes or the soil stack which are run internally or within ducts and voids.

G7 Common services

Not applicable.

N/A

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# H

## Grounds (including shared areas for flats)

The rear garage elevation could not be seen externally due to boundary constraints or internally due to the extent of storage.

Condition rating



### H1 Garage

The property benefits from a mid terraced single lock up garage within an adjacent block. It is of brick and block construction under a flat roof with mineral felt cladding. There is a metal up and over door and there are PVC rainwater fittings.

1

Access to the garage is over a shared court having a very worn tarmac surface. Your legal adviser must confirm the full extent of all rights of way and shared maintenance responsibilities in this respect.

No serious defects were noted in respect of the main elevations. The felt cladding to the roof was noted to be generally worn but with no evidence of damp penetration at the present time. The underlying ceiling was tested with a moisture meter and found to be dry. An above average maintenance/renewal liability will apply to this roof.

The metal up and over door was found to open and close satisfactorily.

Our internal inspection was impeded by some general storage which you should ensure is removed prior to purchase.

The garage does not benefit from power and light supplies and we formed the overall impression that it offers only the most basic, albeit serviceable ancillary garage/storage accommodation subject to individual requirements and to effective ongoing maintenance and refurbishment. **(Condition Rating 1).**

### H2 Other

Not applicable.

N/A

### H3 General

The front garden slopes gently down from left to right, our directions being taken from the road side facing the front elevation of the house. The garden incorporates a gravel path together with the usual lawn and borders. The side boundaries are open with a coniferous hedge to the front boundary.

2

The rear garden slopes down from the house to the rear boundary and incorporates an area of raised timber decking which was noted to be reasonably firm underfoot with secure ballustrading but with loose steps which should be secured. Extreme caution should be exercised in the use of the timber decking during wet weather as it will be extremely slippery at that time. You should ensure that surface water drains effectively rather than ponding directly beneath the decking.

The remaining garden incorporates the usual lawn and borders together with a lower level area

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accessed via steps in respect of which the fitting of a safety handrail would be desirable.

The lower level area is enclosed by a dwarf block retaining wall in tired condition but with no evidence of serious structural distress. Improved surface water drainage arrangements may be required in respect of this area, although we noted no ponding of rainwater at the time of inspection.

Timber panel fencing to the side boundaries was noted to be in totally dilapidated condition and early boundary maintenance expenditure is likely to be required. Your legal adviser must confirm the full extent of all boundary maintenance and responsibilities.

There is a coniferous hedge to the rear boundary and this may be concealing other fencing, the condition of which cannot be confirmed. Both this hedging together with the similar hedging to the front boundary to the front garden are within influencing distance of the structures, that is to say the distance within which trees can affect the drains and foundations of the property. Their future growth should therefore be carefully controlled and some initial and thereafter regular pruning will be required. Specialist advice may be obtained if required from a specialist arboriculturist as to an effective programme of future tree management in order to minimise the risk of future structural problems arising.

The gardens and especially the boundaries have generally been rather poorly maintained in recent years with some early expenditure likely to be required, especially in respect of the timber panel fencing to the side boundaries within the rear garden. This fencing incorporates a pedestrian gate leading to a shared private footpath which has been obstructed with general garden debris and your legal adviser should confirm the full extent of all rights of way and shared maintenance liabilities in this respect as some early expenditure will be required. **(Condition Rating 2)**.

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# I

## Issues for your legal advisers

The surveyor does not act as 'the legal adviser'. However, if, during the inspection, the surveyor identifies issues that the legal advisers may need to investigate further, the surveyor will refer to these in the report. The surveyor will not comment on any legal documents or any materials that may be included in a Home Information Pack.

### I1 Regulation

Since April 2002 it has been a requirement of the Building Regulations to either obtain building regulation consents or FENSA certificates of compliance with building regulation requirement. Your legal advisor must confirm the date of installation of replacement windows and that appropriate consents / certificates of compliance were received.

It is believed possible that alterations have been made to the electrical installation that fall under the requirements of the Building Regulations. Therefore your legal advisor must confirm that appropriate consents or Part P approved NICEIC / ECA certification of the electrical installation are available.

### I2 Guarantees

Your legal adviser should confirm the full extent of any outstanding guarantees that may affect the property and ensure that all appropriate documentation is transferred to you.

