

RICS **HomeBuyer** Report...

Property address

Example of Homebuyer Report

Client's name

Mr Blogs

Date of inspection

18 June 2018



RICS

the mark of
property
professionalism
worldwide

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.

Property address

Example of Homebuyer Report



RICS

the mark of
property
professionalism
worldwide

RICS
HomeBuyer Report...



About the inspection

Surveyor's name	John Dyer		
Surveyor's RICS number	0071806		
Company name	Abels Surveyors		
Date of the inspection	18 June 2018	Report reference number	
Related party disclosure	None		
Full address and postcode of the property	Example of Homebuyer Report		
Weather conditions when the inspection took place	Overcast, no significant rain fell. Our inspection followed a period of mixed weather.		
The status of the property when the inspection took place	The property was fully furnished. Floors were carpeted and mainly covered.		

Property address

Example of Homebuyer Report



RICS

the mark of
property
professionalism
worldwide

RICS
HomeBuyer Report...

B

About the inspection (continued)

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

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

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

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

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

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

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

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

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

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

Property address

Example of Homebuyer Report



RICS

the mark of
property
professionalism
worldwide

RICS

HomeBuyer Report...

C

Overall opinion and summary of the condition ratings

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

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

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

Our overall opinion of the property

This property is in need of remedial and modernisation works. I recommend that, if you wish to proceed, you should obtain further advice and quotations, as discussed in the Report. Although my overall opinion on the market value of the property would normally be given here, it is not possible to do so in this particular case because of the very substantial nature and extent of the necessary work. I will, however, be pleased to give my opinion as soon as this additional information becomes available.

3

Section of the report	Element Number	Element Name
F: Inside the property	F4	Floors
G: Services	G1	Electricity
	G2	Gas/oil
	G3	Water
	G4	Heating
	G5	Water heating
	G6	Drainage

2

Section of the report	Element Number	Element Name
F: Inside the property	F7	Woodwork (for example, staircase and joinery)
H: Grounds(part)	H1	Garage

1

Section of the report	Element Number	Element Name
E: Outside the property	E1	Chimney stacks
	E2	Roof coverings
	E3	Rainwater pipes and gutters
	E4	Main walls
	E5	Windows
	E6	Outside doors (including patio doors)
	E7	Conservatory and porches

Property address

Example of Homebuyer Report


RICS

the mark of
property
professionalism
worldwide

RICS

HomeBuyer Report

C

Overall opinion and summary of the condition ratings (continued)

F: Inside the property	E8	Other joinery and finishes
	F1	Roof structure
	F2	Ceilings
	F3	Walls and partitions
	F5	Fireplaces, chimney breasts and flues
	F6	Built-in fittings (built-in kitchen and other fittings, not including appliances)
H: Grounds(part)	F8	Bathroom fittings
	H2	Other

Property address

Example of Homebuyer Report


RICS

the mark of
property
professionalism
worldwide

RICS

HomeBuyer Report...

D

About the property

Type of property	A detached house with accommodation planned on two levels.
Approximate year the property was built	1973
Approximate year the property was extended	1990 approx
Approximate year the property was converted	N/A
Information relevant to flats and maisonettes	N/A

Accommodation

Floor	Living rooms	Bed-rooms	Bath or shower	Separate toilet	Kitchen	Utility room	Conser-vatory	Other	Name of other
Lower ground									
Ground	2			1	1		1		
First		5	2						
Second									
Third									
Other									
Roof space									

Construction

Pitched tiled roof.
 Reconstituted stone block external walls.
 Part solid, part suspended timber floors.
 Timber and UPVC joinery.
 Traditional construction.

Property address	Example of Homebuyer Report
------------------	-----------------------------


RICS

the mark of
property
professionalism
worldwide

RICS
HomeBuyer Report...

D

About the property (continued)

Energy

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

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

Energy-efficiency rating

53

Environmental
impact rating

53

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)

None.

Grounds

The property is on a site which slopes down severely from the house down towards
Gardens are provided around the property.

Location

..... is a residential area convenient for is situated between S and T.

