

RICS
HomeBuyer Report 

SAMPLE REPORT NOT FOR USE

Property address

Date of inspection 29th March 2016

Contents

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

RICS is the world's leading qualification when it comes to professional standards in land, property and construction.

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.

The RICS HomeBuyer Report is reproduced with the permission of the Royal Institution of Chartered Surveyors who owns the copyright.

© 2010 RICS

Introduction to the Report

This HomeBuyer Report is produced by an RICS surveyor who has written this report for you to use. If you decide not to act on the advice in this report, you do this at your own risk.

The HomeBuyer Report aims to help you:

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

Any extra services we provide that are not covered by the terms and conditions of this report must be covered by a separate contract.

If you want to complain to the service, please refer to the complaints handling procedure in the 'Description of the RICS HomeBuyer Service' at the back of this report.

SAMPLE REPORT NOT FOR USE

Property address



RICS

the mark of
property
professionalism
worldwide

RICS

HomeBuyer Report...

B

About the inspection

Surveyor's Name

Surveyor's RICS Number

Company Name

Date of the inspection Report reference number

Related party disclosure

Full address and postcode of the property
Weather conditions when the inspection took place

The weather on the date of inspection was dry and bright. The previous six days consisted of a mixture of wet and dry conditions.

The status of the property when the inspection took place

Property address



RICS

the mark of
property
professionalism
worldwide

RICS
HomeBuyer Report...

About the inspection (continued)

We inspect the inside and outside of the main building and all permanent outbuildings, but we do not force or open up the fabric. We also inspect the parts of the electricity, gas/oil, water, heating and drainage services that can be seen, but we do not test them.

To help describe the condition of the home, we give condition ratings to the main parts (the 'elements') of the building, garage and some parts outside. Some elements can be made up of several different parts.

In the element boxes in parts E, F, G and H, we describe the part that has the worst condition rating first and then briefly outline the condition of the other parts. The condition ratings are described as follows.

3	Defects that are serious and/or need to be repaired, replaced or investigated urgently.
2	Defects that need repairing or replacing but are not considered to be either serious or urgent. The property must be maintained in the normal way.
1	No repair is currently needed. The property must be maintained in the normal way.
NI	Not inspected (see 'Important note' below).

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

Important note: We carry out only a visual inspection. This means that we do not take up carpets, floor coverings or floorboards, move furniture or remove the contents of cupboards. Also, we do not remove secured panels or undo electrical fittings.

We inspect roofs, chimneys and other surfaces on the outside of the building from ground level and, if necessary, from neighbouring public property and with the help of binoculars.

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

We note in our report if we are not able to check any parts of the property that the inspection would normally cover. If we are concerned about these parts, the report will tell you about any further investigations that are needed.

We do not report on the cost of any work to put right defects or make recommendations on how these repairs should be carried out. Some maintenance and repairs we suggest may be expensive.



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

Property address

Overall opinion and summary of the condition ratings

This section provides our overall opinion of the property, and summaries 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

I am pleased to advise you that in my opinion this property is, on the whole, a reasonable proposition for purchase at a price of £860000, I found no evidence of any significant problems, and I cannot foresee any special difficulties arising on resale in normal market conditions.

Property address



RICS

the mark of
property
professionalism
worldwide

RICS

HomeBuyer Report...

3

Section of the report	Element No.	Element Name
F Inside the property	F9	Other

2

Section of the report	Element No.	Element Name
E Outside the property	E1	Chimney stacks
	E2	Roof coverings
	E4	Main walls
	E6	Outside doors (including patio doors)
	E7	Conservatory and porches
F Inside the property	F6	Built-in fittings (built-in kitchen and other fittings, not including appliances)
G Services	F8	Bathroom fittings
	G1	Electricity
	G4	Heating

1

Section of the report	Element No.	Element Name
E Outside the property	E3	Rainwater pipes and gutters
	E5	Windows
	E8	Other joinery and finishes
F Inside the property	F1	Roof structure
	F2	Ceilings
	F3	Walls and partitions
	F4	Floors
	F7	Woodwork (for example, staircase and joinery)
	F7	Woodwork (for example, staircase and joinery)
G Services	G2	Gas/oil
	G5	Water heating
	G7	Common services
H Grounds (including shared areas for flats)	H1	Garage
	H2	Other

Property address



RICS

the mark of
property
professionalism
worldwide

RICS

HomeBuyer Report...

