

RICS **HomeBuyer** Report ● ● ●

Property address

SAMPLE HOMEBUYER REPORT

Client's name

Date of inspection

15th March 2018



RICS

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property
professionalism
worldwide

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Introduction to the report

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

The HomeBuyer Report aims to help you:

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

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

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

Property address

Surveyor's name	Philip Gilbert	
Surveyor's RICS number	1128045	
Company name	Miller Metcalfe Surveyors	
Date of the inspection	15th March 2018	Report reference number
Related party disclosure	I am not aware of any conflict of interest as defined in the RICS Valuation-Professional Standards 2014 and the RICS Rules of Conduct. I have no links with this transaction.	
Full address and postcode of the property		
Weather conditions when the inspection took place	The weather was overcast at the time of my inspection. There was a period of light rainfall during my visit.	
The status of the property when the inspection took place	The property was vacant although the floors were covered. This restricted the extent of my inspection in places.	
Property address		

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 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 safe 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 repairs should be carried out. Some maintenance and repairs we suggest may be expensive.



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

Property address

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

It is important that the report is considered in its entirety before proceeding with the purchase. If there are any points which require clarification or on which you require further advice, please do not hesitate to contact the writer. While we do not attempt here to reiterate all of the points contained in the main body of the report, the following synopsis of the more significant matters may be of some assistance.

The property is considered to be a reasonable purchase at the agreed price provided that you are prepared to accept the cost and inconvenience of dealing with the various further repair works reported. These deficiencies are quite common in properties of this age and type and as long as the necessary works are carried out to a satisfactory standard and the property is kept in good repair, I cannot see any reason why there should be any special difficulties on resale in normal market conditions.

There are a number of defects noted within my report, all of which will require attention either now or in the foreseeable future. It is recommended that you obtain estimate sand reports, as appropriate, prior to exchange of contracts in order that you can budget for future expenditure.

You are advised that if you should decide to legally commit yourself to the purchase without obtaining the above information, you will have to accept the risk that adverse factors might come to light in the future.

The repairs referred to within the body of the report are those which are typically found in properties of this age and design. This does not mean that they can be ignored, since more serious problems could otherwise develop.

The legal enquiries in the 'Matters for Legal Adviser's Attention' section later in the report should be noted in full and all enquiries should be completed prior to a legal commitment to purchase.

Property address

C

Overall opinion and summary of the condition ratings

3

Section of the report	Element number	Element name
E: Outside the property	E4	Main walls
	E7	Conservatory and porches
F: Inside the property	F3	Walls and partitions
G: Services	G1	Electricity
	G2	Gas/oil
	G4	Heating
	G5	Water heating
	G6	Drainage
H: Grounds (part)	—	—

2

Section of the report	Element number	Element name
E: Outside the property	E1	Chimney stacks
	E2	Roof coverings
	E3	Rainwater pipes and gutters
	E8	Other joinery and finishes
F: Inside the property	F1	Roof structure
	F8	Bathroom fittings
G: Services	—	—
H: Grounds (part)	H1	Garage

1

Section of the report	Element number	Element name
E: Outside the property	E5	Windows
	E6	Outside doors
F: Inside the property	F2	Ceilings
	F4	Floors
	F5	Fireplaces, chimney breasts and flues
	F6	Built-in fittings
	F7	Woodwork
G: Services	G3	Water
H: Grounds (part)	—	—

Property address

Type of property	A true detached bungalow.
Approximate year the property was built	1965
Approximate year the property was extended	N/A
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	1	2	1		1				
First									
Second									
Third									
Other									
Roof space									

Construction

The property is constructed using traditional materials and techniques.

The main external walls would appear to be 275mm cavity brick construction contained under a main roof that is pitched and hipped, and covered with tiles.

Windows throughout are replacement PVCU type with double glazed sealed units.

Floors are solid construction throughout this property.

Property address

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

D57

Environmental
impact rating

B83

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 has garden areas to the front and rear with a driveway leading to an attached single garage.

Location

The property is located in a predominantly residential district surrounded by properties of similar ages but differing styles.

Facilities

The area is served by all the usual local amenities including shops, schools and public transport.

