

# RICS HomeBuyer REPORT

## Property survey and valuation

**Date of inspection:**

20th January 2010

**Property address:**

1000 Acacia Ave, New Town,  
Lalashire, NN1 1EU

**Customer's name:**

A N Other



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## **What to do now**

## **Description of the HomeBuyer Service**

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In a world where more and more people, governments, banks and commercial organisations demand greater certainty of professional standards and ethics, attaining RICS status is the recognised mark of property professionalism.

Over 100,000 property professionals working in the major established and emerging economies of the world have already recognised the importance of securing RICS status by becoming members.

RICS is an independent professional body originally established in the UK by Royal Charter. Since 1868, RICS has been committed to setting and upholding the highest standards of excellence and integrity – providing impartial, authoritative advice on key issues affecting businesses and society.



# 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; 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 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: Russell Francis

Surveyor's RICS number: 048331

Company name: Homesurv Ltd

Date of the inspection: 20th January 2010

Report reference number:

Related party disclosure:

I am not aware that there is any conflict of interest as defined in the RICS Valuation standards and RICS Rules of Conduct.

Full address and postcode of the property:

1000 Acacia Ave, New Town, Lashire, NN1 1EU

Weather conditions when the inspection took place:

The inspection was undertaken during dry conditions which followed a very cold period which included snowfall.

The status of the property when the inspection took place:

When I inspected the property it was occupied and fully furnished with fitted floor coverings laid to most rooms.



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## 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
	Defects which are serious and/or need to be repaired, replaced or investigated urgently.
	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.
	No repair is currently needed. The property must be maintained in the normal way.
	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.

# 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	E3 E4	Rainwater pipes and gutters Main walls
F: Inside of the property	F4 F9	Floors Other
G: Services	G1 G2	Electricity Gas / oil
H: Grounds	—	—

### 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	E1	Chimney stacks
F: Inside of the property	F1	Roof structure
G: Services	—	—
H: Grounds	—	—



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**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
	E5	Windows
	E6	Outside doors
	E7	Conservatory and porches
F: Inside of the property	F2	Ceilings
	F3	Walls and partitions
	F5	Fireplaces, chimney breasts and flues
	F6	Built-in fittings
	F7	Woodwork
	F8	Bathroom fittings
G: Services	G3	Water
	G4	Heating
	G5	Water heating
	G6	Drainage
H: Grounds	—	—

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

I consider the property to be a reasonable proposition for purchase at the agreed price of £212,500 provided you are prepared to accept the cost and inconvenience of dealing with the various repair/improvement works identified within the report. These matters are quite common in properties of this age and type. On the assumption that the necessary works are carried out to a satisfactory standard, there is no reason why there should be any difficulty on resale assuming normal market conditions.



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# D

## About the property

Type of property:

The property is a mid-terrace house and has one storey. It has not been subject to any major structural alteration or extension since construction. The front elevation faces east.

Approximate year the property was built:

1900

Approximate year the property was extended:

N/A

Approximate year the property was converted:

N/A

For flats and maisonettes:

Accommodation:

Floor	Living rooms	Bedrooms	Bath or shower	Separate toilet	Kitchen	Utility room	Conservatory	Other	Name of other
Lower ground								1	Cellar
Ground	3				1	1		1	Entrance hall
First		3	2					1	Landing
Second									
Third									
Fourth									
Roof space									

Construction:

The property is constructed using traditional materials and techniques.

The main walls are of 225 mm solid brickwork.

The main roof is of conventional timber frame construction covered with slate.

The ground floors are of suspended timber construction and solid construction and the first floors are of suspended timber construction.

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### Energy

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

- Energy-efficiency rating
- Environmental impact rating

### Outside the property:

The property has a forecourt and rear garden. There is no garage or garage space.  
There are no outbuildings.

### The location:

The property is situated in an inner urban locality comprising predominantly privately owned housing of a similar age and style.

### Facilities:

The property is situated close to the Kingsthorpe shopping centre and local schooling facilities.

### Mains services

- Electricity
- Gas
- Drainage
- Water

The ticked ✓ boxes show that the mains services are present.

### Central heating

- Electric
- Gas
- Solid fuel
- Oil

### Other services or energy sources

There are none.