D

About the Property

Type of property

The property is a five bedroom, detached house including annexe, with a front elevation facing approximately south westerly whilst standing on Any Road.

Approximate year the property was built

Based on my knowledge of the area and housing styles, I propose the property was built circa 2006.

Approximate year the property was extended

Not Applicable

Approximate year the property was converted

Not Applicable

Information relevant to flats and maisonettes

Not Applicable

Accommodation

Floor	Living rooms	Bed-rooms	Bath or shower	Seperate toilet	Kitchen	Utility Room	Conser-vatory	Other	Name of other
Lower ground									
Ground	4	0	0	1	2	1	0	0	None
First	0	5	3	0	0	0	0	0	None
Second									
Third									
Other									
Roof space									

Construction

The property is built using traditional materials and techniques, with external walls being of brick facing cavity construction. The roof is constructed using timber purlins and rafters with concrete tiled coverings laid on a breathable membrane underlay. Ground and first floors are of solid construction.

Property address



RICS

the mark of
property
professionalism
worldwide

RICS

HomeBuyer Report...

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

77/84

Environmental impact rating

77/84

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)

Not Applicable

Grounds

The property is set towards the front of a large plot, which is raised above road level, but generally level to left, right and rear elevations. The front elevation comprises of gravelled drive leading to sizeable parking and double integral garage with mature lawns, raised garden borders, retaining walls, paved staircase to the front elevation door, timber staircase to left hand elevation access and a further gravelled drive to the right leading to right and rear elevations grounds. Access to the rear elevation is provided via a timber gate of the left hand front elevation or via further gravelled drive of the right hand elevation. The right hand elevation of the property comprises of further gravelled drive and parking leading to a large detached double garage, paved patios, paths, paddock and access to a rear elevation paddock and stables. The left hand elevation of the property comprises of garden sections with pond. Rear elevation grounds comprise of timber decking, paved patios, raised steel and timber deck, mature lawns and garden borders, along with timber constructed stables and large paddock.

Property address

D

About the Property (continued)

Location

The property is located within the village of Blakesley which is five miles from Towcester town centre and fourteen miles from Northampton town centre.

Facilities

The property has the following facilities located close by:

Local shop - within one mile

Pubs -within two miles

Schools -within one mile

Restaurants - within one mile

Town centre amenities - within five and fourteen miles

Local Environment

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

The property may be located within a conservation area. (See section I1)

Property address



RICS

the mark of
property
professionalism
worldwide

RICS

HomeBuyer Report...

Outside the property

Limitations to inspection

Inspection of the roof slopes was restricted due to limitations of access around the property and height of the surveyor's ladder.

1 2 3 NI

E1
Chimney stacks

A chimney stack located to the right hand ridge of the properties roof comprises of brick structure with open terracotta pot, cement flaunching and metal abutments to the junction where the stack meets weatherproof coverings. The condition of the chimney stack was generally commensurate with the assumed age and condition of the property. **2**

An open pot of the chimney would benefit from installation of a weatherproof cowl.

Condition rating 2. These works should be carried out soon.

A chimney stack located to the left hand ridge of the properties roof comprises of brick structure with open terracotta pot, cement flaunching and metal abutments to the junction where the stack meets weatherproof coverings. The condition of the chimney stack was generally commensurate with the assumed age and condition of the property.

An open pot of the chimney would benefit from installation of a weatherproof cowl.

Metal abutments of the chimney stack require localised redressing along with cement pointing.

Condition rating 2. These works should be carried out soon.

E2
Roof coverings

The cross gabled main roof of the property incorporates dormer sections with dressed metal coverings, inlaid skylights and concrete tiled weatherproof coverings laid on a breathable membrane underlay, to which ridge tiles, valleys, metal abutments, tiled verges and tiles were generally level and secure. The roof coverings condition is generally commensurate with the assumed age and condition of the property. **2**

Tiled verges of a front elevation dormer would benefit from cement pointing.

