



RICS Home Surveys

Survey level two: HomeBuyer report - Survey and Valuation

Property address

SAMPLE ONLY

Client's name

SAMPLE ONLY

Date of inspection

3rd September 2019

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 Surveyor's declaration
- What to do now
- Description of the RICS HomeBuyer (Survey & Valuation) Service
- Typical house diagram

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A

Introduction to the report

This HomeBuyer (Survey & Valuation) 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 (Survey & Valuation) aims to help you:

- make a reasoned and informed decision on whether to go ahead with buying 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 about the service, please refer to the complaints handling procedure in the 'Description of the RICS Homebuyer (Survey & Valuation) Service' at the back of this report.

SAMPLE HOMEBUYER REPORT

SAMPLE ONLY

B

About the inspection

Surveyor's name

Richard Lake

Surveyor's RICS number

1140596

Company name

Edwin Lake Ltd

Date of the inspection3rd September 2019**Report reference number**

ELCS

Related party disclosure

Not applicable.

Full address and postcode of the property

SAMPLE ONLY

Weather conditions when the inspection took place

During the inspection the weather was fine and dry. Changeable conditions had persisted prior to the inspection.

The status of the property when the inspection took place

The property was occupied and furnished at the time of inspection. Floors were covered with carpets and other fixed coverings which were not lifted.

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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.

SAMPLE ONLY

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 considered to be a reasonable proposition for purchase. The original property was constructed to a generally satisfactory standard and recent works of modernisation and extension have been thorough and completed to a good standard.

No urgent repairs are required in respect of external elements although there is a degree of weathering affecting the chimney masonry. The roof coverings and rainwater gutters and pipes are modern and they are in generally satisfactory condition. It was noted that ponding water is present in the rainwater channel to the front of the flat roof of the rear extension. This could possibly be alleviated with the installation of a second outlet to the left side and it is important to periodically remove any debris accumulating in the channel. No signs of significant cracking or structural problems were noted in respect of the walls and windows and doors are modern and in satisfactory condition.

Internally the property is well-presented with modern fixtures and fittings. No repairs are required in respect of the walls or ceilings. It is assumed that all works relating to the extension, including construction of structural openings within original walls, were completed with all necessary Local Authority approvals and permissions including Building Regulation approval. This will be confirmed by your Solicitor before completion of the purchase.

The service installations have been updated and improved. It is understood that the original property was rewired and a new space and water heating system has been installed. It is likely that underground drainage pipes are of varying age and evidence of blockage was noted within the inspection chamber to the front left of the property. The age and construction of water pipes leading into the property is not known; if any original pipes remain, they could be of lead construction.

The property has a relatively small garden to the rear and space for off-street car parking for two or three vehicles to the front.

The agreed purchase price is high, but this reflects the fact that the property is located in a prime residential area and the fact that it has been modernised and extended to a good standard.

SAMPLE ONLY

C

3

Section of the report	Element number	Element name
E: Outside the property		
F: Inside the property		
G: Services		
H: Grounds (part)		

2

Section of the report	Element number	Element name
E: Outside the property		
F: Inside the property		
G: Services	G6	Drainage
H: Grounds (part)		

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
	E8	Other joinery and finishes
	F: Inside the property	F1
F2		Ceilings
F3		Walls and partitions
F4		Floors
F6		Built in fittings
F7		Woodwork
F8		Bathroom fittings
G: Services		G1
	G2	Gas/oil
	G4	Heating
	G5	Water heating
H: Grounds (part)		

SAMPLE ONLY

D

About the property

Type of property

The property is a two-storey detached house. There is a single storey extension to the rear. The property is not Listed but it is in a Conservation Area and within the boundaries of the World Heritage Site.

Approximate year the property was built

It is understood that the property was originally constructed in around 1935.

Approximate year the property was extended

A double storey side extension and single storey rear extension were built approximately five years ago.

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	Separate toilet	Kitchen	Utility Room	Conser-vatory	Other	Name of other
Lower ground									
Ground	3			1	1	1			
First		4	2						
Second									
Third									
Other									
Roof space									

Construction

The main property is of conventional construction with masonry walls beneath a pitched and tiled roof. The rear extension has a flat roof with a GRP / fibreglass covering. Floors are of mixed concrete and timber construction and internal walls are of both masonry and timber-framed construction.

SAMPLE ONLY

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

C72

Environmental impact rating

D66

Mains services

The marked boxes show that the mains services are present.

Gas	Electric	Water	Drainage
<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>

Central heating

Gas	Electric	Solid fuel	Oil	None
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Other services or energy sources (including feed-in tariffs)

Not applicable.

Grounds

The property is located on a slightly sloping plot with a lawned garden to the rear. There is space for off-street car parking for two or three vehicles to the front.

Location

The property is located in a popular residential area of similar type housing.

Facilities

There is a range of local amenities close by in Widcombe with comprehensive leisure, shopping and travel facilities in Bath city centre.

