

RICS HomeBuyer Report



Property address

12 Greenwood Gardens
Anytown
ABC 123.

Clients' names

John and Jane Smith.

Date of inspection

10 October 2019.

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What to do now

Description of the RICS HomeBuyer Service

Typical house diagram

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

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A 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.

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B

About the inspection

Surveyor's name

Nigel Grossman

Surveyor's RICS number

1125339

Company name

Nigel Grossman Surveying Limited

Date of the inspection

10 October 2019

Report reference number

G1030

Related party disclosure

None

Full address and postcode of the property

12 Greenwood Gardens, Anytown. ABC 123

Weather conditions when the inspection took place

Dry and mild.

The status of the property when the inspection took place

The house was occupied and fully furnished. Fitted floor coverings were present throughout and all built-in cupboards contained stored items including the cupboard below the staircase.

Furniture and wall hangings have not been moved.

Nobody else was present during the inspection.

All directions in this report assume you are standing in Greenwood Gardens facing the front entrance door.

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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.

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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

The property has been maintained in generally good condition for its age and type and benefits from some improvement, for example within the bathroom. Like many properties, some repair is however required.

The property is considered to be a reasonable proposition for purchase at a price of £495,000, provided that you are prepared to accept the cost and inconvenience of dealing with the various repair/improvement works reported.

These deficiencies are generally common in properties of this age and type, and it must be appreciated that very few, if any properties of this age, are ever in perfect condition.

Although a number of elements in this report are categorised as Condition Rating 3, this is fairly typical given the property's age and type.

Provided that the necessary works are carried out to a satisfactory standard, we see no reason why there should be any special difficulty on resale in normal market conditions.

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SUMMARY OF CONDITION RATINGS

| | | | |
|---|-------------------------|----------------------------------|---|
| 3 | Section of the report | Element number | Element name |
| | E: Outside the property | | |
| | F: Inside the property | F8 | Bathroom fittings |
| | G: Services | G1 G2 G4 G5 | Electricity Gas Heating Water heating |
| | H: Grounds (part) | | |
| 2 | Section of the report | Element number | Element name |
| | E: Outside the property | E5 | Windows |
| | F: Inside the property | | |
| | G: Services | | |
| | H: Grounds (part) | | |
| 1 | Section of the report | Element number | Element name |
| | E: Outside the property | E2 E3 E4 E6 E8 | Roof coverings Rainwater goods Main walls Outside doors Other joinery |
| | F: Inside the property | F1 F2 F3 F4 F6 F7 | Roof frame Ceilings Internal walls Floors Built-in fittings Woodwork |
| | G: Services | G3 | Water |
| | H: Grounds (part) | | |

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D

About the property

Type of property

A modern style two storey mid terraced house.

Approximate year the property was built

We estimate the property was built in circa 1998. The exact date however could be ascertained by reference to the Title Deeds.

Approximate year the property was extended

Not applicable.

Approximate year the property was converted

Not applicable.

Information relevant to flats and maisonettes

Not applicable.

Accommodation

| Floor | Living rooms | Bedrooms | Bath or shower | Separate toilet | Kitchen | Utility room | Conservatory | Other | Name of other |
|--------------|--------------|----------|----------------|-----------------|---------|--------------|--------------|-------|---------------|
| Lower ground | | | | | | | | | |
| Ground | 1 | 0 | 0 | 1 | 1 | 0 | 0 | 0 | |
| First | 0 | 2 | 1 | 0 | 0 | 0 | 0 | 0 | |
| Second | | | | | | | | | |
| Third | | | | | | | | | |

Construction

Traditional construction comprising brick faced cavity external walls under a pitched and tiled roof. Floors are of suspended timber construction at first floor level and suspended concrete construction at ground floor level.

Energy

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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

Not known. Please refer to the EPC.

Environmental impact rating

Not known. Please refer to the EPC.

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

There is a nominal front garden in front of which there is an off-street parking area. We assume the parking area relating to this property is the width of the house but your legal adviser should verify this given the absence of markings. The rear garden is of moderate length although typical for a modern style dwelling.

There is no garage nor any garage space.