Facilities

Local shops, schools and public transport services are available within the area.
N..... has usual shopping facilities. Further shopping facilities are available in S
S..... has main line rail service.

Property address

Example of Homebuyer Report

D

About the property (continued)

Local environment

Surrounding properties are residential users of a mixed age and style.

We consider the property suitable to the district.

Property address

Example of Homebuyer Report



RICS

the mark of
property
professionalism
worldwide

RICS
HomeBuyer Report...

E

Outside the property

Limitations to inspection

The property was inspected from ground level only. This was restricted by the sloping site.

1 2 3 NI

E1 Chimney stacks

One chimney stack is provided situated on the main ridge. 1

Above roof level, the stack is of reconstituted stone block work with cement pointing.

Metal flashing is provided to the base dressed to the tiled surface.

One clay pot is provided. We would recommend a weather proof cowl is fitted to prevent rain water falling down the flue and causing dampness internally.

Condition rating 1

E2 Roof coverings

The property has a pitched roof with covering of machine made interlocking concrete tiles. Visible tiled surfaces to the front slope appeared sound. We were unable to inspect the rear slope due to the sloping garden. 1

No sign of distortion was noted as viewed from within the roof void.

Concrete ridge tiles are provided bedded in cement mortar. Bedding mortar to ridge tiles should be kept in good condition as these are in an exposed position and subject to weather damage.

Moss growth is occurring in parts. Moss is unlikely to damage tiles although may cause tiles to lift allowing subsequent moisture penetration. Should moss become a problem in the future we recommend it is removed.

Condition rating 1

E3 Rainwater pipes and gutters

Plastic guttering is used together with plastic fixings and downpipes. 1

No rain fell during our inspection and we are unable to confirm joints are watertight. Joints should be inspected during a period of rain and any leaking joints made good.

Gutters and downpipes should be cleared annually to avoid blockage.

Condition rating 1

E4 Main walls

External walls are of reconstituted stone block with cement pointing. 1

From the age of property and wall thickness we assume these to be of cavity construction although this cannot be confirmed without destructive testing.

Property address

Example of Homebuyer Report



RICS

the mark of
property
professionalism
worldwide

RICS

HomeBuyer Report...

E

Outside the property (continued)

Block work of this type is subject to minor shrinkage cracks. Such cracks were noted externally, particularly above the kitchen door. These cracks should be cut out and repaired with carefully matching mortar.

Filled drill holes indicate that the property has had cavity wall insulation installed. Solicitors should confirm if there are any guarantees for this work.

Heavy plant growth to external walls restricted our view of the reconstituted stone block work in parts.

A physical damp proof course was noted.

No sub floor vents are provided as the property has solid floors.

Condition rating 1

E5
Windows

Most windows have been replaced since the property was built. fittings are of UPVC with sealed unit double glazed inserts. 1

Solicitors should confirm double glazing was installed by a FENSA registered company and fitted in compliance with all necessary building regulation approval.

The front landing window is the original timber unit with secondary double glazing provided.

The windows offer adequate means of escape in the event of emergency.

Double glazed windows are prone to failure whereby the vacuum seal breaks down causing internal misting. Should this occur at a future date the only effective solution is to replace such defective units and you should budget for this over a period of time.

Condition rating 1

E6
Outside doors
(including patio doors)

The front porch door is of timber in a timber frame. 1

The kitchen door is coated metal framed fitting with sealed unit double glazed inserts. Please note our above comments on double glazing failure.

The door to the conservatory is a timber unit in a timber frame.

Doors operated effectively at the time of inspection.

For security reasons we would recommend locks are changed on completion of purchase. British Standard 3621 quality fittings should be used.

Condition rating 1

E7
Conservatory
and porches

The property has a basic conservatory to the rear. This is metal framed with single glazed units. The conservatory is on a solid floor. 1

Solicitors should confirm all necessary planning and Building Regulation consents were obtained for the construction of this conservatory.

The entrance porch to the front is of reconstituted stone block work with timber joinery and pitched tiled roof.