Local environment

The property is located in an area where historically there may have been past coal mining

Property address

activity. A clear coal mining report should be obtained.

I am not aware of any other environmental issues that could affect the property although no doubt this can be verified on a local search.

Property address

Limitations to inspection

None

1 2 3 NI

E1
Chimney stacks

The property has a brick chimney stack located to the left hand elevation.

2

The chimney stack is slightly weathered in appearance but generally in a reasonable condition free from significant structural defects.

Mortar pointing, particularly at higher level is loose, weathered and missing places. Some repointing of the chimney stack is recommended both to improve its appearance and to prevent the possibility of damp penetration in the future.

There is a slight lean to the chimney stack. This is usually being caused by exposure to the elements and frost action. The movement noted is not considered to be structurally significant and is typical in properties of this age and type.

Whilst no immediate repairs are considered essential, you may wish to give consideration to reducing the height of the chimney stack at some point in the future.

The lead flashings and aprons around the base of this chimney stack appear to be well dressed where visible from ground floor.

Condition rating 2

E2
Roof coverings

The property has a main roof that is pitched and hipped and covered with tiles.

2

The main roof slopes appear generally even with no indication of significant sagging or distortion.

The tile coverings are weathered in appearance but generally in a reasonable condition with no obvious slipped, broken or missing roof tiles evident.

There is some moss growth visible to the surface of the roof tiles. Moss can cause premature ageing to the tile surfaces and blockages to gutters. The moss should be removed taking care not to damage the roof covering itself.

There is a valley gutter to the front elevation between different pitches of the main roof. This valley gutter was partially blocked with moss. I refer you to comments made above and the recommendation that the moss be removed to ensure the correct discharge of surface water from this property.

The ridge tiles to the main roof are all in place and appear to be well bed in cement mortar where visible from ground floor.

The front edge of the roof (verge) has been made good with cement filler. This filler is weathered in appearance but generally in a satisfactory condition. The verge must be kept well maintained in the future to prevent problems occurring in strong winds.

Condition rating 2

Property address

E3
Rainwater pipes
and gutters

The property is fitted with PVC gutters and downpipes to all elevations.

2

The rainwater fittings appear to be in a reasonable condition although some remedial works should be considered.

The gutters to both the left and right hand sides have incorrect falls. These gutters will need realignment to ensure the correct discharge of surface water from the property.

As there is moss growth visible to the surface of the roof tiles (see Section E2), it is likely that the rainwater fittings will be partially blocked with fallen moss. The rainwater fittings should be cleared through to ensure the correct discharge of rainwater away from the property.

The PVC downpipes appear to be in satisfactory condition, however one or two gullies were partially blocked with wind blown debris. These gullies will need clearing through to prevent damp penetration.

It must be remembered that rainwater fittings can only be fully tested in times of heavy rainfall.

Condition rating 2

E4
Main walls

Damp proof course

3

The main external walls contain a bituminised felt damp proof course.

Where visible, damp proof course appears to be correctly positioned with adequate clearance above external ground levels.

In the main, the damp proof course appears to be functioning correctly however it may be defective in places as one or two high moisture readings were noted ground floor walls internally. This is referred to in more detail at section F3 later in this report. - Some remedial damp proofing works may be required. See J1

In addition, there is some dampness visible within the entrance porch area. This is also referred to in more detail at Section E7 later in this Report.

Condition rating 1

Main Walls

The main external walls would appear to be 275mm cavity brick construction.

The walls are slightly weathered in appearance but generally in a reasonable condition free from significant structural defects.

The elevational brickwork appears to have been repointed at some time in the recent past. The standard of workmanship is satisfactory.

A number of brick faces at low level (below the damp proof course) are weathered and slightly spalled (eroded). Whilst not an immediate repair, consideration should be given to cutting out and replacing those bricks worst affected to improve the appearance of the property and to prevent the possibility of damp penetration.

The cavity walls of this property are formed in two leaves which are usually held together with metal wall ties.

In properties built before 1981, these wall ties are prone to corrosion which if significant can lead to structural movement.