### I3 Other matters

It is assumed that you propose to purchase the property by way of the freehold interest with vacant possession upon completion and for the purposes of this report that there are no restrictive covenants or other encumbrances affecting the property – legal advisor to verify.

Linnets Way is made up and assumed to be Adopted by the Local Authority but your legal adviser must confirm this.

Your legal adviser must confirm the full extent of all rights of way and shared maintenance liabilities in respect of both the garage court, together with the shared private footpath serving the rear garden.

Where works are to be carried out either to or near a party structure, a property owner has a legal responsibility to serve notice upon any affected adjoining owners in accordance with the requirements of the Party Wall etc., Act 1996. Your legal adviser must fully explain the implications of this to you.

# J

## Risks

This section covers defects that need repairing or replacing, as well as issues that have existed for a long time and cannot reasonably be changed but may present a health and safety risk or hazard. If the defects affect specific elements, they will be referred to in the individual section. Other risks or hazards that also affect value are also reported.

### J1 Risks to the building

The following risks have been identified that may impact upon the condition of the property:

#### Movement:

The vendors advise that they have occupied the property for some nine years and are unaware of any past history of structural movement affecting the property.

We applied a spirit level to both floors throughout the property together with the internal and external walls and within the limitations of a single inspection noted no evidence of significant subsidence, settlement or other structural movement.

From our local knowledge, the property may be built upon a shrinkable subsoil. This is susceptible to shrinkage or expansion according to its moisture content, and seasonal movement cannot be ruled out, especially during long spells of dry weather. Accordingly, we recommend that you ensure that the property insurance policy contains adequate provision against subsidence, landslip and heave.

#### Damp:

Tests were taken with a moisture meter at random points to internal wall, floor and other surfaces with no evidence of any significant rising or penetrating dampness being detected.

No indications of any problems with condensation were noted. However, condensation may be a problem for one occupier where it was not for the previous one. It can often be controlled by careful management of heating and ventilation rather than by physical works.

#### Timber:

No significant defects were found, although a full inspection of all internal timbers was not possible. However, the property is of a borderline age so far as possible wood boring beetle infestation, decay and other timber defects are concerned. We cannot therefore rule out the possibility that closer examination of individual timbers may reveal such defects in which event specialist advice/remedial treatment should be commissioned as appropriate.

### J2 Risks to the grounds

No adverse factors were noted, although we have not seen a copy of any environmental survey report and recommend that such a report should be commissioned.

### J3 Risks to people

Property address:

The following risks were noted that may impact upon the health and safety and quiet enjoyment of the property user:

E7 – Porch step.

E8 – Television aerial.

F1 – Asbestos cement flue in roof void.

F7 – Glazing to internal doors, ballustrading to staircase.

H3 – Garden steps.

#### J4 Other

The surveyor is unaware of any development or road widening proposals that are likely to affect the property directly. It is recommended however, that you instruct your legal adviser to make the usual searches in this regard.

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# K

## Valuation

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 adviser 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 enquiries, and that you have applied for and acted in line with all necessary planning permission and Building Regulations permission (including permission to make alterations); 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 the report.

Other considerations affecting value:

None

***In my opinion the current market value on 28th April 2010 as inspected was:***

£  
0

TENURE Freehold

AREA OF PROPERTY (M<sup>2</sup>)\* 84

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

*\* Approximate gross external area of the building or flat.*

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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## 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 name:

Surveyor's RICS number:

Qualifications:

Address: Romans Surveyors  
Crowthorne House  
Nine Mile Ride  
Wokingham  
Berks  
RG40 3GZ

E-mail address: [surveyors@romans.co.uk](mailto:surveyors@romans.co.uk)

Website: [www.romanssurveyors.co.uk](http://www.romanssurveyors.co.uk)

Phone number: 020 8843 8210

Fax number: 020 8843 8219

Date this report was produced:

Property address:

Customer's name:

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## What to do now

### Getting estimates

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 estimates for all the repairs and further investigations the surveyor may have identified.

You should get at least two estimates 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 estimates 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. You can get more advice on these from the Government's website at [www.direct.gov.uk/en/HomeAndCommunity/Planning/index.htm](http://www.direct.gov.uk/en/HomeAndCommunity/Planning/index.htm).