**Local environment:**

The Health Protection Agency has identified the area of Northamptonshire as one in which, in more than 1% of the dwellings, the levels of Radon gas entering the property is such that remedial action is recommended. It is not possible in the course of an inspection/survey to determine whether Radon gas is present in any given building as the gas is colourless and odourless. Tests can be carried out to assess the level of Radon gas in a building. Test instruments and results are available by post from the Health Protection Agency, 7th Floor, Holborn Gate, 330 High Holborn, London, WC1V 7PP, Tel. 020 7759 2700, Fax. 020 7759 2733, Email [webteam@hpa.org.uk](mailto:webteam@hpa.org.uk) and other approved laboratories. The minimum testing period is three months. The Health Protection Agency strongly advises against using shorter term testing instruments as they can give misleading results. If tests have not been carried out they are recommended. Where Radon is discovered, it has been the experience of the Health Protection Agency that it is not expensive in proportion to the value of the property to effect the recommended remedial measures.

Although, I am unaware of this area having a recent history of flooding you are strongly advised to visit the Environment Agency web site [www.environment-agency.gov.uk](http://www.environment-agency.gov.uk) which will provide detailed information on this aspect. If your enquiries reveal that the area has in fact been affected by flooding you are advised to refer this information to the Surveyor as this may affect the advice given in his/her report. In addition, properties affected by flooding may be subject to higher insurance premiums or experience difficulty in arranging buildings insurance.

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Owing to the configuration of the site and the roof formation some sections of the rear roof slopes could not be seen.

Condition rating



## E1 Chimney stacks

### Main chimney stack

There is a single brick built chimney stack. The weather detailing at the base of the stack is formed by lead flashing. 2

Not untypical of brickwork in such an exposed location some deterioration is evident to the upper levels and repair is required. These repairs are considered to be more than normal maintenance but are not considered to be either serious or urgent. There are a number of obsolete flues and consideration could be given to capping and ventilating these to prevent direct rain penetration.

You are advised to instruct a competent building contractor to identify the full extent of the problems, recommend any remedial measures necessary and provide a quotation for the works required.

The owner of the neighbouring property may have a number of legal rights over this shared chimney. You should check with your legal adviser before you do any work, please refer to section section I below.

To repair the chimney safely, contractors may have to use appropriate access equipment (e.g. scaffolding, hydraulic platforms, etc.). This can increase the cost of the work.

Originally there was once a rear chimney stack but the upper levels to this have been removed in their entirety. **Condition rating 2**

## E2 Roof coverings

### Main roof

The main roof is of pitched construction with slate covering over a secondary waterproof barrier (roofing felt). 1

It is apparent that the slate covering to the main roof has been overhauled in recent years with either the original slates or reclaimed slates being laid on roofing felt. No serious defects of urgent repairs were observed but roof coverings of this age are likely to demand a high degree of on going maintenance.

At the point where the party walls extend beyond the roof level the abutment detail is formed by lead flashings. No serious defects of urgent repairs were observed to these flashings. **Condition rating 1**

### Rear bay roof

The rear bay roof has a flat roof with mineral felted covering.

No serious defects or urgent repairs were observed to this bay roof, normal maintenance will be necessary.

However, this roof is ageing and likely to require renewal in the not too distant future. You should be aware that flat roof coverings have a limited life compared with sloping roofs. They demand a high degree of maintenance and failure can occur with little warning. **Condition rating 1**



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### E3 Rainwater pipes and gutters

The rainwater gutters and downpipes are a mix of both PVC to the rear and metal to the front.

3

Several defects and deficiencies were noted to the system which require remedying. For instance, the gutters are blocked with vegetation, a downpipe is supported on bricks and a water butt to the bay has no overflow arrangement. The prolonged leakage of gutters and downpipes can lead to more serious problems such as deterioration of brickwork, internal dampness etc.

You are advised to instruct a competent building contractor to identify the full extent of the problems, recommend any remedial measures necessary and provide a quotation for the works required.

The owner of the neighbouring property may have a number of legal rights over this shared chimney. You should check with your legal adviser before you do any work, please refer to section I below.

To undertake repairs to high level components safely contractors may have to use appropriate access equipment (e.g. scaffolding, hydraulic platforms, etc.). This can increase the cost of the work.

**Condition rating 3**

### E4 Main walls

The main walls are of 225 mm thick conventional masonry construction with no air gap between the inside and outside faces (known as a solid wall). The outside face consists of brickwork.

3

Evidence of movement was observed in the form of brick courses being out of true to the two storey rear projection. Such movement is fairly typical of properties this age and construction and appears to be longstanding and non-progressive and the likelihood of further significant movement seems remote. No structural repairs are considered necessary.

