

RICS **HomeBuyer** Report...

Property address

1 The House
New Street Road
Anytown

Client's name

Mr & Mrs Johnson

Date of inspection

02 February 2020



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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.

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About the inspection

Surveyor's name	Nick Cobb		
Surveyor's RICS number	0072983		
Company name	Nick Cobb BSc MRICS		
Date of the inspection	02 February 2020	Report reference number	NC05032020201836
Related party disclosure	I have no interest in the sale of this property.		
Full address and postcode of the property	1 The House, New Street Road, Anytown		
Weather conditions when the inspection took place	It was dull and cloudy but dry at the time of inspection.		
The status of the property when the inspection took place	The property was occupied and fully furnished at the time of inspection.		

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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.

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Overall opinion and summary of the condition ratings

This section provides our overall opinion of the property, and summarises the condition ratings of the different elements of the property.

If an element is made up of a number of different parts (for example, a pitched roof to the main building and a flat roof to an extension), only the part in the worst condition is shown here.

To make sure you get a balanced impression of the property, we strongly recommend that you read all sections of the report, in particular the 'What to do now' section.

Our overall opinion of the property

The property is considered to be a realistic proposition for purchase.

No significant structural defects were noted, and good quality single and 2-storey extensions have recently been added to the rear, although the original property has considerable scope for further improvement as detailed within this report.

3

Section of the report	Element Number	Element Name
F: Inside the property	F1	Roof structure
G: Services	G1	Electricity

2

Section of the report	Element Number	Element Name
E: Outside the property	E1	Chimney stacks
	E3	Rainwater pipes and gutters
	E4	Main walls
	E7	Conservatory and porches
	E8	Other joinery and finishes
F: Inside the property	F2	Ceilings
	F3	Walls and partitions
	F7	Woodwork (for example, staircase and joinery)
	F8	Bathroom fittings
G: Services	G2	Gas/oil
	G3	Water
	G4	Heating
	G6	Drainage

1

Section of the report	Element Number	Element Name
E: Outside the property	E2	

E5

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Roof coverings
Windows

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C

Overall opinion and summary of the condition ratings (continued)

F: Inside the property	E6	Outside doors (including patio doors)
	F4	Floors
	F5	Fireplaces, chimney breasts and flues
	F6	Built-in fittings (built-in kitchen and other fittings, not including appliances)
G: Services	G5	Water heating
H: Grounds(part)	H1	Garage

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D About the property

Type of property	2-storey extended semi-detached house.
Approximate year the property was built	1883
Approximate year the property was extended	2016
Approximate year the property was converted	n/a
Information relevant to flats and maisonettes	n/a

Accommodation

Floor	Living rooms	Bed-rooms	Bath or shower	Separate toilet	Kitchen	Utility room	Conser-vatory	Other	Name of other
Lower ground	2		1		1				
Ground		4							
First									
Second									
Third									
Other									
Roof space									

Construction

The original property is of 13" solid brick construction, under a slate roof on a pitched timber frame. The single and 2-storey extensions are of cavity brick construction also with slate roof coverings.

The ground floor is of solid concrete construction, and the first floor of suspended timber construction.

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About the property (continued)

Energy

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

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

Energy-efficiency rating

32

Environmental
impact rating

30 (this was undertaken before the extensions were constructed)

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

The property lies on a good sized plot. There is a large double garage/office with a greenhouse, shed and garden stores.

Location

The property lies in a rural location.

There is a constant drone from the nearby A34 main road.

The road serving the property is made up and adopted by the Local Authority and is rarely busy.

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About the property (continued)

Facilities

There are only very limited local amenities available in the village. The property is within easy reach of Windsor, where more comprehensive facilities are available.

Local environment

The property is not considered at risk from flooding, and there is a possibility of some clay in the subsoil.

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E

Outside the property

Limitations to inspection

1 2 3 NI

E1 Chimney stacks

The property has a large feature shared chimney stack with the adjoining house which is of brickwork construction is sealed to the adjoining roof covering with lead flashings. 2

Original pots have been removed. It is important to confirm that any open flues have been capped and ventilated. Pots should be fitted if fireplaces are to be utilised.

From ground level observation no distortion to the stack was noted, although mortar pointing is deteriorating. An overhaul of stack is required, and you should appreciate that works to chimneys will require the provision of scaffolding or hydraulic lifting equipment which will considerably add to the cost. This is not an immediate necessity.