Whilst I saw no evidence of wall tie failure at the time of my inspection, the need for eventual replacement wall ties in the future must be anticipated.

Condition rating 2

Property address

Outside the property

E5
Windows

The property is fitted with replacement PVCU windows with double glazed sealed units. 1

The windows appear to be in a reasonable condition, free from significant defects and generally fit for their purpose.

The double glazing appeared to be in a good condition, however double glazed sealed units are prone to failure causing misting between the glazing. Due to the weather conditions, faulty units may not be apparent and future replacement should be anticipated.

Your legal adviser should establish if these replacement windows were installed by FENSA Approved contractors or have Building Regulation Approvals.

Legal adviser should also establish if they are covered by a guarantee. See Sections I1 and I2.

Condition rating 1

E6
Outside doors
(including patio doors)

The property has a half double glazed PVCU door and surround providing access into the entrance porch and a half double glazed PVCU door and surround to the rear. 1

In each case, the doors appear to be in a reasonable condition free from significant defects.

Where fitted, the double glazing appeared to be in a reasonable condition, however double glazed sealed units are prone to failure causing misting between the glazing. Due to the weather conditions, faulty units may not be apparent and future replacement should be anticipated.

Your legal adviser should establish if these doors were installed by FENSA Approved contractors or have Building Regulation Approvals.

Legal adviser should also establish if they are covered by a guarantee. See Sections I1 and I2.

Condition rating 1

E7
Conservatory
and porches

This property has a porch to the front elevation. 3

This porch has dwarf brick walls at low level, PVCU window frames with double glazed sealed units contained under a flat felt roof covering.

The walls are slightly weathered in appearance but generally in a reasonable condition free from significant defects.

The PVCU window frames were also in a satisfactory condition and generally fit for their purpose.

The flat felt roof covering is nearing the end of its serviceable life and there is considerable moss growth visible to the surface of the bituminised felt. Whilst I saw no evidence internally to suggest any problems, I would suggest that this flat roof covering may be nearing the end of its life expectancy.

You should instruct a qualified roofing tradesman who should be asked to make a detailed inspection of this felt covering, advise fully on its condition and provide estimates for any remedial works that may be required. See Section J1.

Dampness was noted within the entrance porch area at low level. The exact cause of this dampness is not clear although skirting boards have been removed by the present owners. This could suggest that there may have been past bridging of the damp proof course.

Property address

E

Outside the property

E7
Conservatory
and porches

You should instruct a firm of damp and timber specialists who should be asked to inspect the dampness in the entrance porch and provide estimates for remedial works as deemed necessary. See Section J1.

Condition rating 3

E8
Other joinery
and finishes

The property has timber soffit and barge boards around the edge of the main roof. 2

Where visible from ground floor, these appear to be in a reasonable condition although decorative finishes are showing signs of wear and tear. The decorative finishes will need some attention both to improve the appearance of the property and to prevent further deterioration.

I cannot fully rule out the possibility that there may be timber defects not visible from ground floor, e.g. behind rainwater fittings. This can only be confirmed by inspection at high level.

If joinery and external surfaces are to be kept sound, then periodic repair and redecoration will be necessary as part of a normal maintenance programme.

Condition rating 2

E9
Other

Not applicable

NI

Condition rating NI

Property address

Limitations to inspection

The floors were covered at the time of my inspection which restricted its extent in places.

1 2 3 NI

F1
Roof structure

Access to the roof space is via a hatch located in the bathroom ceiling.

2

My inspection confirmed a traditionally constructed timber purlin and rafter roof free from structural defects.

The roof has been lined with roofing felt. The roofing felt is generally serviceable although there are one or two small tears. These tears will need making good to ensure the roof is fully weathertight.

Within the roof space, there is an old 'ridge flue' that is no longer in use. The original flue pipe has been removed although the fitting at the ridge line remains.

The remaining section of the flue appears to be asbestos material. You should be aware that asbestos is considered to be a hazardous material. Consideration should be given to removing this asbestos ridge flue in the future. See Section J3.

The thermal insulation in the roof space has been increased to approximately 270mm thickness. This is considered to be acceptable at the present time.