### Further investigations

If the surveyor was concerned about the condition of a hidden part of the building or could only see part of a defect, or does not have the specialist knowledge to fully assess part of the property, they 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. It is not possible to tell you which one because 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. You can also get more advice on how to find an appropriately qualified person from the Government's website mentioned above.

### What will the further investigations 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 estimates.
- 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 dealt with they may develop into more serious repairs. Flat roofs and gutters are typical examples. These can quickly get worse without warning and result in serious leaks.

As a result, you should regularly check elements with a condition rating 2 to make sure they are not getting worse.

## Description of the RICS HomeBuyer Service

### The service

The RICS HomeBuyer Service includes:

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

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

- 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 exchanging contracts (if the property is in England, Wales, Northern Ireland, the Isle of Man or the Channel Islands) or concluding an offer (if the property is in Scotland).

### 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 they do not take up carpets, floor coverings or floorboards, move furniture, remove the contents of cupboards, remove secured panels or undo electrical fittings. If necessary, the surveyor will carry out parts of the inspection when standing at ground level from public property next door.

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 three metres above level ground (outside) if it is safe to do so.

### Services to the property

Services are often hidden within the construction of the property and, as a result, only the visible parts of the available services can be inspected. The surveyor will not carry out specialist tests, or test or assess the efficiency of electrical, gas, 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.

Buildings with swimming pools and sports facilities are also treated as permanent outbuildings, but the surveyor will 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 will assess the general condition of outside surfaces of the building, as well as its access areas (shared hallways, staircases and so on). The surveyor will inspect roof spaces only if they can gain access to them from within the property. The surveyor will not inspect drains, lifts, fire alarms and security systems.

### Dangerous materials, contamination and environmental issues

The surveyor will not make any enquiries about contamination or other environmental dangers. However, if they suspect a problem, they 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 will not carry out an asbestos inspection, and will not act as an asbestos inspector when inspecting properties that may fall within the Control of Asbestos Regulations 2006. With flats, the surveyor will assume that there is a dutyholder (as defined in the regulations), and that an asbestos register and an effective management plan is in place which does not need any immediate payment or present a significant risk to health. The surveyor will not consult the dutyholder.

### The report

The surveyor produces a report of their 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 as 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 dealt with.

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

- A Introduction to the report
- B About the inspection
- C Summary of the condition ratings
- D About the property
- E Outside of the property
- F Inside of 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 HomeBuyer Service

House diagram

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 1

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

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 3

Defects that are serious and/or need to be repaired, replaced or investigated urgently.

NI Not inspected

The surveyor will note in their report if they were not able 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 will 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.

If, during the inspection, the surveyor identifies issues that your legal advisers may need to investigate further, the surveyor will refer to these in the report. The surveyor will state the Energy Efficiency Rating and Environmental Impact Rating as stated on the Energy Performance Certificate on the home, if available. The surveyor will not specifically comment on any legal documents or any documents that may be included in a Home Information Pack or Home Report.

The surveyor reports on property-related risks or hazards that will include defects that need repairing or replacing, as well as issues that have existed for a long time and cannot reasonably be changed but may present a health and safety risk or hazard.

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

### The valuation

The surveyor gives their opinion on both the market value of the property and the reinstatement cost at the time of their inspection. (See the 'Reinstatement cost' section opposite.)

### Market value

'Market value' is the estimated amount a property should exchange for, 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 will assume that:

- an inspection of those parts which have not yet been inspected would not identify significant defects or cause the surveyor to alter their 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 will assume that:

- the property is sold with 'vacant possession' (your legal adviser 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 you have applied for and acted in line with all necessary planning permission and Building Regulations permission (including permission to make alterations); 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 will report any more assumptions they have made or found not to apply.

If the property is leasehold, the general advice referred to above will explain 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 will help you decide on the amount of buildings insurance cover you will need for the property.

### Standard terms of engagement

- 1 The service – the surveyor will provide 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 give you additional advice.
- 2 The surveyor providing the service will be a full Member or Fellow 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 will 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 the 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 will not provide the service (and will report this to you as soon as possible) if, after arriving at the property, they decide that:
  - a they lack 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, they will explain the reason to you.

- 6 Liability – the report is provided for your use, and the surveyor cannot accept liability if it is used 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.