It is unlikely that a property of this age would have been constructed with an effective damp proof course. However, there is evidence that a remedial chemical injection damp proof course has been installed to the base of some main walls.

A timber lintel which provides support over the kitchen window is affected by wet rot decay and requires replacement. This is an urgent repair as it could result in localised failure of the brickwork immediately above. In addition, the ends of two obsolete timbers to the rear elevation are affected by wet rot decay and require removal.

The decking/ground levels are high in relation to the internal floor level and can cause internal dampness in the case of solid brick walls. In addition, the level of decking and high ground levels are likely to be obscuring the vents which are necessary to provide ventilation to the sub floor area. This situation can lead to timber decay of the ground floor timbers, please refer to section F4 below. The decking requires removal, the ground levels/paths around the property reducing in height and additional vents installed to the base of the building to improve the sub-floor and cellar ventilation.

You are advised to instruct a competent building contractor to identify the full extent of the problems, recommend any remedial measures necessary and provide a quotation for the works required.

**Condition rating 3**



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**E5 Windows**

The windows have been replaced relatively recently and consist of UPVC double glazed sealed units.

1

No serious defects or urgent repairs were observed but normal maintenance will be necessary.

It is recommended that you Legal Adviser makes enquires to confirm that the replacement windows were installed with the appropriate consents and approvals, please refer to section I1 below.

It would be advisable to establish if transferable guarantees are in existence in respect of the replacement windows. **Condition rating 1**

**E6 Outside doors (including patio doors)**

The external doors have been replaced recently and consist of UPVC double glazed sealed units.

1

No serious defects or urgent repairs were observed but normal maintenance will be necessary.

It is recommended that you Legal Adviser makes enquires to confirm that the replacement doors were installed with the appropriate consents and approvals, please refer to section I1 below.

It would be advisable to establish if transferable guarantees are in existence in respect of the replacement doors. **Condition rating 1**

**E7 Conservatory and porches**

There is a small rear lean-to of UPVC construction with polycarbonate roof. This is of basic construction and of limited use.

1

No serious defects or urgent repairs were observed but normal maintenance will be necessary. **Condition rating 1**

**E8 Other joinery and finishes**

There are none. **Condition rating NI**

NI

**E9 Other**

There are none. **Condition rating NI**

NI



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Owing to the presence of fitted floor coverings and furniture I could not inspect most floor surfaces.

Owing to the configuration of the roof structure/access point the rear most roof space area could not be entered.

Condition rating



## F1 Roof structure

The main roof is of conventional timber frame construction.

2

There is some evidence of deflection to the timber framework but this is not untypical of roof structures of this age and it is not considered to be serious.

It is now standard building practice to install some form of permanent ventilation to roof spaces to prevent condensation occurring. Owing to the age of the property there is no such ventilation. Consideration should be given to installing some form of permanent ventilation soon. This is considered to be more than normal maintenance but it is not considered to be either serious or urgent. **Condition rating 2**

## F2 Ceilings

The ceilings are the original and of lath and plaster construction.

1

No serious defects or urgent repairs were observed but normal maintenance will be necessary.

Ceilings of this age will demand a high degree of on going maintenance.

The textured decorative coating to some ceilings may contain small amounts of asbestos fibres. If these are disturbed, they could be a safety hazard. You will have to use a contractor experienced in this type of work or an asbestos specialist when you want to decorate or repair the ceiling. This can be costly. **Condition rating 1**

## F3 Walls and partitions

The partition walls are a mix of brick and lightweight construction.

1

No serious defects or urgent repairs were observed but normal maintenance will be necessary.

Areas of hollow plaster were noted which is caused by a breakdown in the bond between the plaster and wall surface. It is a common problem in older properties. You should be prepared to anticipate that localised repair will be required as a matter of routine maintenance eg when existing wallpaper linings etc. are removed. It is not unusual to find that the extent of the plasterwork repairs are often much greater than anticipated. **Condition rating 1**



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### F4 Floors

The floors are of suspended timber construction and solid construction.

3

All floors were found to be reasonably level and firm. However, I have identified within section E4 above that there is a lack of ventilation to the voids beneath the timber ground floors and such conditions can lead to timber decay. I was unable to inspect the floor void and structural timbers beneath the surface of the floor and therefore further investigation is considered necessary.