Condition rating 2

F2
Ceilings

The ceilings to ground and first floors are formed mainly of plasterboard with textured, plaster skim and wallpaper finishes.

1

The ceilings throughout this property appear to be in a reasonable condition commensurate with the age and type of the property and free from significant defects.

The textured finish to the ceiling in the entrance porch is slightly more dated than those finishes elsewhere. This textured material may contain small quantities of asbestos fibre. The general use of asbestos ceased in the mid 1980's and it is possible that the age of this textured coating predates this.

On the basis of the likely age of the textured finish it is therefore recommended that it is not worked or sanded in any way that could release fibres.

Further advice from an appropriately qualified asbestos contractor to confirm whether the material contains asbestos fibres is advised. See Section J3.

Condition rating 1

F3
Walls and partitions

The internal walls and partitions consist mainly of solid masonry with plaster and wallpaper finishes.

3

The internal walls throughout this property appear to be in a reasonable condition free from significant structural defects.

A number of the internal finishes were hollow sounding when tapped. This could suggest that the original finishes may be nearing the end of their serviceable life and starting to lose key. Some localised replastering of the walls must be

Property address

F

Inside the property

F3
Walls and partitions

anticipated should they be fully exposed for redecoration in the future.

Where access could be obtained, moisture meter readings were taken internally at regular intervals. In most cases, the internal walls appear to be free from dampness, however there is a small area of dampness noted in the rear bedroom on the party wall with the kitchen.

I attribute this dampness to the breakdown in the damp proof course resulting in rising damp.

You should instruct a firm of damp and timber specialists who should be asked to inspect the whole of this property and advise further. This inspection should include all associated timber work. See Section J1.

Condition rating 3

F4
Floors

The property has solid floors throughout. 1

These floors are firm underfoot, reasonably level with no evidence of subsidence or settlement.

My inspection of the floors was restricted due to close fitted floor coverings including carpets and tiles.

A number of the tiles in the kitchen were lifting slightly. These are considered to be a trip hazard and will need re-setting as deemed necessary.

Condition rating 1

F5
Fireplaces, chimney
breasts and flues

This property has an external chimney breast serving the lounge. 1

There are no gas fires fitted at the time of my inspection. Should you wish to install gas fires in the future you should seek the advice of a Gas Safe registered engineer who should advise you on flueing arrangements.

Condition rating 1

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

The kitchen has a range of modern wall and base units. These are in a satisfactory condition showing only signs of normal wear and tear. 1

The property has fitted wardrobes in bedroom one. There are also in a satisfactory condition, free from significant defects and fit for their purpose.

Condition rating 1

F7
Woodwork (for
example, staircase
and joinery)

The internal joinery items consist of doors, door frames, skirting boards, window sills, etc. 1

The internal joinery throughout this property appeared to be in a reasonable condition commensurate with the age and type of the property and free from significant defects.

There are no skirting boards in the entrance porch at the time of my inspection. I refer you to comments made at Section E7 earlier in this Report.

Condition rating 1

F8
Bathroom fittings

Sanitary fittings briefly comprise as follows: 2

Low flush WC, pedestal wash hand basin and shower cubicle.

Property address

F

Inside the property

F8
Bathroom fittings

In each case, the sanitary fittings appear to be in a reasonable condition free from significant defects and generally fit for their purpose.

The silicone sealants around the edge of the shower tray are in satisfactory condition. These sealants must be kept well maintained in the future to prevent leaks from occurring.

There is an extractor fan fitted in the shower room. However the extraction 'pipework' is visible within the roof space and does not appear to vent to an outside wall. This is not ideal practice.

You should instruct a general plumbing tradesman who should be asked to advise on improving this arrangement.

Condition rating 2

F9
Other

None

NI

Condition rating NI

Property address

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

Only a visual inspection of the services has been made.

Any comments made in this Report are those observations made from a visual inspection only.

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 with the meter and consumer unit located in the entrance hall. 3

Where visible, the property has been wired in plastic covered cable and the consumer unit itself is reasonable modern.

Whilst the electrical installation appeared satisfactory, it has not been tested during my inspection.

If a recent test certificate, dated within the last 12 months is not available for the installation then I recommend it is tested. See Sections I2 and J3.