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D**Local environment**

Areas around Bath can be subject to raised levels of radon gas. As a precautionary measure, the property should be tested and, if necessary, radon reduction measures installed.

The property is not in a former coal mining area.

The property is not in a flood risk area.

A detailed environmental report should be obtained to provide further information on flood, contamination, radon, mining and past land use.

SAMPLE HOMEBUYER REPORT

SAMPLE ONLY

E

Outside the property

Limitations to inspection

There were no limitations.

1 2 3 NI

E1 Chimney stacks

There is a single chimney stack located to the left side of the property. It contains two flues which would have served fireplaces at ground and first floor levels. Condition rating 1.

1

The chimney is relatively slender however there is no lean or cracking which would indicate structural problems. As is to be expected, there is a degree of weathering and deterioration affecting the stonework which will eventually need to be repaired. This is not necessarily urgent and can be delayed into the medium or long term.

The flashings around the base of the chimney are of lead construction. They were replaced in conjunction with recent roof maintenance and they appear satisfactory. Leakage from around chimney flashings is common and periodic maintenance may be required.

It is also important to periodically check and maintain detailing around the chimney pots at the top of the stack. It is important to ensure the pots are bedded in good mortar flashings to ensure they remain secure and to protect the masonry of the upper part of the chimney.

E2 Roof coverings

Pitched Roofs

The pitched roofs of the main property and of the side extension have clay tiles with a modern synthetic underlay beneath. Condition rating 1.

The roof coverings to the older part of the property were overhauled as part of works relating to the extension. The underlay beneath the tiles is of a modern type and it should have a satisfactory life expectancy.

The original roof tiles were reused when the roof was repaired and reclaimed clay tiles of a matching style were fitted to the roof of the extension. Although the tiles are old, they remain in satisfactory condition. Ridge and hip tile pointing at the top and corners of the roof is satisfactory and no urgent repairs are required.

Consideration should be given to installation of a number of vented roof tiles to promote improved air circulation in the lofts and to help avoid problems of condensation. Mould growth present to the undersides of the roof (particularly to the flat roof) indicates that condensation has been a problem in winter weather.

Flat Roofs

The flat roof to the single storey rear extension and also the flat roof to the centre part of the main roof have a GRP / fibreglass-type covering. Condition 1.

The roof coverings are modern and GRP / fibreglass materials should have a satisfactory life expectancy.

Ponding water was noted in the channel drain to the front part of the roof of the single storey extension due to inadequate falls. Debris from within the gutter should be cleared and consideration should be given to installation of a second outlet to the left side.

SAMPLE ONLY

E

E3 Rainwater pipes and gutters

Rainwater fittings to the front, sides and rear of the property consist of conventional plastic gutters and downpipes. Condition rating 1.

1

The fittings are modern and subject to maintenance, they will perform satisfactorily.

The downpipes to both front and rear of the property have sealed connections leading into underground pipes. It is assumed that the pipes drain water into either soakaways or into the combined foul and surface water system. Underground pipes could not be checked however they are likely to be of both modern and older construction.

As described in Section E2 above, the channel gutter set within the flat roof of the rear extension has not been constructed to a satisfactory fall and signs of ponding / stagnating water were noted.

All fittings should be periodically checked during heavy rain to help prioritise maintenance. This may include resealing of joints, maintenance of fixings and adjustment of alignment as necessary. Any leaves or other debris in gutters and pipes should be cleared as necessary.

E4 Main walls

The walls of the property are of masonry construction with a combination of stone, render and cedar shingle cladding. The walls measure between approximately 260mm – 320mm in thickness. Condition rating 1.

1

The walls are true with no lean or significant cracking which may indicate structural problems. Slight cracking was noted to the render finishes to the lower left side wall however the crack is old and does not appear to be of serious structural significance. The tree (pittosporum) growing close by to the left side wall should be regularly maintained or removed to reduce subsidence risk.

It is assumed that there are bitumen and plastic damp-proof courses within the walls of the original property and the walls of the extension respectively.

The exposed stonework to the older parts of the property and to the front wall of the right side extension is satisfactory with no repairs required. The render finishes to the right side are adequate although there are some imperfections and minor damage, for example around the electricity meter housing and slight discolouration above ground level, possibly due to the absence of a bell cast or drip-detail to the lower edge. The render extends to ground level and this increases the risk of dampness in the outer wall and wall finishes. Render finishes are an economic type of wall finish which will have a more limited life expectancy than stone cladding etc.

No serious defects were noted in respect of the cedar shingle cladding to the left side of the rear extension. Cedar shingles should have a reasonable life expectancy although again, probably shorter than a natural stone or block finish.

E5 Windows

Windows are of double-glazed coated metal construction with a Velux roof-light window above the staircase. Condition rating 1.

1

The windows are of a satisfactory quality and they are in satisfactory condition. Where tested, they were found to open and close without sticking or binding.

Your Solicitor should obtain confirmation that the windows were fitted by a FENSA registered contractor or with Building Regulation approval obtaining also copies of guarantees. See Section I.