Property address

Example of Homebuyer Report

E

Outside the property (continued)

	Condition rating 1
--	--------------------

E8 Other joinery and finishes	<p>Fascia boards appeared sound.</p> <p>The soffits (undersides) are of a grey sheet material which may contain asbestos. Asbestos is a health hazard and no abrasive techniques or other actions should be carried out on this material which may release fibres.</p> <p>The grey sheet material at the underside of the tiles eaves overhang is also likely to contain asbestos.</p> <p>Condition rating 1</p>	1

E9 Other	<p>None.</p> <p>Condition rating NI</p>	NI

Property address	Example of Homebuyer Report
------------------	-----------------------------

**RICS**

the mark of
property
professionalism
worldwide

RICS

HomeBuyer Report...

F

Inside the property

Limitations to inspection

The property was furnished and floors were carpeted and covered.

1 2 3 NI

F1 Roof structure

Two roof voids are formed.

1

The main hatch, above the original accommodation, is accessed from the landing.

Tiled surfaces are supported on prefabricated gang nailed roof trusses. Due to the age of construction no diagonal bracing is provided. We would consider it prudent to fit diagonal bracing to the trusses in order to prevent distortion or racking.

If you wish to fit solar panels some additional timber bracing to trusses may be required.

Roofing felt is laid beneath the tiled surface.

Adequate ventilation should be provided and maintained to the roof space.

Timberwork appeared adequate for purpose.

Evidence of vermin infestation was noted within the roof void. If vermin infestation persist we would recommend a specialist firm is instructed to inspect the property and eradicate vermin as required. Vermin can damage insulation and electrical wiring.

The second roof void is accessed from the extension landing. Tiled surfaces are supported on prefabricated gang nailed roof trusses. Horizontal bracing is provided. Timberwork appeared adequate for purpose.

Roofing felt is laid beneath the tiled surface.

Ventilation is provided to this roof void.

Evidence of vermin infestation was again noted in this roof void. Please see our above comments.

Condition rating 1

F2 Ceilings

Ceilings throughout are of plasterboard with skimmed plaster and mainly artex finish.

1

Artex of this age may contain asbestos and no abrasive techniques or other actions, which could release fibres, should be carried out on this material.

The only way to confirm or refute the presence of asbestos is to have the product sampled under laboratory conditions.

If you require further information please contact the author of this report.

Should any future repairs to the artex be required this should be carried out by a contractor familiar with this type of work.

Condition rating 1

Property address

Example of Homebuyer Report

F

Inside the property (continued)

F3
Walls and partitions

Internal walls and partitions are plaster finished with various painted, tiled and decorative surfaces. 1

Past plaster repairs have been required to the wall between the hall and garage.

The wall between the dining room and sitting room area showed sign of past distortion. This was evidenced by distortion of the door frame. It is likely that this wall has suffered structural movement when the floor slab distortion occurred. No sign of recent damage or distortion was seen.

Condition rating 1

F4
Floors

At ground floor level the property has solid floors. 3

Significant distortion and dishing of the floors was noted in the dining room area. Evidence of cracking to the floor slab was noted in the sitting room area.

Prior to exchange of contracts, we would recommend carpets are lifted and estimates obtained to repair the floors. Works required may include breaking up the existing floor slab and re-laying this on a sound base. Works of this type will be expensive and we would recommend you obtain estimates prior to legal commitment to purchase.

Suspended timber flooring is used at first floor level.

A heel test indicated some loose boards. These should be re-secured when the opportunity arises with carpet replacement.

Timber surfaces generally appeared level.

Condition rating 3

F5
Fireplaces, chimney
breasts and flues

The reception room has a fireplace with stone surround. The flue runs through the property to the chimney stack. 1

If you intend to use the flue it should be swept and inspected first. The flue should be swept annually to comply with building insurance requirements.

We are unable to comment on the condition of unseen flue liners.

Condition rating 1

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

Kitchen fittings were considered adequate in size and number for a property of this age and type. 1

Many purchasers choose to upgrade kitchen fittings to their personal taste and if you intend to do this you should obtain estimates prior to exchange of contracts.