Location

The house is situated in a cul-de-sac and forms part of a large residential redevelopment of varying size and type dwellings including an overlooking converted water tower.

Although the plot on which the house is situated is reasonably level, there is a slight gradient to the back garden.

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Facilities

The house is close to a small number of local shops. A wider range of shopping facilities, restaurants, etc are available at Anytown. There are also a number of stations within reasonable distance.

We assume you have satisfied yourself regarding the suitability of the location for your needs.

Local environment

No adverse local environmental issues were evident at the time of the inspection but we have not undertaken an Environmental Search. Such searches should be carried out as a matter of course by your legal adviser before exchange of contracts.

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E Outside the property



Limitations to inspection

None.

E1
Chimney stacks

There are no chimney stacks to this property.

Overall Condition Rating: Not Inspected

E2
Roof coverings

Main Roof

The main roof is pitched with an original concrete interlocking tiled covering. No significant sag or major distortion of the roof slopes was evident and the roof tiling was in good condition.

Condition Rating 1.

The roof of number 31 has angled valleys which terminate near the left hand party wall of the subject property. No evidence of resultant internal dampness was detected but it is important for the owner of number 31 regularly clears and overhauls the valley lining materials and adjacent areas to ensure watertightness.

Front Entrance Canopy Roof

The pagoda style roof is of pre-formed plastic construction with a lead flashing at the wall abutment. The roof was in good condition. **Condition Rating 1.**

Overall Condition Rating: 1

E3
Rainwater pipes and gutters

Rainwater gutters and downpipes are of original UPVC type with downpipes discharging into the drains via sealed gullies at ground level. The base of the rear downpipe could not be seen as this discharges beyond the boundary fence.

It was not raining at the time of the inspection. We cannot therefore comment whether or not the pipes and gutters etc are watertight or if all guttering is correctly aligned. Although they appeared in generally good condition, we recommend that the rainwater goods are checked during rainfall for any signs of leakage or other defects.

Gutters and downpipes accumulate debris particularly from trees and it is important that they are regularly cleared to prevent blockage otherwise overflow could occur resulting in internal dampness.

Overall Condition Rating: 1

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E4
Main walls

Measurements through external openings indicate that the external walls are of cavity construction, approximately 279 to 292mm thick.

The verticality of the walls is considered satisfactory and no significant cracking/distortion was noted.

The inside and outside faces of a cavity wall should be connected with concealed metal straps (called wall ties). The cavity has not been inspected and we cannot therefore comment on the presence of any mortar droppings which may block or bridge the cavity nor can we comment on the condition of these ties or whether they are adequate in number. From the external inspection of the walls, no evidence of wall tie failure was noted at the present time.

External facing brickwork was in good condition.

The brickwork pointing (mortar joints) was in generally good condition although very localised minor patches of worn pointing were evident for example to the left hand side of the front entrance door and affected sections should be raked out and repointed soon. Such work however can be undertaken during routine maintenance. **Condition Rating 1.**

External walls should incorporate a damp proof course (DPC). A DPC is designed to prevent dampness rising up into the property and should extend to internal walls. Although typically mostly concealed, this appears to be of polythene or similar material where visible.

Random damp tests were undertaken to the ground floor internal wall surfaces using a moisture meter. No significant damp readings were noted indicating that the DPC appeared to be functioning satisfactorily at present. However, the inspection was restricted for example by built in fitments, furniture, possessions, wall tiling and dry linings.

External ground levels appear to be at an acceptable height in relation to the likely DPC level and it is important that the ground levels are not raised to prevent bypassing of the DPC.

No evidence of penetrating dampness via the external walls was detected.

There were no significant trees near the building. There were however some relatively small trees and bushes in the back garden and these should be properly managed including pruning to restrict their size.

Due to the age of the building, external walls should incorporate insulation within the cavities but this could not be seen as the cavities were of course concealed.

Overall Condition Rating: 1

E5
Windows

Windows are of original UPVC double glazed type. The reception room can only be ventilated via the patio doors due to the absence of a window which may prove inconvenient.

The windows were in generally good condition although some windows were found to be stiff including for example the front bedroom left hand window, the kitchen, etc. Some routine adjustment is therefore necessary.