SAMPLE ONLY

E

E6 Outside doors (including patio doors)

The front door and the right side door of the side corridor are of timber construction. The sliding patio doors to the rear extension are of double-glazed coated metal construction. Condition rating 1.

1

The doors are modern, of a satisfactory quality and they are in satisfactory condition overall.

The doors were checked as in normal use and no defects were noted. The glazed doors have toughened glass and locks are satisfactory.

Minor damage was noted to the right side timber door of the side corridor. This could be the result of debonding of the laminate wood finish to the centre panels and this will probably worsen over time.

E7 Conservatory and porches

Not applicable.

E8 Other joinery and finishes

Joinery at eaves level appears to be of timber and manufactured board construction. Condition rating 1.

1

The joinery is modern and satisfactory with no obvious defects noted. Periodic cleaning will help maintain the appearance of the property.

E9 Other

Not applicable.

SAMPLE ONLY

F

Inside the property

Limitations to inspection

The property was occupied and furnished at the time of inspection. Floors were covered with carpets and other fixed coverings which were not lifted. Concealed floor surfaces and timbers could not be checked. There is no access to the loft above the left side part of the property.

1 2 3 NI

F1 Roof structure

The main roof structures are of timber construction. Condition rating 1.

1

No signs of distortion were noted externally and the roof timbers visible in the main loft were found to be modern and in satisfactory condition. The main rafters measure approximately 140mm x 50mm at around 400mm centres. It appears that the ceiling joists span from front to rear and they should be joined to the feet of the front and rear rafters. There should also be some restraint to the feet of the rafters to the left side although connections were concealed from view.

There is a reasonable depth of mineral fibre loft insulation present.

Mould growth affecting the undersides of the flat roof structure to the upper part of the roof and also minor mould growth affecting the underlay are likely to be the result of condensation. Installation of roof vents will promote improved air circulation in the loft reducing the risks of condensation, however it is also important to maintain good patterns of heating and ventilation in the living accommodation. The mould should be treated / removed using a proprietary cleaning product.

The roof timbers to the original part of the property could not be checked due to lack of access. The timbers will be smaller than those of the extension but no signs of distortion were noted when the roof was viewed externally.

It is recommended that a second hatch be installed to provide access to the loft above the older part of the property. This will permit roof timbers to be checked and extra insulation to be fitted if necessary. Storage space will be limited due to the hipped / sloping nature of the roof construction.

F2 Ceilings

Ceilings appear to be of plasterboard construction although it is possible that older ceilings in the original parts of the property were originally of lath and plaster construction. Condition rating 1.

1

The ceilings are in satisfactory condition with no defects noted.

Any cracks which appear at joint sections should be professionally repaired before next redecoration. Slight cracking was noted, for example around the perimeter of the ceiling in the rear extension to the left side.

F3 Walls and partitions

Internal walls within the property are of both masonry and timber-framed construction with smooth plaster and plasterboard finishes. Condition rating 1.

1

There are no signs of serious cracking or structural problems. Any small shrinkage cracks should be repaired before next redecoration.

SAMPLE ONLY

F

Structural alterations have been carried out as part of the recent works of extension and alteration. It is assumed that there is an arrangement of steel beams present where openings have been formed in load-bearing walls. The beams were concealed from view and could not be checked. It is important to ensure that all works undertaken were completed with Building Regulation approval. Architects' plans and Structural Engineers' calculations should be available to provide further information in relation to the specification of works undertaken.

Decorations within the property are in generally satisfactory condition. Minor scuffs and blemishes may be evident when the property is empty of furniture and stored items.

F4 Floors

Floors are of mixed solid and suspended concrete construction (beam and block) at ground floor level and suspended timber construction at first floor level. Condition rating 1.

1

The majority of floors were covered with carpet, tile or other coverings which were not lifted. Consequently, floor surfaces and concealed joists etc could not be inspected in detail.

The floors are firm and level with no obvious signs of defects affecting either the modern or older floors within the property.

The older solid floors within the original parts of the property may have been built to a less satisfactory standard than the modern floors and it was noted that the floors are of a significant depth in some areas and could be vulnerable to settlement. No signs of problems were noted. The older solid floor in the sitting room to the front left has a wood-block finish beneath carpet and underlay.

It is likely that the floors within the extension at first floor level have chipboard coverings beneath the carpet and tile finishes. Chipboard is an economic material and tends to creak underfoot.

F5 Fireplaces, chimney breasts and flues

There are no working fireplaces within the property. There is an external chimney breast to the left side which rises to the chimney stack above.

F6 Built in fittings (e.g. built-in kitchen and other fittings, not including appliances)Kitchen / Utility Room Fittings

1

Kitchen fittings consist of a range of fitted units with an island unit incorporating a gas hob. There are fitted cupboards and a sink in the utility room. Condition rating 1.

The fittings are modern and they are in satisfactory condition.

Integrated appliances were not tested.