Condition rating 1

Property address

Example of Homebuyer Report

F

Inside the property (continued)

F7
Woodwork (for
example, staircase
and joinery)

Internal doors are of timber in a timber frame.

2

As stated above, evidence of distortion to the door frame was noted to the dining room door.

Timber doors of this type may require occasional easing and adjustment to ensure a satisfactory fit.

Glazed panelling is used to some doors and internal panels. Internal glazing should be of safety glass and advice should be sought from a glazier.

The property has an open tread timber staircase. The staircase and open hand rails represent a danger to small children.

Condition rating 2

F8
Bathroom fittings

The bathrooms have fittings of mixed age. Both bathrooms have a three piece suite.

1

The water was turned off at the time of inspection and fittings were not tested. The bathroom has a modern three piece suite.

Many purchasers choose to upgrade bathroom fittings to their personal taste and if you intend to do this you should obtain estimates prior to exchange of contracts.

Areas around showers and baths are prone to leakage. These leaks affect other parts of the building including decorations and adjacent timbers. The seals and grouting to adjacent tiles should be checked before purchase and thereafter on a regular basis. If leaks are discovered, you should ask a Damp & Timber specialist to inspect hidden areas for signs of other defects.

Condition rating 1

F9
Other

None.

NI

Condition rating NI

Property address

Example of Homebuyer Report



Services

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

Limitations to inspection

Most pipes and wires are concealed within the structure.

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.

Mains electricity is connected.

3

Fuses are located at high level within the garage.

The fuse box is dated by modern standards and we would recommend a modern consumer unit is fitted.

Please note our above comments that vermin in the roof space can damage electrical wiring.

Wiring is unlikely to comply with current regulations as these are regularly updated.

You should be made familiar with the position of fuses in case of emergency.

Please ensure there are adequate power points for your personal needs as additional sockets will require fitting by a qualified electrician.

Properties of this age may not have sufficient power points for current usage.

Current advice is that wiring circuits should be tested on change of ownership and we would therefore recommend a qualified electrician test circuits and report thereon prior to exchange of contracts.

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.

Mains gas is connected.

3

All gas appliances should be serviced annually by a Gas Safe heating engineer.

Current advice is that gas appliances and heating systems should be inspected on change of ownership and we would therefore recommend a Gas Safe engineer inspect the property

Property address

Example of Homebuyer Report



RICS

the mark of
property
professionalism
worldwide

RICS
HomeBuyer Report...

G

Services (continued)

and report on gas appliances prior to exchange of contracts.

Condition rating 3

G3
Water

Mains water is connected.

The stop tap appears to be in the ground floor cloakroom.

Solicitors should confirm if this is metered.

You should be made familiar with the position of internal and external stop taps in case of emergency.

Pipe work was metal with plastic waste where visible.

Condition rating 3

3

G4
Heating

The property has the benefit of gas fired central heating with heat distributed via a wet radiator system.

The wall mounted Worcester condensing gas fired boiler is situated on the garage wall. Fumes discharge through a vent flue.

Solicitors should confirm this replacement boiler was installed by a Gas Safe heating engineer.

You should be made familiar with heating controls in order to minimise costs.

Condition rating 3

3

G5
Water heating

Water heating is provided from the gas fired boiler as outlined above.

A factory insulated hot water storage tank is fitted in the first floor airing cupboard. This has a thermostat and electric immersion heater. The immersion heater was not tested.

Condition rating 3

3

G6
Drainage

The property is connected to the mains drainage system.

The manhole to the front was lifted. Drain runs are of a black fibre material. This appears relatively recent. The drain runs may have been re-lined and solicitors should make enquiries to confirm if any previous drainage repairs or problems have occurred.

Older pitch fibre black drain pipes are prone to distort, collapse and cause problems to drain runs. If no information is forthcoming from the solicitors we would recommend a specialist drainage contractor is instructed to inspect drain runs and report thereon prior to exchange of contracts.

Condition rating 3

3

Property address

Example of Homebuyer Report



Services (continued)

G7
Common services

None.

Condition rating NI

NI

Property address

Example of Homebuyer Report



RICS

the mark of
property
professionalism
worldwide

RICS

HomeBuyer Report...