A small number of broken tiles to right hand and rear elevation roof slopes will require replacement.

Condition rating 2. These works should be carried out soon.

Slight moss coverings of the properties roof will require removing during normal maintenance.

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

E3
Rainwater pipes and gutters

Rainwater pipes and gutters of the property comprise of uPVC construction, with guttering connecting to down pipes which discharge to sealed inlets or at ground level. As it was not raining during my inspection of the property, no leaks were noted. The condition of guttering and downpipes was commensurate with the general condition of the property. **1**

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

Property address

E

Outside the property (continued)

E4 Main walls External walls of the main property are built of brick facing cavity construction, which were generally of a condition commensurate with the assumed age and condition of the property. **2**

Minor cement pointing is required to brick work joints of the front elevation left hand, upper eaves section.

Condition rating 2. These works should be carried out soon.

I could visually see a barrier against dampness rising from the ground (called a damp-proof course or DPC).

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

E5 Windows Windows of the property comprise of timber joinery with double glazed units, to which all are generally of a condition commensurate with the assumed age and condition of the property. (See section I1/I2) **1**

Windows of the property would benefit from decorative maintenance.

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

E6 Outside doors (including patio doors) Exterior doors comprise of timber hardwood construction with double glazed units to the front elevation porch, timber hardwood constructed door with double glazed unit internally to the front elevation porch, timber hardwood barn style door to the right hand elevation along with three sets of timber hardwood constructed patio doors with double glazed units incorporating safety glazing to the rear elevation. All doors are generally of a condition commensurate with the assumed age and condition of the property. (See section I1/I2) **2**

Doors of the front elevation porch were stiff to open and will therefore require localised maintenance.

Condition rating 2. These works should be carried out soon.

Doors of the property would benefit from decorative maintenance.

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

E7 Conservatory and porches To the front elevation of the property is a porch constructed of cavity facing brick work with timber framed windows incorporating double glazed units, two timber hardwood doors incorporating double glazed units and duo pitched roof of timber construction with concrete tiled weatherproof coverings, metal abutments, timber fascia and uPVC guttering. The condition of the porch was generally commensurate with the assumed age and condition of the property. **2**

Cills of the porches windows would benefit from localised weatherproof silicone sealing.

Brick work joints of the porch would benefit from minor cement pointing to voids.

Condition rating 2. These works should be carried out soon.

Property address

E

Outside the property (continued)

<p>E8 Other joinery and finishes</p>	<p>Fascia of the property are of timber construction, to which all were generally of a condition commensurate with the assumed age and condition of the property.</p> <p>Timber fascia would benefit from decorative maintenance.</p> <p>Condition rating 1. No repair is currently needed. The property must be maintained in the normal way.</p> <p>Soffits of the property are of timber construction, to which all were generally of a condition commensurate with the assumed age and condition of the property.</p> <p>Condition rating 1. No repair is currently needed. The property must be maintained in the normal way.</p>	<p>1</p>
<p>E9 Other</p>	<p>Not Applicable</p>	<p>NI</p>

SAMPLE REPORT NOT FOR USE

Property address



RICS

the mark of
property
professionalism
worldwide

RICS

HomeBuyer Report...

Inside the property

Limitations to inspection

Although a condition rating has been allocated, my inspection of internal walls, surfaces and ceilings was restricted due to furniture, stored items, decorative finishes and fitted floor coverings installed to all areas within the property.

1 2 3 NI

F1
Roof structure

Main roof structures are constructed of timber purlins and rafters, with ventilation and insulation within the roof space being to adequate levels. Gable walls of the roof space were generally of a good level of maintenance. The condition of the roof structure and space is commensurate with the assumed age and condition of the property. **1**

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

F2
Ceilings

Ceilings of the property comprise of modern plasterboard linings, coated with plaster and decorative finishes. All ceilings were generally of a condition commensurate with the assumed age and condition of the property. **1**

There are a number of minor hairline cracks and nail pops to ceilings that are not considered to be of structural significance and associated with normal settlement and movement of the property. These internal ceilings would benefit from filling during periodic decorative maintenance.