F7 Woodwork

Internal joinery is of conventional timber construction with matching modern doors fitted at ground and first floor levels. Condition rating 1.

1

The joinery is in generally satisfactory condition with no significant repairs required.

Stairs are firm underfoot with no obvious signs of problems noted when viewed from beneath.

SAMPLE ONLY

F

F8 Bathroom fittingsBathroom

1

Sanitary fittings in the bathroom at first floor level consist of a plastic bath with shower over, WC and washbasin. Condition rating 1.

The fittings are modern and in satisfactory condition. The shower, WC and washbasin were working correctly at the time of inspection with no obvious signs of problems noted.

There is an extractor fan which has an overrun device fitted.

En-Suite Shower Room

The en-suite shower room incorporates a tiled shower area, twin washbasins and WC. Condition rating 1.

The sanitary fittings are modern and appear satisfactory.

The shower does not incorporate a conventional tray and any future problems relating to the waterproof membranes beneath the tiles in the shower area could result in leaks which would be difficult to repair.

There is an extractor fan which has an overrun device fitted.

Ground Floor WC

Sanitary fittings in the ground floor WC include a ceramic washbasin and WC. Condition rating 1.

These fittings are satisfactory with no signs of problems noted.

There is an extractor fan which has an overrun device fitted.

F9 Other

Not applicable.

SAMPLE ONLY

G

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 or meet modern standards.

Limitations to inspection

Underground water pipes and most of the drainage pipes were concealed from view and could not be checked.

G1 Electricity *Safety warning: The Electrical Safety Council recommends that you should get a registered electrician to check the property and its electrical fittings and that a periodic inspection and testing is carried out at the following times: for tenanted properties every 5 years or at each change of occupancy, whichever is sooner; at least every 10 years for an owner-occupied home. All electrical installation work undertaken after 1 January 2005 should have appropriate certification. For more advice contact the Electrical Safety Council.*

1 2 3 NI

Mains electricity is connected with the meter being located externally to the right side of the property. Condition rating 1.

1

It is understood that the original property was fully rewired at the time the extensions were built. There is a satisfactory number of power points present and the consumer unit is of a modern type.

Commissioning documentation and certification should be obtained for the electrical system.

It may be possible to install solar voltaic panels or solar water heating panels mounted on the roof. It is the front roof and right side roof which will receive most sunlight. Given the nature of the roof construction, it may be possible to install only a relatively small array of panels and it is recommended that you check with the Local Authority to determine whether Planning Permission would be required. It is not known whether the existing hot water storage tank could function with solar water heating panels or whether a new tank would need to be installed.

G2 Gas/oil *Safety warning: All gas and oil appliances and equipment should regularly be inspected, tested, maintained and serviced by an appropriately qualified Gas Safe Engineer or Registered Heating Engineer and in line with the manufacturer's instructions. For tenanted properties by law a 12 monthly gas safety check must be carried out on every gas appliance/flue. A gas safety check will make sure gas fittings and appliances are safe to use. 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 with the meter being located externally to the right side of the property. Condition rating 1.

1

The gas meter has a secure bracket fixing to the wall, pipes are of copper construction with an electrical earth connection and no smell of gas was noted. The meter itself is relatively old.

It is assumed that pipes leading from the meter to internal appliances are modern dating from the time the extension was built.

The gas fittings and pipes should be checked annually by a GSR registered contractor when the central heating boiler is serviced.

SAMPLE ONLY

G

G3 Water

Mains water supply is connected. There is an external stop-tap and water meter set within the pavement to the front and it is understood that there is an internal stop-tap close to the water softener in the utility room. Not inspected. **NI**

Given the location of the water softener and internal stop-tap, it is likely that much of the pipework leading into the property has been replaced. Further enquiries should be made to confirm.

Otherwise it is recommended that further investigation be carried out to check the construction of pipes leading into the property and any original / lead pipework should be replaced.

There are no cold water storage tanks present or required.

G4 Heating

Space heating is provided by the gas-fired 'Worcester' boiler located in the utility room. Condition rating 1. **1**

The central heating boiler is of a modern condensing type which will be efficient resulting in lower heating costs.

The heating boiler operates in conjunction with a combination of conventional radiators and underfloor heating pipes in the rear extension. The radiators are modern and appear satisfactory.

Underfloor heating is best operated at a fairly low level but on a continuous basis during winter months. Any significant fluctuations could result in cracking to floor tiles and underfloor heating tends to take longer to increase room temperature than a conventional radiator system.

Commissioning documentation for the central heating system should be obtained before purchase and the boiler should be serviced annually.

The bathroom and en-suite shower room have electric underfloor heating. This was not tested and it is not possible to confirm it is in fully satisfactory working order.

G5 Water heating

Water heating is also provided primarily by the 'Worcester' boiler. See Section G4. Condition rating 1. **1**

There is a large (216l) pressurised hot water storage tank located in the under-stairs cupboard. The tank appears to be in satisfactory condition and it should be able to supply several outlets simultaneously at reasonable pressure.