E2 Roof coverings

The main roof is of double pitched construction with double pitched gables to front and rear, and a single section gable to the rear. All is clad with natural slates. 1

My internal inspection confirmed that the roof has been stripped and re-covered which has enabled felt to be provided to the underside as a secondary protection against damp penetration.

From ground level observation no distortion to the roof was noted, all slates are in place, although a minor overhaul is required to replace a couple of cracked slates.

The lower side gable roof has been adequately sealed to the main walls with lead flashings.

The 2-storey extension to the side/rear has a hipped roof clad with matching slates and terminated with concrete hip and ridge tiles. This also has a matching feature gable to the rear. This roof is in good condition.

The single storey rear extension has a double pitched roof clad with natural slates and incorporating five double glazed skylights. This has been constructed to a good standard and has been well sealed to the main walls with leadflashings.

E3 Rainwater pipes and gutters

The rainwater disposal system comprises of original cast iron guttering to the front discharging into two cast iron downpipes which feed into the main drainage system. Original cast iron goods also remain to the rear of the original property. These are all rusting and in poor condition, and require replacement in PVC. 2

Modern plastic guttering has been provided to the extensions, with downpipes discharging into the ground or into surface water drains, and presumably into the main drain or possibly into a soakaway in the rear garden.

E4 Main walls

The walls to the original property are of 9" or 13" solid brick construction, which in a property of this age are likely to be supported on minimal stepped brick foundations. It is therefore essential to prevent leaks from drainage or rainwater systems which could affect 2

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E

Outside the property (continued)

soil around foundations and lead to structural movement.

The majority of the original property was tile hung, although this has been removed in places which has resulted in an unsightly appearance. The existing tile hung elevations are in poor condition with a large number of broken and damaged tiles requiring removal or replacement.

No evidence of any serious structural movement caused by subsidence, settlement or landslip was noted, although considerable cosmetic attention is required to the original property.

To the rear of the original house, considerable damp staining has occurred due to excessive moisture from the oil fired boiler which may be incorrectly sited.

The extensions are of cavity brick construction, and have been constructed to match the original property. These will have traditional concrete strip foundations and incorporate cavity wall insulation to improve energy efficiency. The extensions have clearly been constructed to a good standard, with no evidence of any defects noted.

The original property would have been constructed with a slate damp proof course. This is typical construction for its age and type and as the slate ages it becomes less effective as a barrier against rising dampness and this will lead to dampness in the masonry above damp proof course level and affect internal decorations and timbers. High readings internally, suggesting the damp proof course has failed and a full report is required.

There is a PVC damp proof course to the base of external walls to the extensions. This is at a sufficient height above the surrounding ground level to prevent splashback causing damp penetration.

There is no requirement for sub floor ventilation as the ground floor is of solid concrete construction.

E5 Windows

The property has replacement PVC double glazed windows throughout to the original property. These are of a very basic quality and not in keeping with the age and style of the house. They appear to date from the 1980s and no trickle vents have been incorporated to prevent condensation dampness. Consideration should be given to their fairly early replacement to match those already provided to the extension. The windows to the extension are also of PVC double glazed construction but are of a good quality, and incorporate trickle vents.

No failed sealed units were noted to any windows, and immediate replacement is not essential.

1

E6 Outside doors (including patio doors)

There is a PVC double glazed replacement door to the front of the property. This is not in keeping with the age and style of the house and is dated, and ideally should be replaced.

There is a good quality glass panelled composite door to the side, and aluminium bi-fold doors to the rear extension. These should have FENSA Certificates if not covered by Building Regulation approval for the extensions.

1

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E

Outside the property (continued)

E7
Conservatory
and porches

There is a porch to the front of the property which is of solid brick construction, with a mono-pitched roof clad with artificial slates. The cement filleting has not been provided to the end of the slates and this should be provided. This roof is not in keeping with the remainder of the property, and has been poorly sealed to the adjoining walls with a cement and tiled fillet of a poor quality, and this should be replaced with more durable lead flashings. No structural defects to the porch noted, although it has an unsightly external appearance.

2

E8
Other joinery
and finishes

The property has softwood fascias, soffits and bargeboards. To the original property these are in poor condition with some rot noted and require a complete overhaul or replacement. Softwood fascias, soffits and bargeboards to the extension are in good condition, but will require regular ongoing maintenance.