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 supply is connected with the meter located in the entrance hall. 3

The gas installation appeared satisfactory but has not been tested during my inspection.

If a recent test certificate, dated within the last 12 months is not available for the gas supply and appliances then I recommended they are tested. See Sections I2 and J3.

Condition rating 3

G3 Water

The property is connected to the water mains. 1

Internal copper pipework where visible appeared to be in a reasonable condition commensurate with the age and type of property and free from significant defects.

Condition rating 1

Property address

G

Services

G4
Heating

Central heating is provided by a wall mounted gas fired Worcester combination boiler located within the roof space.

3

This boiler serves radiators and pipework throughout the property that appeared to be in a reasonable condition free from significant defects.

Whilst the central heating system appeared generally serviceable, it has not been tested during my inspection.

If the system has not been serviced within the last 12 months, I recommend a test and service by a heating engineer. See Section I2.

Condition rating 3

G5
Water heating

The hot water is provided by the central heating boiler.

3

As the hot water system forms an integral part of the main central heating system I refer you to comments made at Section G4 above and the need to have the system tested. See Section I2.

Condition rating 3

G6
Drainage

Without extensive exposure work I cannot confirm the type or layout of the underground drainage system, nevertheless I found no signs of flooding or blockages on site.

3

This property has a PVC soil and vent pipe to the left hand elevation. This appears to be in a reasonable condition free from significant defects.

There is an inspection chamber located within the boundaries of this property. The cover was lifted and the chamber was seen to have some standing water. An inspection chamber of this type should have no standing water and be running free.

I would suggest that there may be a minor blockage somewhere along the drainage system.

In the circumstances, you should instruct a qualified drainage specialist who should be asked to make a detailed inspection and provide estimates for any remedial works that may be required. See Section J1.

The waste water pipe serving the kitchen and bathroom are PVC type. These waste water pipes discharge into open gullies. The gullies were in a satisfactory condition although they are partially blocked with wind blown debris and will need clearing through to ensure the correct discharge of water away from the property.

Condition rating 3

G7
Common services

None

NI

Condition rating NI

Property address

Limitations to inspection

None

1 2 3 NI

H1
Garage

The property has an attached single garage.

2

This garage has brick walls contained under a flat felt roof covering.

The walls are weathered in appearance but generally in a reasonable condition free from significant defects and fit for their purpose.

The walls are contained under a flat felt roof covering. This roof covering appeared to be in a good condition, however such flat roof coverings do have a limited life expectancy and regular ongoing maintenance in the future must be anticipated.

There is a gutter to the right hand side of the garage discharging water away from the roof. This gutter has become disconnected and will need to be replaced as soon as possible to ensure the correct discharge of water away from the garage and to prevent damp penetration.

The garage is accessed from the front via a pair of timber doors. These are basic in both quality and appearance and were ill-fitting. Consideration should be given to overhauling these doors both to improve the appearance of the property and to ensure their smooth and correct operation.

This garage also had a timber door and surround to the rear. This door is rotten in places. Affected areas of timber should be cut away and re-spliced or whole sections replaced as deemed necessary.

Condition rating 2

H2
Other

There is a free-standing greenhouse within the rear garden.

NI

Your legal adviser should establish if this greenhouse is to remain as part of the agreed sale price. See Section I3.

Condition rating NI

H3
General

The property has garden areas to the front and rear.

The front garden has an area laid to lawn with a paved driveway leading to the garage. The driveway is weathered but generally in a reasonable condition free from significant defects.

The front garden has boundaries formed by a hedge. This hedge appeared to be in a satisfactory condition but must be kept well maintained in the future.

The rear garden is laid primarily to lawn with a paved patio area. A number of the paving slabs within the rear garden are cracked or uneven. Consideration should be given to taking up and relaying those flags worst affected to improve the appearance of the property.

Rear boundaries are formed by concrete post and timber panel fences. A number of the timber fence panels are weathered and consideration should be given to replacing in the future as deemed necessary.