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

F3
Walls and partitions

Internal walls are constructed of masonry with render and plastered finishes along with walls of timber stud construction lined with plasterboard, plaster and decorative finishes. All walls were generally of a condition commensurate with the assumed age and condition of the property. **1**

There are a number of minor hairline cracks to walls that are not considered to be of structural significance and associated with normal settlement and movement of the property. These internal walls would benefit from filling during periodic decorative maintenance.

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

F4
Floors

The properties floors are of solid construction, to which floors were generally level, solid to tread and of a condition commensurate with the assumed age and condition of the property. **1**

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

Property address

F

Inside the property (continued)

F5
Fireplaces, chimney
breast and flues

Interior conditions of the properties flues were not inspected due to lack of access and will therefore require further investigation. **NI**

Not Inspected

The left hand elevation living room chimney breast houses an LPG fire which will require proof of periodic test and inspection prior to use. (See section I2/J3)

Condition rating 3. These investigations should be carried out immediately.

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

Annexe kitchen fittings are a mixture of standard factory design and manufacture with a range of built in wall and floor units of average quality. Work tops are of timber construction with a mounted stainless steel sink, mono mixer tap and drain. Extraction/ventilation to the annexe kitchen is provided by a cooker hood along with opening sashes of the rooms windows. **2**

A base unit of the annexe kitchen is damaged and will therefore require repair.

Worktops of the annexe kitchen will require installation of a perimeter seal.

Condition rating 2. These works should be carried out soon.

There were built in cupboards within the first floor front left hand elevation bedroom, rear elevation annexe bedroom, first floor landing, ground floor entrance lobby/hall and rear elevation annexe living room to which cupboards were inspected and found to be of a condition commensurate with the assumed age and condition of the property.

Cupboard doors of the first floor front left hand elevation bedroom were loose and didn't shut correctly, therefore requiring maintenance.

Condition rating 2. These works should be carried out soon.

Kitchen fittings are a mixture of standard factory design and manufacture with a range of built in wall and floor units of good quality. Work tops are of solid construction with a perimeter seal preventing water ingress to base units below along with a mounted stainless steel sink, mono mixer tap and drain. Extraction/ventilation to the kitchen is provided by a cooker hood along with opening sashes of the rooms windows.

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

Utility room fittings are a mixture of standard factory design and manufacture with a range of built in wall and floor units of good quality. Work tops are of timber construction with a perimeter seal preventing water ingress to base units below along with a mounted stainless steel sink, mono mixer tap and drain. Extraction/ventilation to the utility room is provided by wall mounted fan.

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

F7
Woodwork (for
example, staircase
and joinery)

Joinery items consist of doors including linings, skirting, architraves and cills which are made of timber or timber composite. The staircases, balustrades and handrails are of timber construction with the staircase being level and firm to tread. All joinery is generally of a condition commensurate with the assumed age and condition of the property. **1**

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

Property address

F8
Bathroom fittings

Fittings and appliances in the first floor family bathroom comprise of WC, washbasin and panelled bath with overhung thermostatic shower and glazed screen of safety construction. Ventilation is provided via an opening sash of the room's window along with a ceiling mounted fan. All items are of a condition commensurate with the assumed age and condition of the property. **2**

The sealant around the edges of the sanitary fittings prevents excess water from seeping behind and affecting the adjacent surfaces. Seals of the sanitary wear were poor and requiring addition of new perimeter seals to the washbasin and panelled bath.

A raindrop shower head of the bathroom was loose and will require maintenance.

Condition rating 2. These works should be carried out soon.

Fittings and appliances in the first floor annexe bathroom comprise of WC, washbasin and panelled bath with overhung thermostatic shower and glazed screen of safety construction. Ventilation is provided via an opening sash of the room's skylight along with a ceiling mounted fan. All items are of a condition commensurate with the assumed age and condition of the property.

The sealant around the edges of the sanitary fittings prevents excess water from seeping behind and affecting the adjacent surfaces. Seals of the sanitary wear were generally ok although seals of the panelled bath were poor and requiring addition of new perimeter seal.

Condition rating 2. These works should be carried out soon.