2

E9
Other

None.

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F

Inside the property

Limitations to inspection

Some fully fitted floor coverings prevented a detailed inspection of floor surfaces.
No access to the roof structure of the 2-storey extension was available.

1 2 3 NI

F1 Roof structure

The roof structure is of hand-cut timber construction comprising of sizeable timbers with rafters being supported by purlins and struts, and there is now felt to the underside of the slates as a secondary protection against damp penetration.

No serious fracturing or distortion to the structure was noted, nor any active woodworm or other significant timber defects.

The felt is in reasonable condition, although slightly torn.

There is no party wall provided between this and the adjoining cottage which is a safety and security concern. This may affect any house insurance policy you may have, and this wall should be provided preferably at joint expense. Building Regulation Approval may be required, or it should at least be constructed to provide the necessary fire protection to conform to Regulations.

Insulation has been provided to a satisfactory thickness between ceiling joists.

There is evidence considerable bat droppings within the roof space, although these may have occurred before the roof was stripped and re-covered. Bats are a protected species, although were not visible at the time of inspection.

Improved cross ventilation is required to prevent condensation which can lead to timber decay. Soffit vents should be provided externally where possible.

No access to the roof structure of the 2-storey extension was available.

F2 Ceilings

Ceilings are mainly of the original plaster and lathe construction to the original property, with plasterboard to the extensions.

Plaster and lathe ceilings can be adversely affected by central heating which dries out the ceiling plaster to such an extent that it loses its support and can be danger of collapse.

Artex ceilings in places are very unsightly, and could have an asbestos content. It is likely that they could be skimmed over to create a smooth painted finish prior to redecoration, although the lounge ceiling may require complete replacement.

All plasterboard ceilings are in good condition.

F3 Walls and partitions

Internal walls are of solid masonry construction mainly with a plastered finish with textured coating on the landing, and exposed brickwork in the entrance porch.

No serious fracturing or distortion was noted, nor any large areas of defective plaster, although hollow sections were noted in places which will require patch repairs or general replastering during your improvements to the property.

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F

Inside the property (continued)

Dampness was noted to a number of ground floor walls, and it is likely that a replacement damp proof course will be required, and this will necessitate internal replastering to a height of 1 meter.

You may wish to plaster in the entrance porch, which has an unsightly exposed brick finish.

Textured coatings on the landing could have an asbestos content and should be skimmed over if possible, or only removed by a specialist or after the coatings have been checked for asbestos.

F4 Floors

The ground floor is of solid concrete construction and the first floor of suspended timber construction. 1

Fully fitted floor coverings prevented a detailed inspection of floor surfaces but no evidence of any floor slab settlement to the ground floor was noted, nor any undue springiness or deflection to first floor timber floors.

Original concrete floors may well not have been constructed with the benefit of a damp proof membrane, and should fitted floor coverings be removed then dampness should be expected.

The modern concrete floors will have a damp proof membrane provided.

There is a strong likelihood of woodworm in a property of this age if treatment has not been carried out. In the absence of a long-term guarantee, it would be prudent to commission a specialist report, but this will necessitate the removal of fitted floor coverings.

F5 Fireplaces, chimney breasts and flues

There is a feature brick fireplace in the lounge which is utilised for the burning of solid fuel. There appears to be no pot to the chimney, and this should be installed if not in place. 1

Disused flues should be capped and ventilated to prevent damp penetration and entry by birds. No other flues are apparently in current use.

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

A modern kitchen has been installed incorporating a built-in Range, wine cooler, dishwasher, oven, microwave and boiling tap. The large built-in fridge is also to remain. The appliances were not tested but are of a good specification, and the kitchen is of a good quality. 1

Built-in cupboards in one of the bedrooms are in very poor condition.

F7 Woodwork (for example, staircase and joinery)

Internal doors to the ground floor have mostly been removed, with none present to the lounge or dining room. Only a single door remains of hollow panelled glass construction, and this is in poor condition. 2

There are stable type wooden doors to the first floor, also of a poor quality, and some are ill-fitting.