Property address

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	E5 Windows E6 Outside doors
I2 Guarantees	Your legal adviser should check for the existence and validity of any guarantees and certificates that may exist in respect of this property specifically: E5 Windows E6 Outside doors G1 Electricity G2 Gas G4 Heating G5 Water heating
I3 Other matters	The tenure of the property should be confirmed by legal advisers. Legal adviser should establish if the free-standing greenhouse in the rear garden is to remain as part of the agreed sale price. The property is located in an area where historically there may have been past coal mining activity. A clear coal mining report should be obtained.

Property address

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

E4 - Damp proof course
E7 Conservatories and porches - Flat roof and some damp
F3 Internal walls and partitions - Some damp
G6 Drainage - Standing water in the inspection chamber

J2
Risks to the grounds

None

J3
Risks to people

F1 Roof Space - Possible asbestos material
F2 Ceilings - Possible asbestos material
G1 Electricity
G2 Gas

J4
Other

None

Property address

In my opinion the Market Value on as inspected was:

(amount in words)

Tenure

Area of property (sq m)*

* Approximate gross external area of the building or flat.

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

(amount in words)

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

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

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

With regard to legal matters I have assumed that:

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

Any additional assumptions relating to the valuation

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

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

Other considerations affecting value

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

Property address



Surveyor's declaration

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

Signature	Security Print Code [537441 = 6519]		
Surveyor's RICS number	1128045	Qualifications	MRICS
For and on behalf of			
Company	Miller Metcalfe Surveyors		
Address	The Cube, Coe Street,		
Town	Bolton	County	Lancashire
Postcode	BL3 6BU	Phone number	01204 275190
Website	www.millermetcalfesurveyors.co.uk	Fax number	08448 118205
Email	surveyadmin@millermetcalfe.co.uk		
Property address			
Client's name		Date this report was produced	21 March 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.

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

Property address



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

Description of the RICS HomeBuyer Service

The service

The RICS HomeBuyer Service includes:

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

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

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

The inspection

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

The surveyor may use equipment such as a 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 2006*. With flats, the surveyor assumes that there is a 'dutyholder' (as defined in the regulations), and that in place are an asbestos register and an effective management plan which does not present a significant risk to health or need any immediate payment. The surveyor does not consult the dutyholder.

The report

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

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

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

Condition ratings

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

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

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

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

NI – not inspected.

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

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

Energy

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

Continued...

Description (continued)

Risks

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

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

The valuation

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

Market Value

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

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

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

The surveyor assumes that:

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

Legal matters

The surveyor assumes that:

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

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

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

Reinstatement cost

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

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

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

Standard terms of engagement

1 The service – the surveyor provides the standard RICS HomeBuyer Service ('the service') described in the 'Description of the RICS HomeBuyer Service', unless you and the surveyor agree in writing before the inspection that the surveyor will provide extra services. Any extra service will require separate terms of engagement to be entered into with the surveyor. Examples of extra services include:

- costing of repairs;
- schedules of works;
- supervision of works;
- re-inspection;
- detailed specific issue reports; and
- market valuation (after repairs).

2 The surveyor – the service is to be provided by an AssocRICS, MRICS or FRICS member of the Royal Institution of Chartered Surveyors, who has the skills, knowledge and experience to survey, value and report on the property.

3 Before the inspection – you tell the surveyor if there is already an agreed or proposed price for the property, and if you have any particular concerns (such as plans for extension) about the property.

4 Terms of payment – you agree to pay the surveyor's fee and any other charges agreed in writing.

5 Cancelling this contract – you are entitled to cancel this contract by giving notice to the surveyor's office at any time before the day of the inspection. The surveyor does not provide the service (and reports this to you as soon as possible) if, after arriving at the property, the surveyor decides that:

- (a) he or she lacks enough specialist knowledge of the method of construction used to build the property; or
- (b) it would be in your best interests to have a building survey and a valuation, rather than the RICS HomeBuyer Service.

If you cancel this contract, the surveyor will refund any money you have paid for the service, except for any reasonable expenses. If the surveyor cancels this contract, he or she will explain the reason to you.