H

Grounds (including shared areas for flats)

Limitations to inspection

None

1 2 3 NI

H1 Garage

The property has a double integral garage with up and over door.

2

At high level, on the wall between the garage and house sections of asbestos cement sheeting were noted. The material lining the personal door between the garage residential accommodation may also contain asbestos.

The garage ceiling has a skimmed plaster finish. We are unable to confirm the nature of the material beneath the plaster finish.

Block work and the concrete floor appeared sound.

Stored items prevented a detailed inspection of some wall and floor surfaces.

Condition rating 2

H2 Other

The property is on a site which slopes down significantly towards Nailsworth.

1

On site retaining walls are faced with dry stone walling. Walling of this type is expensive to repair.

No signs of significant damage were noted. Retaining walls should be kept in good order due to the sloping site.

Solicitors should confirm the position of site boundaries and liability for boundary repair.

There are a number of mature shrubs and trees on the site and boundaries. These may require maintenance by an arboriculturalist.

Condition rating 1

H3 General

I cannot comment on the type of species of plant within the grounds of the property. If you are concerned about the presence of invasive or controlled plant types and species (such as Japanese knotweed) which may be dormant, hidden, cut back or concealed you should commission a Horticultural Specialist to undertake an invasive plant survey.

If any treatment programme is/has been undertaken your legal advisors should confirm that this is backed by an insurance backed warranty and what stage this treatment is at.

Under 'enquiries' before contract the existing owner is required to reveal any knowledge of Japanese knotweed and your legal advisors should specifically request this.

Property address

Example of Homebuyer Report



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).

I1 Regulation

Solicitors should confirm all necessary planning and building regulation approvals were obtained for the following work:

- Construction of the left side extension.
- Construction of the porch and conservatory.
- Installation of double glazing by a FENSA registered installer.
- Installation of the gas fired boiler by a Gas Safe heating engineer.

I2 Guarantees

None that we are aware of. Solicitors to confirm if any guarantees are available.

I3 Other matters

Solicitor should confirm the following points:

- Tenure is freehold.
- All mains services are connected as outlined within this report.
- Position of site boundaries and liability for boundary repair.
- No drainage issues have occurred during current occupancy.
- J.... Road is a made up and adopted road and that no road charges are payable.

Property address

Example of Homebuyer Report



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

As stated above, evidence of significant distortion was noted to the solid floor slab at ground floor level. This should be investigated and estimates obtained for repair prior to legal commitment to purchase. The work will be disruptive.

During our inspection no significant evidence of structural movement was noted to external walls. As stated above, heavy plant growth restricted our inspection.

Past movement was noted to the wall between the dining room and sitting room. No signs of recent movement were seen.

Readings were taken with an electronic damp meter at selected points throughout the property. No evidence of dampness was noted.

During our inspection no evidence of active timber infestation or significant rot were noted.

Evidence of vermin infestation as noted within the roof void. This should be eradicated as vermin can damage electrical wiring and pipe insulation.

Condensation is the most common type of dampness found in property and is due to relatively warm, moist air from day to day activities, such as cooking and bathing coming into contact with cold surfaces, such as walls and glazing. The warmer air then cools and it is unable to hold as much moisture, resulting in the formation of water on the surface and subsequent dampness. Condensation can be a very difficult problem to manage, but adequate ventilation is essential combined with sensible use of heating and good levels of insulation.

J2 Risks to the grounds

The property is on a site which slopes significantly down towards N..... Retaining walls should be kept in good condition.

On site trees may require maintenance by an arboriculturalist.

J3 Risks to people

Various materials were noted within the building which are likely to contain asbestos. We would recommend a specialist firm is instructed to provide estimates to remove asbestos in the garage area and test suspect materials. Results of this inspection should be made available to you prior to exchange of contracts. Estimates for any removal works should also be obtained at this time.

No abrasive techniques or other actions which could release fibres should be carried out on these materials.

Asbestos removal is expensive and should be carried out in compliance with all current regulations.

Please ensure that there are adequate smoke and carbon monoxide detectors fitted.