The tank operates at pressure and it should be checked annually when the boiler is serviced or otherwise in accordance with the manufacturers' recommendations.

There do not appear to be any problems in respect of the location of the hot water tank or boiler although the presence of the hot water tank reduces the storage space in the under-stairs cupboard.

SAMPLE ONLY

G

G6 Drainage

Drainage is assumed to connect into the public sewer. Condition rating 2.

There are access points to the left side of the property. The lids were lifted revealing drains of both clay and plastic construction.

Most of the underground pipes were hidden from view and could not be checked, however there are some signs of blockage in the inspection chamber to the front left. The blockage should be cleared and it would be prudent to obtain a CCTV drainage test to provide further information in relation to the condition of underground pipes. Old pipes may not be fully watertight and the need for repair cannot be ruled out.

Branch connections leading to kitchen and sanitary fittings are assumed to be of modern plastic construction.

2

G7 Common services

Not applicable.

SAMPLE ONLY

H

Grounds (including shared areas for flats)

Limitations to inspection

There were no limitations.

H1 Garage

1 2 3 NI

There is no garage.

H2 Other

There are no permanent outbuildings.

There is a timber garden shed to the left side of the property. The shed is modern and although it was not inspected in detail, it appears satisfactory. Your Solicitor should confirm that the shed is included in the sale.

If additional storage space is required, it is recommended that you consider construction of another shed or lean-to structure to the left side of the property.

It may be possible to construct a garden office to the right rear however it is important to check with the Local Authority to determine whether Planning Permission would be required, particularly given the location within a Conservation Area and within the boundaries of the World Heritage Site.

H3 General

Grounds

The property occupies a sloping plot with lawned gardens to the rear and right side. There is a level block-paved car parking area to the front.

The gardens have been improved and they are well maintained.

Boundaries

Boundaries around the garden consist of a combination of stone and rendered masonry walls, metal fencing, timber fencing and hedging.

The boundaries are in generally satisfactory condition with no urgent repairs required.

Some of the boundaries constitute small retaining structures and whilst no signs of problems were noted, any future repairs or improvements which may be required will be more expensive than would be the case with a conventional wall.

SAMPLE ONLY

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

Your Solicitor should request confirmation that the following works were undertaken with all necessary Local Authority approvals and permissions. The property is not Listed but it is in a Conservation Area and within the boundaries of the World Heritage Site.

- Construction of the side and rear extensions and internal alterations (Building Regulation approval and Planning Permission).
- Re-covering of the roof to the original part of the property (Competent Persons Scheme certification or Building Regulation approval).
- Installation of replacement windows and doors (FENSA certification or Building Regulation approval).
- Commissioning documentation for the electrical installation (Competent Persons Scheme certification).
- Certification for the gas installation (GSR certification).
- Commissioning documentation and service records for the central heating system (GSR certification).

I2 Guarantees

Guarantees may be available for the following:

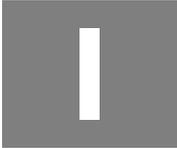
- Flat roof coverings.
- Replacement doors and windows.
- Central heating boiler.
- Hot water storage tank.
- Kitchen appliances.

I3 Other matters

We advise that you raise the following matters with your Solicitor or other Legal Advisers and seek sufficient clarification prior to entering into any legally binding contract:

- Confirm tenure and details of any restrictive covenants.
- Obtain architects' drawings and structural calculations for works relating to the rear extension.
- Confirm whether the water supply pipe leading into the property was fully replaced as part of recent works.
- Confirm, where possible, the ownership of boundaries and responsibility for maintenance.
- Obtain a drainage search.

SAMPLE ONLY

- 
- Confirm whether or not the garden shed is to be included in the purchase.
 - A detailed environmental report should be obtained to provide further information on flood, contamination, radon, mining and past land use.

Any adverse discovery may have a serious effect on the resale potential of the property and a possible detrimental effect upon its value. It may therefore be important for you to refer any such matter back to us before you proceed to exchange of contracts.

SAMPLE HOMEBUYER REPORT

SAMPLE ONLY

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Risks

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

J1 Risks to the building

Structural Movement

The property does not appear to have been affected by significant structural movement. No signs of serious cracking were noted internally or externally.

Slight cracking to internal and external walls may recur on a seasonal basis and also due to slight settlement and shrinkage which can affect newly built extensions. No signs of serious problems of this nature were noted.

The tree which is growing close by to the left side of the property should be professionally maintained or removed to reduce subsidence risk. Permission may be required from the Local Authority given the location in a Conservation Area.

Rising and Penetrating Dampness

No evidence of rising dampness was noted within the main property. There is no evidence to suggest that the damp-proof course is defective.

No signs of penetrating dampness were noted. Careful maintenance of external elements including the flat and pitched roof coverings, chimney, rainwater fittings etc, will help avoid problems in the future.

Condensation

All properties are at some risk from condensation. This can lead to dampness and mould growth which is harmful to health.