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

Complaints handling procedure

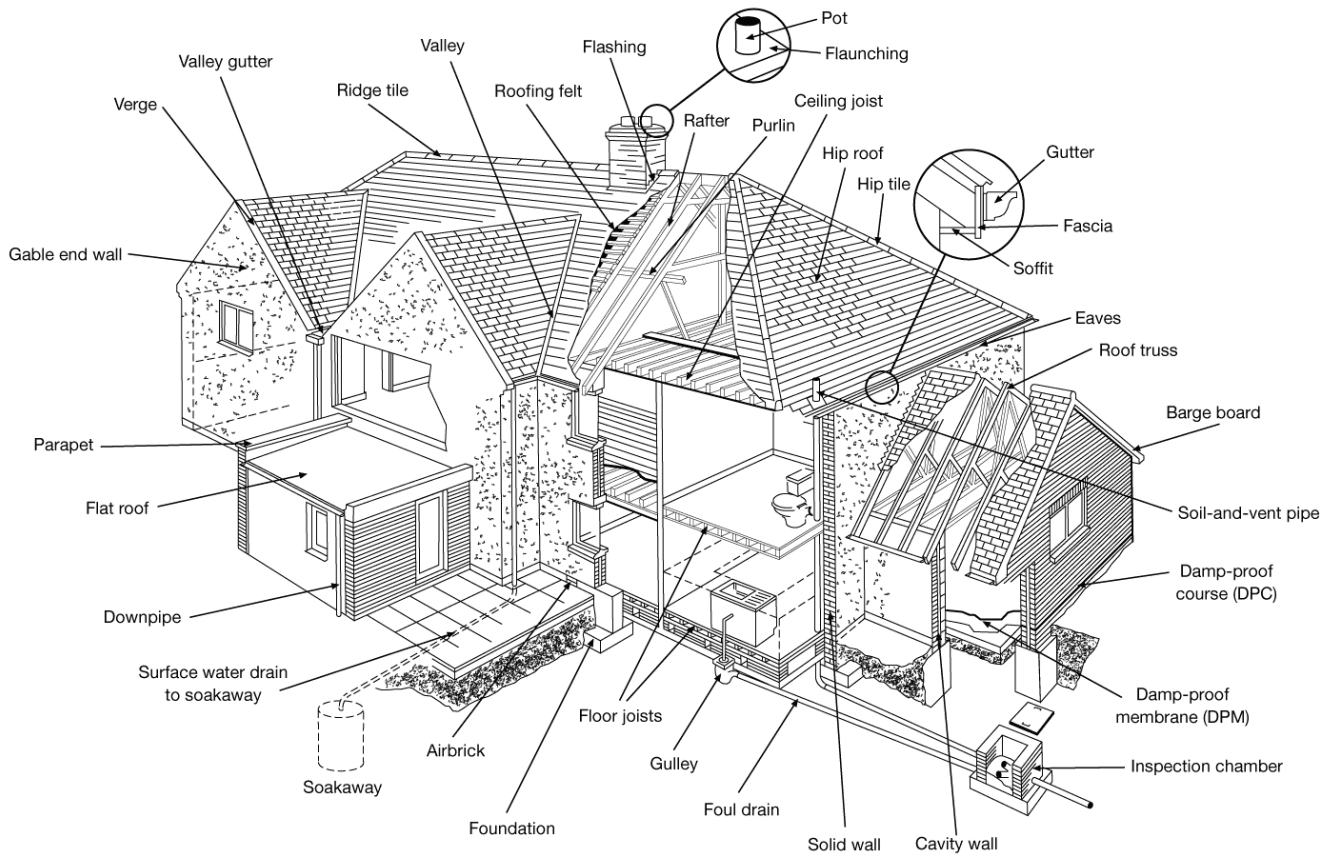
The surveyor will have a complaints handling procedure and will give you a copy if you ask.

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.



Property address

Maintenance tips

Your home needs maintaining in the normal way, and this general advice may be useful when read together with your report. It is not specific to this property and does not include comprehensive details. Problems in construction may develop slowly over time. If you are concerned contact an RICS qualified surveyor for further advice.

Outside the property

You should check the condition of your property at least once a year and after unusual storms. Your routine redecoration of the outside of the property will also give you an opportunity to closely examine the building.