Property address

Example of Homebuyer Report

J

Risks (continued)

In some parts of the country, a naturally occurring and invisible radioactive gas called radon can build up in properties. In the worst cases, this can be a safety hazard.

If you want more information on radon gas, you should contact the Health Protection Agency (HPA) at 7th Floor, Holborn Gate, 330 High Holborn, London WC1V 7PP or visit the website at www.ukradon.org.

J4
Other

None.

Property address

Example of Homebuyer Report



RICS

the mark of
property
professionalism
worldwide

RICS
HomeBuyer Report...

Valuation

In my opinion the Market Value on as inspected was:

£ 550000

FIVE HUNDRED AND FIFTY THOUSAND POUNDS

(amount in words)

Tenure

Area of property (sq m)

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

£ 375000

THREE HUNDRED AND SEVENTY FIVE THOUSAND POUNDS

(amount in words)

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

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

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

With regard to legal matters I have assumed that:

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

Any additional assumptions relating to the valuation

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 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 valuation does not take account of any furnishings, removable fittings or sales incentives.

With Regards to legal matters I have assumed that:

- The property is sold with vacant possession (your legal advisor 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.

Property address

Example of Homebuyer Report



RICS

the mark of
property
professionalism
worldwide

RICS

HomeBuyer Report...

K

Valuation (continued)

- 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 (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).

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

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

Other considerations affecting value

Specialist reports or estimates for any repairs/improvements outlined in this report should be obtained prior to legal commitment to purchase.

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

Example of Homebuyer Report



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

0071806

Qualifications

For and on behalf of

Company

Abels Surveyors

Address

Staddle Stones, Burleigh Tor, Burleigh

Town

Stroud

County

Gloucestershire

Postcode

GL5 2PZ

Phone number

0333 121 0100

Website

<http://www.abelssurveyors.co.uk>

Fax number

Email

info@abelssurveyors.co.uk

Property address

Example of Homebuyer Report

Client's name

Mr Blogs

Date this report
was produced

27 June 2018

RICS Disclaimers

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

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

In the case of sole practitioners, the surveyor may sign the report in his or her own name unless the surveyor operates as a sole trader limited liability company.

To the extent that any part of this notification is a restriction of liability within the meaning of the *Unfair Contract Terms Act 1977* it does not apply to death or personal injury resulting from negligence.

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

Property address

Example of Homebuyer Report



RICS

the mark of
property
professionalism
worldwide

RICS

HomeBuyer Report

L

Surveyor's declaration (continued)

given to any interested party or its advisers. Any such liability is expressly disclaimed.

Property address

Example of Homebuyer Report



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

Example of Homebuyer Report



RICS

the mark of
property
professionalism
worldwide

RICS

HomeBuyer Report...