Mould growth noted to the undersides of the flat roof indicates that condensation has been a problem. Mould growth is a potential health risk.

It is recommended that a number of vented roof tiles be installed to promote improved air circulation in the loft. It is also very important to ensure that good ventilation be maintained at all times and that the property be heated consistently during winter, avoiding significant fluctuations or changes in temperature.

Practical measures should also be taken, for example drying clothes outside or using a vented tumble dryer, covering pans when cooking and providing maintaining ventilation to the kitchen, ground floor WC, bathroom and en-suite shower room.

Wood-beetle Infestation and Timber Defects

No signs of rot or wood-beetle activity were noted to exposed timbers.

The older roof and floor timbers could potentially be affected by wood-beetle activity however these timbers were almost fully concealed from view and could not be checked. Wood-beetle activity is relatively common in houses of this age.

It is recommended that you consider installation of an access hatch to the loft space above the left side bedrooms. Timbers can then be checked and treated if necessary. As a precautionary measure, concealed floor timbers in the older parts of the property should also be checked and again, treated if any active infestation is discovered.

SAMPLE ONLY

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J2 Risks to the grounds

The subject property is not known to be affected by contamination of the land.

The property is not in a flood risk area.

Areas around Bath can be subject to raised levels of radon gas. As a precautionary measure, the property should be tested and if necessary, radon reduction measures installed.

J3 Risks to peopleAsbestos

No asbestos-containing materials were noted.

Other

Not applicable.

J4 Other

Not applicable.

SAMPLE ONLY

K

Valuation

In my opinion the market value on

3rd September 2019

as inspected was:

£760,000

Seven hundred and sixty thousand pounds

(amount in words)

Tenure Freehold

Area of property (sq m) 200

The valuation has been undertaken in accordance with the RICS Valuation Professional Standards (Red Book) 2014 - including the International Valuation Standards.

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

£600,000

Six hundred 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

The following additional assumptions were made in relation to the Valuation. These should be verified before purchase and if found to be incorrect, the Valuation may need to be changed.

- That the property is Freehold with no onerous or unusual restrictive covenants.
- That all works of alteration and extension were carried out with all necessary Local Authority approvals and permissions.
- That the property is not affected by any adverse environmental factors.

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.

K

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

EU Referendum

The RICS has advised us that the following text should be included in Valuation Reports:

- Following the referendum held on 23 June 2016 concerning the UK's membership of the EU, a decision was taken to exit. We are now in a period of significant uncertainty in relation to many factors that historically have acted as drivers of the property investment and letting markets. Such circumstances are unprecedented but are expected to result in similar uncertainty in much of the property market.

The property market is cyclical with periods of increasing and falling Values but with an overall upward trend. We have had a period of strongly increasing property Values and the recent events may mark the start of a new period of static or falling prices.

Other

The reinstatement cost is not related to Market Value.

The agreed purchase price is high, but this reflects the fact that the property is located in a prime residential area and the fact that it has been modernised and extended to a good standard.

Note: You can find information about the assumptions I have made in calculating this reinstatement cost in the 'Description of the RICS HomeBuyer Service (Survey & Valuation)' 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.

L

Surveyor's declaration

"I confirm that I have inspected the property and prepared this report"

Signature



Surveyor's RICS Number

1140596

Qualifications

BSc DipSurv MRICS

For and on behalf of

Company

Edwin Lake Ltd

Address

'Mirabelle', Entry Hill Drive

Town

Bath

County

BNES

Postcode

BA2 5NJ

Phone number

01225 300879

Website

www.edwinlake.co.uk

Fax number

Email

richard@edwinlake.co.uk

Property address

SAMPLE ONLY

Client's name

SAMPLE ONLY

Date this report was produced

3rd September 2019

RICS Disclaimers

1. This report has been prepared by a surveyor ('the Individual Surveyor') merely in his or her capacity as an employee or agent of a firm or company or other business entity ('the Company'). The report is the product of the Company, not of the Individual Surveyor. All of the statements and opinions contained in this report are expressed entirely on behalf of the Company, which accepts sole responsibility for these.

Nothing in this report excludes or limits liability for death or personal injury (including disease and impairment of mental condition) 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.

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For his or her part, the Individual Surveyor assumes no personal financial responsibility or liability in respect of the report and no reliance or inference to the contrary should be drawn.

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.

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.



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 HOMEBUYER REPORT

SAMPLE ONLY

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.

Description of the RICS HomeBuyer (Survey & Valuation) Service

The service

The RICS Homebuyer (Survey & Valuation) Service includes:

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

The surveyor who provides the RICS Homebuyer (Survey & Valuation) 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 damp-meter, 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 2012. 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 (Survey & Valuation) 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 (Survey & Valuation) Service for the property. If the surveyor has seen the current EPC, he or she will present the energy-

efficiency and environmental impact 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 need to investigate further, the surveyor may refer to these in the report (for example, check whether there is a warranty covering replacement windows).