Fittings and appliances in the first floor en-suite comprise of WC, washbasin, panelled bath and shower cubicle with thermostatic shower and glazing of safety construction. Ventilation is provided via a ceiling mounted fan. All items are of a condition commensurate with the assumed age and condition of the property.

The sealant around the edges of the sanitary fittings prevents excess water from seeping behind and affecting the adjacent surfaces. Seals of the sanitary wear were generally of a good level of maintenance.

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

Fittings and appliances in the first floor front right hand elevation bedroom comprise of washbasin and shower cubicle with thermostatic shower and glazing of safety construction. Ventilation is provided via a ceiling mounted fan along with opening sashes of the rooms window. All items are of a condition commensurate with the assumed age and condition of the property.

The sealant around the edges of the sanitary fittings prevents excess water from seeping behind and affecting the adjacent surfaces. Seals of the sanitary wear were poor and requiring addition of new perimeter seals to the washbasin and shower cubicle.

Condition rating 2. These works should be carried out soon.

Fittings and appliances in the ground floor cloakroom comprise of WC and washbasin. Ventilation is provided via a wall mounted fan and opening sash of the rooms window. All items are of a condition commensurate with the assumed age and condition of the property.

The sealant around the edges of the sanitary fittings prevents excess water from seeping behind and affecting the adjacent surfaces. Seals of the sanitary wear were of a good level of maintenance.

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

Property address

Inside the property (continued)

F9
Other

The property benefits from mains powered smoke detection within circulation areas which will require proof of periodic test and inspection. (See section I2/J3)

3

Condition rating 3. These investigations should be carried out immediately.

The property benefits from an internal security system incorporating passive infrared sensing and keypads located within the first floor landing and ground floor front elevation entrance lobby/hall. All electrical installations require periodic test and inspection. (See sections I2/J3/I3)

Condition rating 3. These investigations should be carried out immediately.

SAMPLE REPORT NOT FOR USE

Property address



RICS

the mark of
property
professionalism
worldwide

RICS

HomeBuyer Report...

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

Although a condition rating has been allocated, my inspection of services installations was restricted because of concealed pipework and associated fittings. I have not tested or opened up any of the service installations.

1 2 3 NI

G1 Electricity *Safety warning: The Electrical Safety Council recommends that you should get a registered electrician to check the property and its electrical fittings at least every ten years, or on change of occupancy. All electrical installation work undertaken after 1 January 2005 should have appropriate certification. For more advice contact the Electrical Safety council.*

There is a mains electricity supply to the property with MCB/RCD consumer units being located within the rear elevation utility room, within a built in cupboard of the rear elevations annexe living room and within the properties right hand elevation detached garage. The properties main fuse and meter are located within a meter housing of the right hand elevation. The electricity supply was on when I inspected. **2**

I saw evidence during my examination that this electrical system has been tested and inspected. You should ask your legal adviser to confirm proof of electrical test and inspection certification (see section I2/J3).

Electrical installations require periodic test and inspection every ten years unless within a rental property when it reduces to 5 years, at modification of the system or at change of occupation.

A bare cable within the left hand elevation living room ceiling will require further investigation.

The properties meter housing door is damaged and will require repair.

Condition rating 2. These investigations should be carried out soon.

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 a liquid petroleum gas (LPG) supply with individual bottle storage below the rear elevation raised deck. All gas installations and appliances need to be inspected every 12 months and I have seen evidence that this has been done by an appropriately qualified person. You should ask your legal adviser to confirm this (see section I2/J3). **1**

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

G3 Water There is an independent mains water supply to the property, although internal stop taps were not located during my inspection. Therefore, further investigation will be required with the current vendor. (See section I3) **NI**

Not Inspected

Property address



RICS

the mark of
property
professionalism
worldwide

RICS

HomeBuyer Report...

G

Services (continued)

G4
Heating

The property is heated via a ground source pumped system (Avenir Energie) which is located within the properties integral garage. This system passes water through pipework buried within grounds of the property and feeds under floor heating to both ground and first floors controlled by wall mounted thermostats within all rooms. The system also has a secondary pressurised hot water tank with electrical immersion heater and localised control.