Windows and external doors were checked for ease of operation where possible. The early replacement windows dating from the 1980s are not in keeping with the style of the

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F

Inside the property (continued)

property and are dated. There are no fully opening fire escape windows provided, and no trickle vents installed to prevent condensation dampness. Serious consideration should be given to their early replacement, although this is not immediately essential.

The windows to the modern extensions are in good condition.

The external doors are generally good, although the front door is of a poor quality. The front door was not tested.

Softwood skirtings and architraves have been installed throughout. These are of a variety of styles, and there are missing sections in a number of rooms. General improvement is required during your upgrade of the property. A number are likely to require replacement, and will require removal to enable damp proofing works to be undertaken.

The staircase is of traditional softwood timber construction being fully enclosed but no evidence of any weakness to the treads and risers was noted. It is original, and is showing signs of age, although immediate replacement is not essential.

F8
Bathroom fittings

The property has a 4-piece bathroom suite to the ground floor. This is very dated with a particularly poor quality shower, and although fittings were operating adequately, early refitting is required. A good quality extractor fan should be provided to prevent condensation dampness.

2

F9
Other

None.

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Services

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

Limitations to inspection

Some electrical wiring and pipework could not be inspected.

G1 Electricity

1 2 3 NI

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 property has a mains electrical supply with the meter and consumer unit being located in the dining room cupboard. All visible wiring is in insulated cabling, and the consumer unit incorporates mini circuit breakers for additional safety. **3**

No obvious defects were noted, but in the absence of a recent Electric Safety Certificate should be checked by an NICEIC approved contractor and upgraded if necessary to current IEE Regulations.

It should be ensured that the mains water supply pipe has been earthed, which is a safety requirement.

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.

There is no mains gas to the property. This is replaced with oil with Calor gas being provided for the cooker. **2**

The oil boiler is immediately adjacent to the extension and was extracting large amounts of vapour at the time of inspection, and this was causing damp staining to the boundary wall and rear main wall of the property.

The entire system should be checked by an OFTEC registered contractor, and it should be confirmed that all necessary consents and approvals were obtained for its installation in its location and that this is satisfactory and conforms to Regulations.

G3 Water

The property has a mains water supply. There is a stopcock and water meter to the front of the property. **2**

All visible pipework is in copper. Cold water is provided at mains pressure with no storage facility available. This has resulted in good water pressure. No leaks were noted at the time of inspection, although some pipework is dated and could fail at any time.

It should be ensured that the mains water supply pipe is not of the original lead

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Services (continued)

construction which is potentially injurious to health. It should also be confirmed that the mains water supply pipe has been earthed to conform to current regulations.

G4 Heating

The property has oil fired central heating provided by an externally located Worcester oil fired boiler. This provides hot water and space heating through radiators throughout the property. 2

The boiler is of fairly recent installation, but was producing high levels of moisture affecting the boundary wall and rear main wall of the property. It should be confirmed that its location is satisfactory.

Internally, a number of radiators are dated and there is unsightly exposed pipework throughout the property. The entire system should be checked by an OFTEC approved contractor and thereafter maintained under an annual maintenance contract.

It should be ensured that all the necessary consents and approvals were obtained for the installation of the boiler, which is of a good quality and is appropriate for its external location.

Good levels of heat were obtained from radiators at the time of inspection.

G5 Water heating

Hot water was available from all hot water taps at the time of inspection. 1

There is a hot water system in the kitchen providing instantaneous boiling water. This was also operating well.

G6 Drainage

The property has private drainage, with a septic tank being located in the rear garden. 2

The septic tank itself is every dated and was not fully inspected, although a new cover has recently been fitted. I understand that this is a very large tank and is only currently emptied at approximately three yearly intervals, although of course this would depend on the degree of usage. It would be prudent to have the tank fully inspected as it is not a modern tank and may have a limited expected lifespan.

Waste pipes discharge into a gully to the side of the property and thereafter into the septic tank. One of the two inspection chambers in the drive could be lifted, and revealed no evidence of any blockage, and waste was running freely through the system at the time of inspection.

Surface water presumably discharges into a soakaway in the rear garden, although this could not be traced or tested.

G7 Common services

None.

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H

Grounds (including shared areas for flats)

Limitations to inspection

1 2 3 NI

H1
Garage

The property has a large detached garaged with office/studio above. This is of brickwork construction with a double pitched tiled roof with a concrete base and roller doors. These have been concealed by plywood externally, although could easily be uncovered.