This report has been prepared by a surveyor ('the Individual Surveyor') merely in his or her capacity as an employee or agent of a firm or company or other business entity ('the Company'). The report is the product of the Company, not of the Individual Surveyor. All of the

Description (continued)

statements and opinions contained in this report are expressed entirely on behalf of the Company, which accepts sole responsibility for these. For his or her part, the Individual Surveyor assumes no personal financial responsibility or liability in respect of the report and no reliance or inference to the contrary should be drawn.

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.

Nothing in this report excludes or limits liability for death or personal injury (including disease and impairment of mental condition) resulting from negligence.

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 an asset or liability should exchange on the valuation date between a willing buyer and a willing seller in an arm's length transaction, after proper marketing 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
- 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).

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 (Survey & Valuation) Service ('the service') described in the 'Description of the RICS Homebuyer (Survey & Valuation) 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
 - re-inspection; and
 - detailed specific issue reports.
- 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 and report on the property and is a member of the RICS Valuer Registration Scheme.
- 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** – nothing in this clause 5 shall operate to exclude, limit or otherwise affect your rights to cancel under the Consumer Contracts (Information, Cancellation and Additional Charges) Regulations 2013 or the Consumer Rights Act 2015, or under any such other legislation as may from time to time be applicable. Entirely without prejudice to any other rights that you may have under any applicable legislation, you are entitled to cancel this contract in writing by giving notice to the surveyor's office at any time before the day of the inspection, and in any event within fourteen days of entering into this contract. Please note that where you have specifically requested that the surveyor provides services to you within fourteen days of entering into the contract, you will be responsible for fees and charges incurred by the surveyor up until the date of cancellation.
- 6 **Liability** – the report is provided for your use, and the surveyor cannot accept responsibility if it is used, or relied upon, by anyone else.

Complaints handling procedure

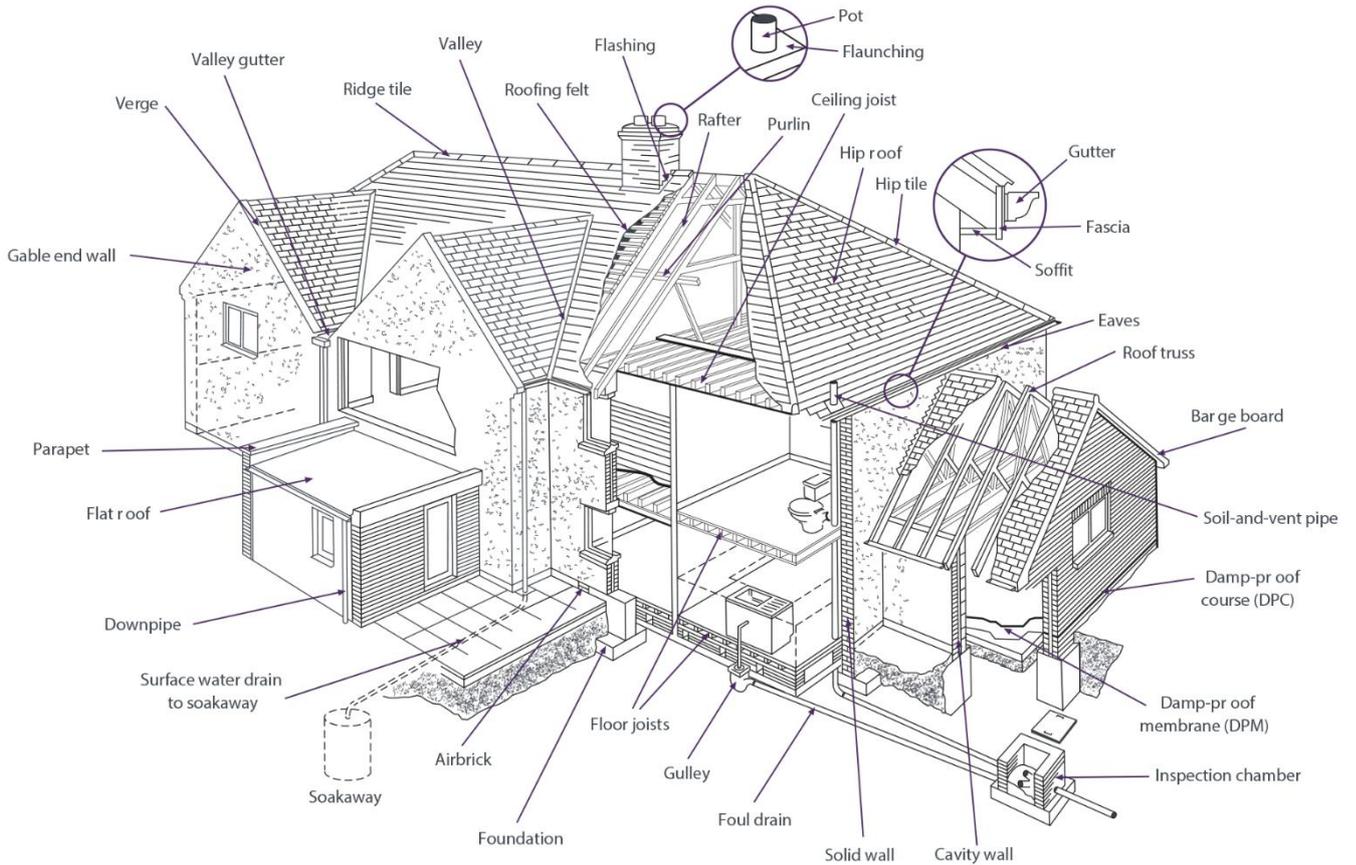
The surveyor will have a complaints handling procedure and will give you a copy if you ask. The surveyor is required to provide you with contact details, in writing, for their complaints department or the person responsible for dealing with client complaints. Where the surveyor is party to a redress scheme, those details should also be provided. If any of this information is not provided, please notify the surveyor and ask that it be supplied.