You are advised to instruct a timber specialist firm, being a member of the Property Care Association (PCA) to inspect the timber floors and sub-floor areas to determine if there are any problems within the concealed areas and determine the extent of those problems, recommend any remedial works necessary and the likely cost involved.

Please also refer to section E4 where recommendations have been made for the reduction in ground/path levels and the improvement of the sub-floor and cellar ventilation. **Condition rating 3**

### F5 Fireplaces, chimney breasts and flues

Most chimney breasts are in tact with fireplaces in a number of rooms.

1

It is apparent that some fireplaces have been retained purely for esthetic purposes. The only useable fireplace is currently within the living room. No serious defects of urgent repairs were observed to this fireplace.

The upper levels of a rear chimney breast and the chimney have been removed. Your legal adviser should be requested to obtain confirmation that this structural alteration was undertaken with the appropriate local authority consents, please refer to section I1 below.

It was not possible for me to indicate or comment on the condition of the flues or presence of flue liners. No assumptions should be made as to the practicability of using the chimneys. I recommend that any flues should be checked and swept by an appropriately qualified person prior to use.

**Condition rating 1**

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

The kitchen is well fitted with units of an appropriate quality.

1

No serious defect or urgent repairs were observed but normal maintenance will be necessary.

**Condition rating 1**

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

Internal joinery includes skirting boards, architraves, door frames etc.

1

No serious defect or urgent repairs were observed but normal maintenance will be necessary.

**Condition rating 1**



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### F8 Bathroom fittings

There is a typical range of sanitary fittings in the bathroom and these are considered to be of an appropriate standard.

1

No serious defects of urgent repairs were observed but normal wear and tear is evident.

I have frequently experienced problems relating to showers where the seals around the shower tray are inadequate or defective and/or the shower screen or curtain is ineffective leading to leakage and overspillage. Prolonged leakage and overspillage can lead to serious deterioration to the floor and ceiling directly below. I saw nothing to suggest that problems exist at the present time but you are strongly advised to ensure that the seals and screens/curtains are effective at all times.

**Condition rating 1**

### F9 Other

#### Cellar

3

A single compartment cellar is constructed below ground level.

The cellar is constructed below ground level and therefore typically damp and of very limited use. Eradication of such dampness will involve expensive remedial works which are unlikely to be a viable proposition. Good ventilation is essential at all times to reduce levels of dampness. I noted evidence of decayed floor timbers where these are built into the damp masonry below ground level and further investigation is recommended as referred to within section F4 above.

The ventilation to the cellar is inadequate and improved ventilation should be provided as a matter of urgency.

It would be advisable to cut back the plaster ceiling to the cellar by at least 1.0 metre from the front wall to expose the structural timbers. This will improve the air circulation to these timbers. However, it is possible that the removal of the ceiling could reveal some deterioration to the timbers, please refer to section F4 above.

I did not see any smoke alarm/heat detection systems present within the property. It would be advisable to fit some form of protection as soon as possible (please refer to section J Risks).

**Condition rating 3**



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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.

There are no access points to the underground drainage system and therefore the drains below ground level could not be inspected.

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.*

3

There is a mains electricity supply.

The meter and consumer unit are located in the cellar. I should point out at this stage that surveyors are not specialists in this particular field. However, I noted a number of features such as low standard alterations that concern me. In addition I saw no evidence that the system has been inspected or tested recently.

It would be advisable to arrange for a test and visual examination of the electrical system to be undertaken by an "authorised competent person" such as an NICEIC/NCA qualified electrician. This should be undertaken prior to your commitment to purchase (please refer to section J3 Risks).

**Condition rating 3**

### G2 Gas / oil

*Safety warning: All gas and oil appliances and equipment should regularly be inspected, tested, maintained and serviced by a registered 'competent person' and in line with the manufacturer's instructions. This is important to make sure that the equipment is working correctly, to limit the risk of fire and carbon monoxide poisoning, and to prevent carbon dioxide and other greenhouse gases from leaking into the air. For more advice contact the Gas Safe Register for gas installations, and OFTEC for oil installations.*

3

There is a mains gas supply and the meter is located in the cellar.

I should point out at this stage that surveyors are not specialists in this particular field. I have a number of concerns in respect of the gas installation for instance old lead pipework. Some upgrading of the installation may be necessary.