2

Pumped systems should be serviced on a yearly basis by an appropriate engineer to ensure functionality of the system. I have not seen evidence of this and this will therefore require further investigation with the current vendor. (See section I2/J3)

Condition rating 2. These investigations should be carried out soon.

Secondary heating within the properties first floor en-suite, first floor front elevation bathroom, first floor rear elevation annexe bathroom and ground floor study is provided via water filled electrical radiators along with an electric fire will require proof of test and inspection prior to use. (See section I2/J3)

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

G5
Water Heating

The properties water heating is via modern style pressurised insulated hot water cylinders, immersion heaters and tank thermostats located within a built in cupboard of the properties first floor landing long with programmer.

1

I saw evidence during my examination that this electrical system has been tested and inspected. You should ask your legal adviser to confirm proof of electrical test and inspection certification (see section I2/J3).

Electrical installations require periodic test and inspection every ten years unless within a rental property when it reduces to 5 years, at modification of the system or at change of occupation.

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

G6
Drainage

The property is connected to the public sewer and the drainage system consists of a separate drain for surface water (rainwater, water from yard drains) and foul water (waste water from WCs, baths, showers sinks, basins and dishwashers).

NI

Soil and vent pipework of the property was installed within the fabric of the building and therefore could not be inspected or assigned a condition rating.

Not Inspected

Drainage located within right hand elevation grounds of the property was inspected and found to be constructed of ABS and visually clear. The condition of inspected drainage was commensurate with the assumed age and condition of the property.

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

G7
Common Services

The property benefits from an internal music system with speakers located within ceilings of the property. (See section I3)

1

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

Property address

Limitations to inspection

There were no limitations to my inspection.

1 2 3 NI

H1
Garage

The property has an integral garage located within the front elevation of the property which is constructed within the fabric of the main building. To the front elevation of the garage are two up and over doors with electrical openers (See section I2/J3). Internally within the garage are bare solid constructed floors, wall and plasterboard ceilings. The condition of the garage was generally commensurate with the assumed age and condition of the property. 1

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

To the right hand elevation grounds of the property is a detached double garage constructed of masonry with external timber cladding, duo pitched roof with corrugated metal weatherproof coverings, timber fascia and uPVC guttering and down pipes. To the front elevation of the garage are two sectional electrically operated roller doors (See section I2/J3) along with a timber hardwood pedestrian door to the right hand elevation. Internally within the garage are bare floors, plasterboard clad walls and open insulated roof structure. The garage benefits from an independent internal security system. (See section I3) The condition of the garage is generally commensurate with the assumed age and condition of the property.

The garage currently has a car lift installed, but according to the vendor, this will be removed before point of sale.

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

H2
Other

To the rear elevation of the property is a timber constructed stable block with duo pitched roof incorporating corrugated metal weatherproof coverings, timber fascia and UPVC guttering. The condition of the stable was generally commensurate with a good level of maintenance. 1

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

Property address

H3
General

The property is set towards the front of a large plot, which is raised above road level, but generally level to left, right and rear elevations. The front elevation comprises of gravelled drive accessed via dropped kerbs to the front elevation leading to sizeable parking and double integral garage with mature lawns, raised garden borders incorporating plants and shrubs, retaining walls, paved staircase to the front elevation door, timber staircase to left hand elevation access and a further gravelled drive to the right leading to right and rear elevations grounds. Boundaries of the front elevation comprise of timber panelled fencing and mature hedge row to the left, mature hedge row to the front and mature hedge row to the right. Access to the rear elevation is provided via a timber gate of the left hand front elevation or via further gravelled drive of the right hand elevation.

The right hand elevation of the property comprises of further gravelled drive and parking leading to a large detached double garage, paved patios, paths, paddock and access to a rear elevation paddock and stables.

The left hand elevation of the property comprises of garden sections incorporating plants and shrubs with pond.

Rear elevation grounds comprise of timber decking, paved patios, raised steel and timber deck with staircase and balustrade, mature lawns and garden borders incorporating plants and shrubs, along with timber constructed stables and large paddock. Boundaries of the rear and left hand elevation comprise of timber fencing.

You are advised to investigate boundary ownership so as to continue periodic maintenance along with rights of access/easement to the property. (See section I3)

Low level brick walls of the front elevation adjacent to the porch will require localise repair and cement pointing.