What to do now

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

https://isurvworksmart.com/HBR_DHSSTEupdated_Dec_2016.pdf

https://isurvworksmart.com/leasehold_dhs_final.pdf

Property address

Example of Homebuyer Report



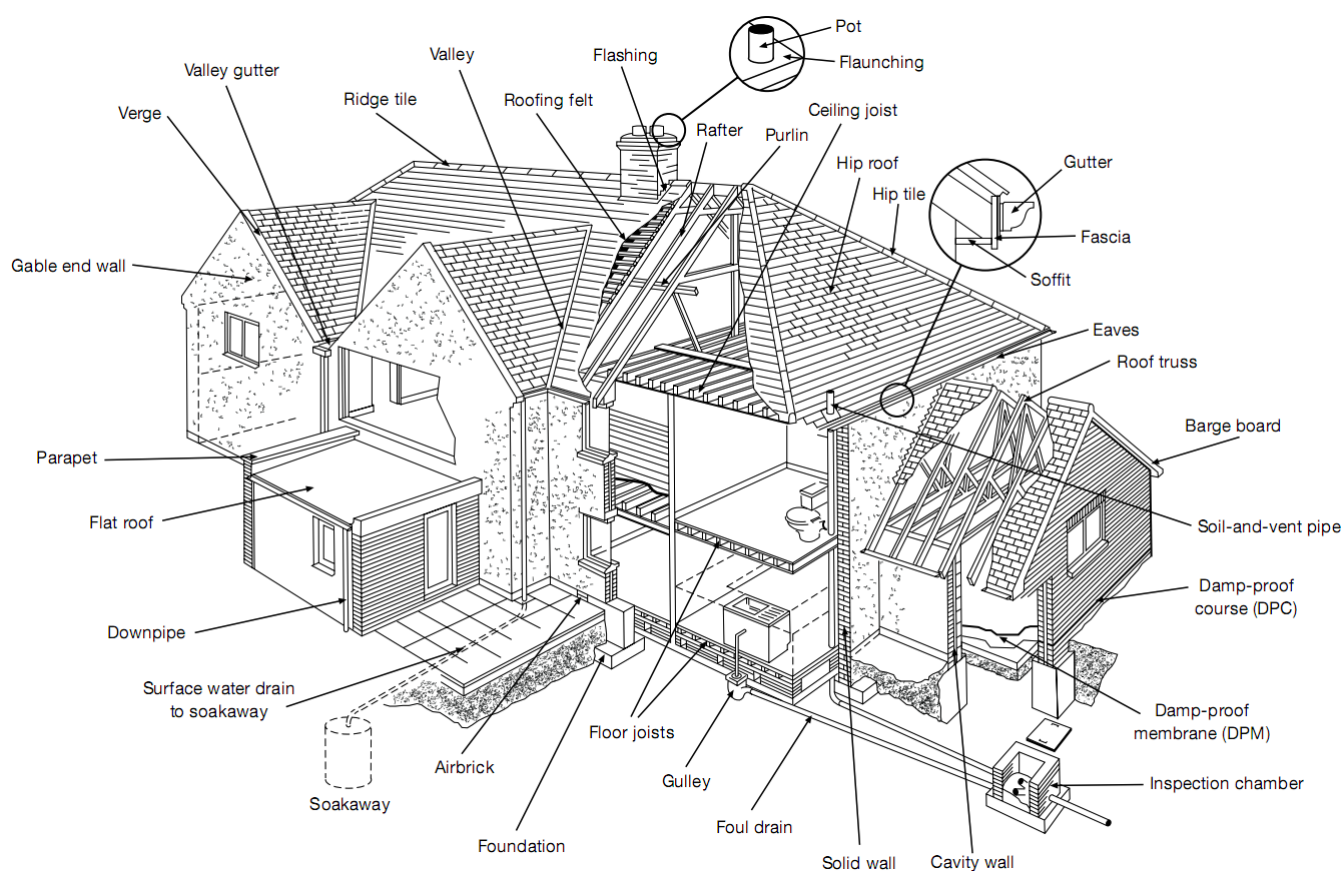
RICS

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.



Property address

Example of Homebuyer Report



RICS

the mark of
property
professionalism
worldwide

RICS
HomeBuyer Report...



Concrete floor slab dropped and distorted.



Property address

Example of Homebuyer Report



RICS

the mark of
property
professionalism
worldwide

RICS
HomeBuyer Report...

Grey soffit boards may contain asbestos.



Black fibre drain run.



Property address

Example of Homebuyer Report



RICS

the mark of
property
professionalism
worldwide

RICS
HomeBuyer Report...

Artex may contain asbestos.



Open tread and handrail to staircase.

Property address

Example of Homebuyer Report



RICS

the mark of
property
professionalism
worldwide

RICS
HomeBuyer Report...



Internal glazed panels.



Property address

Example of Homebuyer Report



RICS

the mark of
property
professionalism
worldwide

RICS
HomeBuyer Report...

Grey sheets and door lining to garage may contain asbestos



Floor slab and wall between dining room and sitting room dropped and distorted.



Property address

Example of Homebuyer Report



RICS

the mark of
property
professionalism
worldwide

RICS
HomeBuyer Report...

Vermin damage to roof void.

Property address

Example of Homebuyer Report



RICS

the mark of
property
professionalism
worldwide

RICS
HomeBuyer Report...