You should ask a Registered Gas Safe engineer to inspect the installation to determine the full extent of the problems, recommend any remedial/upgrading works necessary along with an estimate of costs prior to your commitment to purchase. **Condition rating 3**



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### G3 Water

There is a mains water supply to the property. The stop tap is located in the cellar.

1

Part of the plumbing installation comprises original lead pipework with some sections in modern copper pipework.

No serious defects of urgent repairs were observed.

Before 1940, most plumbing systems were made of lead and research has shown that small quantities can pass into the water. In some cases, lead can accumulate in the body and become a health hazard. This can be a particular problem in areas that have 'soft' water. For further advice, visit the Drinking Water Inspectorate at [www.dwi.gov.uk](http://www.dwi.gov.uk). **Condition rating 1**

### G4 Heating

A gas combination boiler in the kitchen provides domestic hot water on demand and heats a system of panel radiators located in most main rooms. Heating installations should be installed and serviced regularly (usually every year) by an appropriately qualified person such as a registered Gas Safe engineer. The service engineer will leave appropriate documentation with the homeowner that identifies the type and extent of the work done. This should include all heating systems and appliances, for example, boilers, individual room heaters, all open fires, etc. Heating systems and appliances that have not been checked may be a safety hazard.

1

I should point out that surveyors are not specialists in this particular field. However, I saw evidence that the heating system has recently been serviced recently and I could see no features that concerned me. You should ask your legal adviser to confirm this evidence of recent testing, please refer to section I. **Condition rating 1**

### G5 Water heating

Hot water is heated on demand by the combination gas boiler. There is therefore no facility for the storage of hot or cold water. **Condition rating 1**

1

### G6 Drainage

The property is connected to mains drainage.

1

Waste pipes from sanitary fittings and the kitchen are formed in PVC. They discharge into external gullies. No signs of recent blockage or serious defect was identified.

Typically the drainage appears to be a shared system with neighbouring properties. Consequently there are no visible access points within the site of the subject property. In the event of a blockage it will be necessary to enter onto the adjoining property or properties to gain access to the system. Your legal adviser should be requested to confirm that the access arrangements are satisfactory, please refer to section I below. **Condition rating 1**



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**G7 Common services**

There are no common services to this property. **Condition rating NI**

NI



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# H

## Grounds (including shared areas for flats)

There were none.

Condition rating



### H1 Garage

There is no garage or parking space. **Condition rating NI**

NI

### H2 Other

There are none **Condition rating NI**

NI

### H3 General

Boundaries are formed by original brick walling. This walling is of advanced age and as to be expected some repair/maintenance is required. Your legal adviser should be requested to advise on the ownership of these walls as potential liability has been identified, please refer to section I below.

There are some young trees growing within 5.0 metres of the building. Whilst no associated damage was noted, trees can cause problems to structures and services located on shrinkable subsoils. These trees should be kept under strict control by regular lopping/pruning etc.

Whilst there is no evidence of any adverse easements, servitudes or wayleaves affecting the property you legal adviser should be asked to verify this, please refer to section I3 below.



Please read the 'Description of the RICS Homebuyer Service' (inside back cover) for details of what is, or is not, inspected.

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# 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

E5 & E6: Replacement windows and doors

F5: Removal of chimney/breast

## I2 Guarantees

E5 & E6: Replacement windows and doors

E4: Remedial damp proofing works

## I3 Other matters

G6: Drainage - rights and obligations of shared drainage system

H3: Existence of any adverse easements, servitudes or wayleaves

H3: Ownership of boundary walls

G4: Confirmation of boiler/central heating servicing history



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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

F4: Timber decay  
H3: Closeness of trees

## J2 Risks to the grounds

None that I am aware of.

## J3 Risks to people

Radon gas affected area  
F2: Possible asbestos containing materials  
G1: Electrical installation  
G2: Gas installation  
G3: Lead pipework

## J4 Other

None apparent



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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 inquiries, 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 this report.

Other considerations affecting value:

None

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**In my opinion the current market value on** 22nd January 2010  
**as inspected was:**

**£212,500**

Two hundred and twelve thousand five hundred pounds

**TENURE**

Freehold

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

143

In my opinion, the current reinstatement cost of the property (see below) is **£200,000**

*\* 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:

Street:

Town:

Postcode:

E-mail address:

Website:

Phone number:

Fax number:

Date this report was produced:

Property address:

Customer's name:

## RICS Disclaimer

This document is issued in blank form by the Royal Institution of Chartered Surveyors (RICS) and is available only to parties who have signed a licence agreement with RICS.