No significant defects were noted, although my inspection was restricted by a number of stored items.

The skylights to the roof have been adequately sealed to the adjoining tiles.

1

H2
Other

There is an aluminium greenhouse in the rear garden of a basic quality.

There is a timber shed in satisfactory order, and a number of poor quality dilapidated stores which ideally should be removed.

NI

H3
General

The property occupies a good sized plot. It is accessed via a 5-bar gate to the front of the property and is generally surrounded by post and rail fencing with a brick wall to part of the left-hand rear boundary, and also hedging. There is a concrete drive leading to the garage, and a feature pond in the rear garden.

The site has some scope for improvement, but no significant defects were noted, and it benefits from attractive views over fields to the rear.

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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

It is essential to confirm that all necessary consents and approvals were obtained for single and 2-storey extensions constructed in approximately 2015. A Completion Certificate should be provided.

I2 Guarantees

Any central heating service records should be provided, together with confirmation that the boiler has a Building Regulation Compliance Notice available.

Details of any damp or timber guarantees should also be provided.

I3 Other matters

Your Legal Advisers should clarify ownership/maintenance liabilities in respect of boundary walls and fences, and confirm the tenure of the property as freehold.

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Risks

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

J1 Risks to the building

The property is at greater than average risk of structural movement due to the minimal size of foundations likely to be present, and it is therefore important to maintain the drains and rainwater disposal system in good condition at all times.

Dampness noted to the original property requires investigation by a specialist damp proofing contractor. It is likely that a replacement damp proof course will be required, together with associated replastering to the contractor's specification.

My inspection of timbers was very restricted. A property of this age is likely to have woodworm in unseen areas and in the absence of a long-term timber guarantee a full detailed report should be carried out as a precautionary measure.

J2 Risks to the grounds

The grounds are not at any particular risk of flooding or erosion.

J3 Risks to people

The electrical installation should be checked by an NICEIC approved contractor and upgraded if necessary. An Electric Safety Certificate should be provided upon completion of any works.

The oil installation should be checked, and it should be confirmed that all necessary consents and approvals were obtained for the location of the boiler in its current site.

I would recommend the installation of an electric smoke alarm system for additional safety.

The pond is an obvious risk to small children.

J4 Other

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Valuation

In my opinion the Market Value

02 February 2020

as inspected was:

£ 490000

FOUR HUNDRED AND NINETY THOUSAND POUNDS

(amount in words)

Tenure

Freehold

Area of property (sq m)

153

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

£ 275000

TWO HUNDRED AND SEVENTY FIVE THOUSAND POUNDS

(amount in words)

In arriving at my valuation, I made the following assumptions.

With regard to the materials, construction, services, fixtures and fittings, and so on I have assumed that:

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

With regard to legal matters I have assumed that:

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

Any additional assumptions relating to the valuation

It is assumed that vacant possession of the property will be provided upon completion.

Your legal advisers, and other people who carry out property conveyancing, should be familiar with these assumptions and are responsible for checking those concerning legal matters.

My opinion of the Market Value shown here could be affected by the outcome of the enquiries by your legal advisers (section I) and/or any further investigations and quotations for repairs or replacements. The valuation assumes that your legal advisers will receive satisfactory replies to their enquiries about any assumptions in the report.

Other considerations affecting value

Note: You can find information about the assumptions I have made in calculating this reinstatement cost in the 'Description of the RICS HomeBuyer Service' provided. The reinstatement cost is the cost of rebuilding an average home of the type and style inspected to its existing standard using modern materials and techniques, and by acting in line with current Building Regulations and other legal requirements. This will help you decide on the amount of buildings insurance cover you will need for the property.

Property address

1 The House, New Street Road, Anytown



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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="0072983"/>	Qualifications	<input type="text" value="BSc MRICS"/>
For and on behalf of			
Company	<input type="text" value="Nick Cobb BSc MRICS"/>		
Address	<input type="text" value="Send Marsh Road"/>		
Town	<input type="text" value="Send"/>	County	<input type="text" value="Woking"/>
Postcode	<input type="text" value="GU23 7DG"/>	Phone number	<input type="text" value="07876 208359"/>
Website	<input type="text" value="http://www.nickcobbmricts.co.uk/"/>	Fax number	<input type="text"/>
Email	<input type="text" value="NickCobbMRICS@gmail.com"/>		