- **Chimney stacks:** Check these occasionally for signs of cracked cement, split or broken pots, or loose and gaping joints in the brickwork or render. Storms may loosen aerials or other fixings, including the materials used to form the joints with the roof coverings.
- **Roof coverings:** Check these occasionally for slipped, broken and missing tiles or slates, particularly after storms.

Flat roofing has a limited life, and is at risk of cracking and blistering. You should not walk on a flat roof. Where possible keep it free from debris. If it is covered with spar chippings, make sure the coverage is even, and replace chippings where necessary.

- **Rainwater pipes and gutters:** Clear any debris at least once a year, and check for leaks when it is raining. You should also check for any loose downpipe connectors and broken fixings.
 - **Main walls:** Check main walls for cracks and any uneven bulging. Maintain the joints in brickwork and repair loose or broken rendering. Re-paint decorated walls regularly. Cut back or remove any plants that are harmful to mortar and render. Keep the soil level well below the level of any damp proof course (150mm minimum recommended) and make sure any ventilation bricks are kept clear. Check over cladding for broken, rotted or damaged areas that need repairing.
 - **Windows and doors:** Once a year check all frames for signs of rot in wood frames, for any splits in plastic or metal frames and for rusting to latches and hinges in metal frames. Maintain all decorated frames by repairing or redecorating at the first sign of any deterioration. In autumn check double glazing for condensation between the glazing, as this is a sign of a faulty unit. Have broken or cracked glass replaced by a qualified specialist. Check for broken sash cords on sliding sash windows, and sills and window boards for any damage.
 - **Conservatories and porches:** Keep all glass surfaces clean, and clear all rainwater gutters and down pipes. Look for broken glazing and for any leaks when it's raining. Arrange for repairs by a qualified specialist.
 - **Other joinery and finishes:** Regularly redecorate all joinery, and check for rot and decay which you should repair at the same time.
-

Maintenance tips

Inside the property

You can check the inside of your property regularly when cleaning, decorating and replacing carpets or floor coverings. You should also check the roof area occasionally.

- **Roof structure:** When you access the roof area, check for signs of any leaks and the presence of vermin, rot or decay to timbers. Also look for tears to the under-felting of the roof, and check pipes, lagging and insulated areas.
- **Ceilings:** If you have a leak in the roof the first sign is often damp on the ceiling beneath the roof. Be aware if your ceiling begins to look uneven as this may indicate a serious problem, particularly for older ceilings.
- **Walls and partitions:** Check these when you are cleaning or redecorating. Look for cracking and impact damage, or damp areas which may be caused by plumbing faults or defects on the outside of the property.
- **Floors:** Be alert for signs of unevenness when you are cleaning or moving furniture, particularly with timber floors.
- **Fireplaces, chimney breasts and flues:** You should arrange for a qualified specialist to regularly sweep all used open chimneys. Also, make sure that bricked-up flues are ventilated. Flues to gas appliances should be checked annually by a qualified gas technician.
- **Built-in fittings, woodwork and joinery:** Check for broken fittings.

Services

- Ensure all meters and control valves are easy to access and not hidden or covered over.
- Arrange for an appropriately qualified technician to check and test all gas and oil services, boilers, heating systems and connected devices once a year.
- Electrical installations should only be replaced or modified by a suitably qualified electrician and tested as specified by the Electrical Safety Council (recommended minimum of a ten year period if no alterations or additions are made, or on change of occupancy).
- Monitor plumbing regularly during use and when you are cleaning. Look out for leakage and breakages, and check insulation is adequate particularly as winter approaches.
- Lift drain covers annually to check for blockages and clean these as necessary. Check any private drainage systems annually, and arrange for a qualified contractor to clear these as necessary. Keep gullies free from debris.

Grounds

- **Garages and outbuildings:** Follow the maintenance advice given for the main building.
 - **Other:** Regularly prune trees, shrubs and hedges as necessary. Look out for any overhanging and unsafe branches, loose walls, fences and ornaments, particularly after storms. Clear leaves and other debris, moss and algae growth. Make sure all hard surfaces are stable and level, and not slippery or a trip hazard.
-