Property address



RICS

the mark of
property
professionalism
worldwide

RICS

HomeBuyer Report...

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).

11 Regulation You should ask your legal advisor for any FENSA/Certass certification for and windows or doors which were installed after 2002 and advise on any implications.

You should ask your legal advisor for proof of completion certification linked to construction of the property.

The property may be located in a conservation area. You should ask your legal adviser to confirm this and explain the implications of owning a property in this type of area. Typical issues include having to get permission from the relevant authority before you repair, alter or renovate the outside of the property and having to use traditional building materials and experienced contractors.

12 Guarantees It is recommended that you ask your legal advisor to confirm evidence of Electrical, Heating and LPG Installations periodic test and inspection records.

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

You should ask your legal adviser to confirm whether the property is covered by any guarantee or warranty and advise on the implications.

13 Other matters It is recommended that you ask your legal advisor to clarify boundary ownership along with rights of access/easement to the property and advise on the implications.

I have been told by vendor that the property is freehold. You should ask your legal adviser to confirm this and explain the implications.

You are advised to ask your legal advisor to investigate information linked to the properties alarm system.

This property is in an area affected by radon gas. You should ask the current owner if they have had the house tested for radon levels. If not, you should ask an appropriately qualified person to assess this property. In most cases, remedial works (if required) are not too expensive. You should ask your legal adviser to advise you of the implications of this.

You are advised to ask your legal advisor to investigate the internal location of mains water stop taps within the property with the current vendor.

You are advised to ask your legal advisor to investigate the internal music system installed within the property with the current vendor along with user information and manuals.

Property address



RICS

the mark of
property
professionalism
worldwide

RICS

HomeBuyer Report...

J

Risks

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

J1 Risks to the building

J2 Risks to the grounds

J3 Risks to people

J4 Other

SAMPLE REPORT NOT FOR USE

Property address



RICS

the mark of
property
professionalism
worldwide

RICS

HomeBuyer Report...

Valuation

In my opinion the Market Value on as inspected was:

(amount in words)

Tenure

Area of property (sq m)

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

(amount in words)

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

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

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

With regard to legal matters I have assumed that:

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

Any additional assumptions relating to the valuation

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

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

Other considerations affecting the 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



RICS

the mark of
property
professionalism
worldwide

RICS

HomeBuyer Report...



Surveyor's Declaration

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

Signature

Surveyor's RICS number

1167103

Qualifications

MRICS MCIQB

For and on behalf of

Company

Navas Associates Ltd

Address

Unit 1 Rushton's Yard, Market Street, Ashby De La Zouch

Town

Leicester

County

Leicestershire

Postcode

LE65 1AL

Phone number

0845 431 0242

Website

www.navasassociates.co.uk

Fax number

01530 029801

Email

info@navasassociates.co.uk

Property Address

Client's name

Date this report was produced

6th April 2016

RICS Disclaimers

1. This report has been prepared by a surveyor ('the Employee') on behalf of a firm or company of surveyors ('the Employer'). The statements and opinions expressed in this report are expressed on behalf of the Employer, who accepts full responsibility for these.

Without prejudice and separately to the above, the Employee will have no personal liability in respect of any statements and opinions contained in this report, which shall at all times remain the sole responsibility of the Employer to the exclusion of the Employee.

In the case of sole practitioners, the surveyor may sign the report in his or her own name unless the surveyor operates as a sole trader limited liability company. To the extent that any part of this notification is a restriction of liability within the meaning of the Unfair Contract Terms Act 1977 it does not apply to death or personal injury resulting from negligence.

2. 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.

RICS gives no representations or warranties, express or implied, and no responsibility or liability is accepted for the accuracy or completeness of the information inserted in the document or any other written or oral information given to any interested party or its advisers. Any such liability is expressly disclaimed.

Property address



RICS

the mark of
property
professionalism
worldwide

RICS

HomeBuyer Report...

L

Surveyor's Declaration (continued)



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

SAMPLE REPORT NOT FOR USE

Property address



RICS

the mark of
property
professionalism
worldwide

RICS

HomeBuyer Report...