Property address	<input type="text" value="1 The House, New Street Road, Anytown"/>	
Client's name	<input type="text" value="Mr & Mrs Johnson"/>	Date this report was produced <input type="text" value="5 February 2020"/>

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Property address	<input type="text" value="1 The House, New Street Road, Anytown"/>
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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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What to do now

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

https://isurvworksmart.com/HBR_DHSSTEupdated_Dec_2016.pdf

https://isurvworksmart.com/leasehold_dhs_final.pdf

Property address



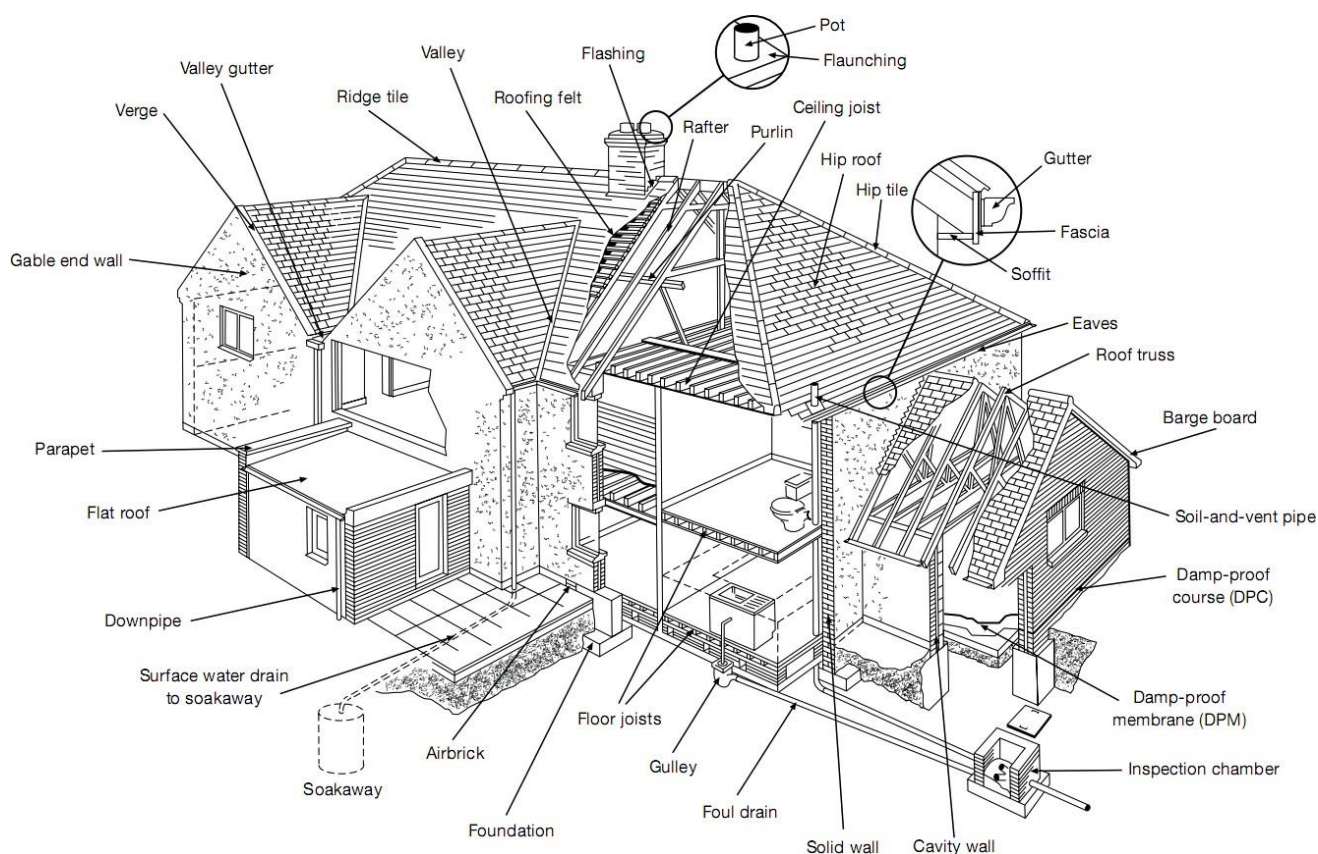
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Typical house diagram

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



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