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Property address:



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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 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 several different types of organisations will be able to do this. For example, qualified electricians can belong to five different government-approved schemes. If you want further advice, please contact the surveyor. 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 the 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) or floor surfaces (inside) 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 at your own risk.

The report focuses on matters that, in the surveyor's opinion, may affect the value of the property if they are not 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 this contract – you are entitled to cancel this contract by giving notice to the surveyor's office at any time before the day of the inspection. The surveyor 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.

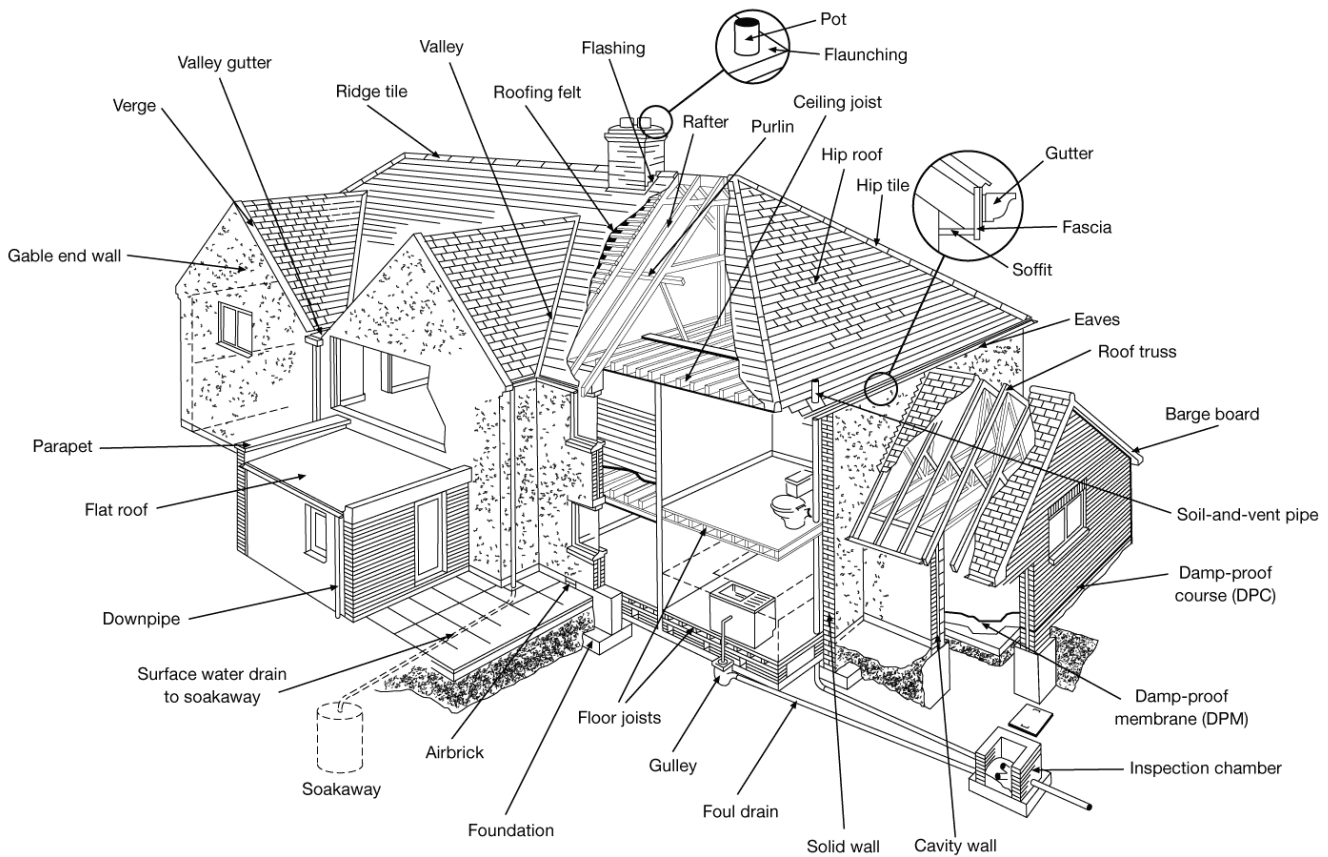
6 Liability – the report is provided for your use, and the surveyor cannot accept responsibility if it is used by anyone else.

### 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.

# House diagram



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