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.

Property address



RICS

the mark of
property
professionalism
worldwide

RICS
HomeBuyer Report...

Description of the RICS HomeBuyer

The service

The RICS HomeBuyer Service includes:

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

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

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

The inspection

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

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

Services to the property

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

Outside the property

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

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

Flats

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

Dangerous materials, contamination and environmental issues

The surveyor does not make any enquiries about contamination or other environmental dangers. However, if the surveyor

suspects a problem, he or she should recommend a further investigation.

The surveyor may assume that no harmful or dangerous materials have been used in the construction, and does not have a duty to justify making this assumption. However, if the inspection shows that these materials have been used the surveyor must report this and ask for further instructions.

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

The report

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

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

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

Condition ratings

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

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

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

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

NI - not inspected.

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

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

Energy

The surveyor has not prepared the Energy Performance Certificate (EPC) as part of the RICS HomeBuyer Service for the property. If the surveyor has seen the current EPC, he or she will present the energy efficiency and environmental impact

Property address



RICS

the mark of
property
professionalism
worldwide

RICS
HomeBuyer Report...

Description of the RICS HomeBuyer

ratings in this report. The surveyor does not check the ratings and cannot comment on their accuracy.

Issues for legal advisers

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

Risks

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

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

The valuation

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

Market Value

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

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

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

The surveyor assumes that:

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

Legal matters

The surveyor assumes that:

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

roads giving access to the property have been 'adopted' (that is, they are under local authority, not private, control).

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

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

Reinstatement cost

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

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

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

Standard terms of engagement

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

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

Complaints handling procedure

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

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

Property address

Description of the RICS HomeBuyer

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

SAMPLE REPORT NOT FOR USE

Property address



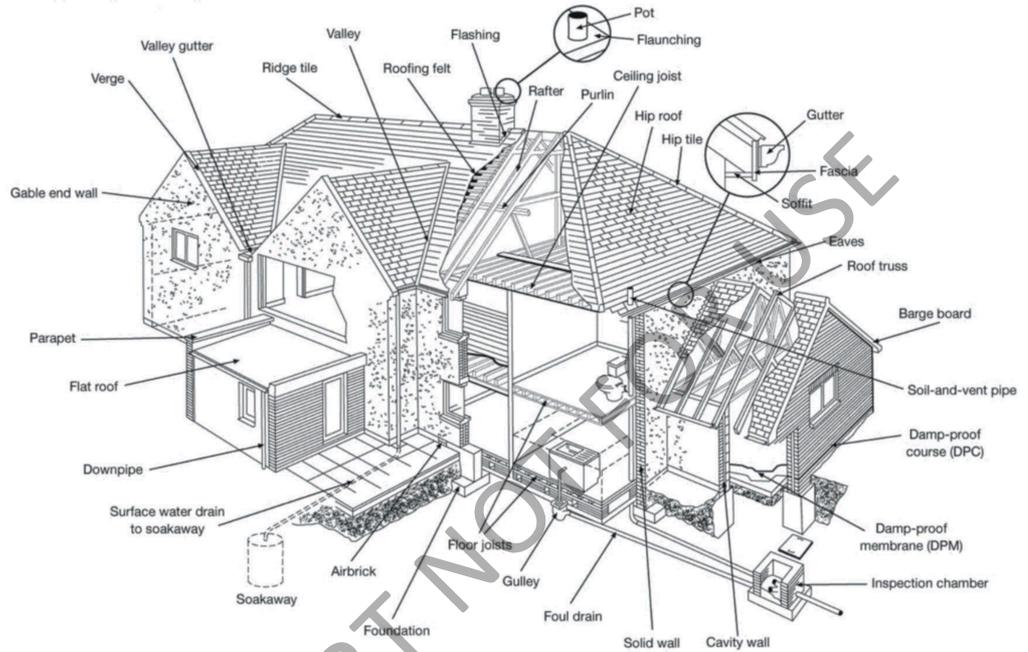
RICS

the mark of
property
professionalism
worldwide

RICS
HomeBuyer Report...

Typical house diagram

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



SAMPLE REPORT NOT FOR USE

Property address