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

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

Typical house diagram

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



SAMPLE

Photographs



Roof tiles to the left side of the property showing also black plastic rainwater gutters and downpipe and stonework to the upper walls and chimney.



Roof coverings to the right side of the property showing again rainwater fittings and also edge detail to the flat roof.



Ponding water in the rainwater drainage channel to the front part of the rear extension.



Discolouration affecting the render wall finishes to the lower part of the right side wall.



Cedar shingle cladding to the left rear part of the rear extension.



Windows are of modern double-glazed coated metal construction.



The sliding doors to the rear extension are modern, of a satisfactory quality and they were working well at the time of inspection.



Timber and manufactured board joinery at eaves level.



Roof structure showing modern underlay beneath the tiles.



Mould growth to the undersides of the flat roof.



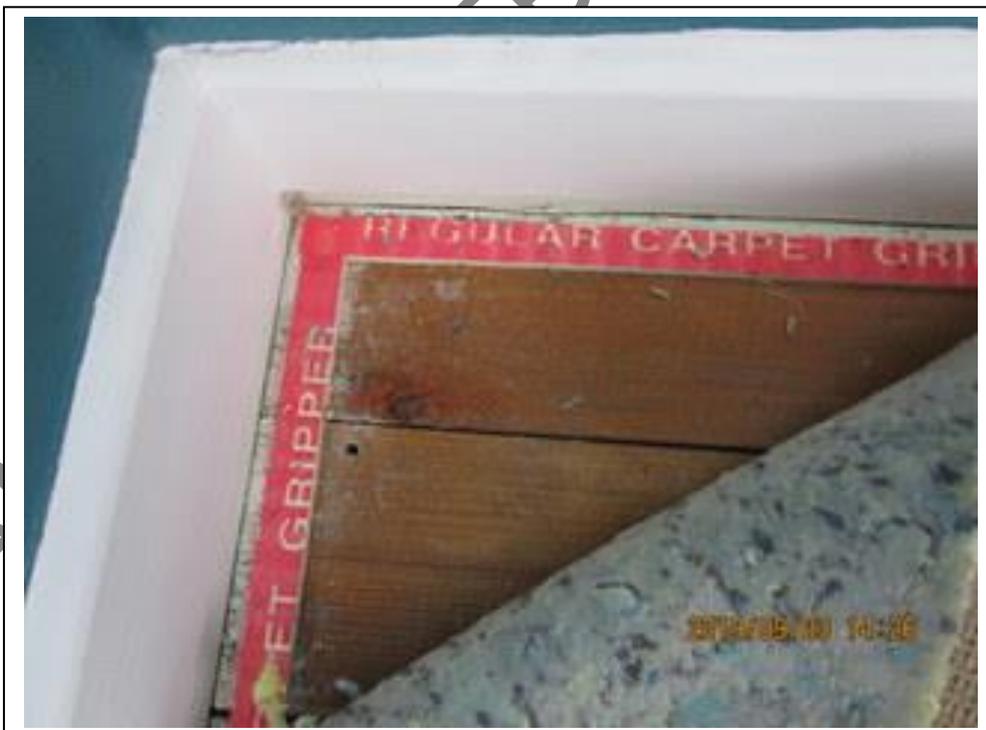
Ceilings appear to be of mostly plasterboard construction with smooth plaster and papered finishes.



Structural openings have been created in original walls as part of past works of extension.



No evidence of dampness was noted in the lower walls of the property.



Floors are of mixed solid and suspended timber construction.



The older solid floor in the sitting room to the front left has a wood-block finish beneath carpet and underlay.



Concrete screed to the floor in the front of the extension at ground floor level.



Stair timbers viewed from beneath.



Kitchen cupboards.



Sanitary fittings in the en-suite shower room.



Bathroom.



Gas meter with secure bracket fixing and electrical earth connection.



The 'Worcester' central heating boiler located in the utility room.



The hot water storage tank.



Underfloor heating manifold and pipes.



Radiator in the hall.



Debris within the drainage pipes to the left side of the property.