The front bedroom right hand window does not close properly resulting in a gap between the window and frame which is either due to a defective hinge or hinge guide. Appropriate repairs are necessary to ensure satisfactory and watertight operation. **Condition Rating 2.**

The back bedroom external tiled cill requires some repair including attention to localised loose tiles and re-cementing of joints to ensure watertightness. **Condition Rating 2.**

You should be aware that all double glazing has a limited lifespan. Over time, double glazing

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units can fail, for example through loss of glazing seal, allowing misting or condensation to form on the inside faces of the glass. This is not a serious defect but is unsightly and can reduce the thermal efficiency of the double glazing. No evidence of this was noted but we should warn that as symptoms will depend on atmospheric conditions, failure cannot always be determined from a single inspection and we cannot therefore rule out the possibility of failed sealed units being present.

From time to time double glazing generally will require routine maintenance such as to hinges, handles, sealing strips, cills etc.

Overall Condition Rating: 2

E6
Outside doors (including
patio doors)

The composite double glazed front door was in good condition as was the reception room aluminium double glazed patio door.

The patio door was however a little basic and the nominal gap between the inner and outer panes will mean the doors are not as thermally efficient as modern double glazing. The surrounding timber frame and cill were in acceptable condition although some other joinery requires redecoration including the cill to prevent wet rot. This can be undertaken during routine maintenance. **Condition Rating 1.**

We would reiterate comments in E5 above that double glazed units have a limited lifespan and can also suffer from loss of glazing seal which is not always apparent from a single inspection as symptoms will be dependent on atmospheric conditions.

Overall Condition Rating: 1

E7
Conservatory and
porches

Not applicable.

Overall Condition Rating: Not Inspected

E8
Other joinery and
finishes

First floor fascia and vented soffit boards are of UPVC type and in good condition. **Condition Rating 1.**

Overall Condition Rating: 1

E9
Other

Not applicable.

Overall Condition Rating: Not Inspected

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F

Inside the property



Limitations to inspection

The internal inspection was restricted by the presence of fitted floor coverings throughout, built-in fittings, furniture and possessions.

All built-in cupboards contained stored items including the cupboards beneath the kitchen sink and staircase.

Furniture and wall hangings have not been moved. Wardrobes in both bedrooms are freestanding rather than built-in and therefore have not been inspected as they are beyond the scope of this survey.

The internal faces of the external walls and party walls have been dry lined with plasterboard and this restricted the scope of damp testing.

The roof space (loft) lacked any floorboards and due to a thick layer of insulation placed across the ceiling joists in most areas, it was unsafe to walk in this area. As a result only a limited inspection was possible whilst standing on the perimeter of the access hatch.

The underside of the roof tiles could not be seen due to the presence of underfelt.

F1 Roof structure

The roof space is accessed from a hatch in the first floor hall ceiling although there is no fitted ladder or any floorboards inside the roof space. Lighting is however provided.

Due to the lack of floorboards and the presence of insulation covering the ceiling joists it was not safe to walk in the roof space and hence only a limited inspection was possible whilst standing on the perimeter of the access hatch.

The roof frame is of gang nailed trussed rafter construction which is typically adopted on modern properties. No significant sag or distortion of the roof frame was evident, and double nailed horizontal and diagonal bracing of the roof frame was considered satisfactory. Roof timbers appeared to be in generally satisfactory condition although not every length of timber was examined or indeed accessible, and we have not undertaken any calculations to verify the structural adequacy of the frame.

The blockwork party walls were in good condition as was the underfelt beneath the roof tiles.

Fibreglass quilt insulation above first floor ceilings was reasonably thick but varied in thickness in places and some upgrading is therefore required to ensure an even layer at least 270mm thick. Insulation tucked into the eaves area should be removed to allow roof space ventilation and insulation should ideally be removed from beneath the water tanks.

Insulation to the roof space plumbing was generally satisfactory but unlagged overflow pipes should be insulated to prevent freezing and bursts occurring.

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Where localised sections of the insulation were lifted, broken pieces of plasterboard were evident above the ceilings. We can only assume that this is left over debris from the construction process which should have been removed.

Overall Condition Rating: 1

F2 Ceilings

Ceilings are of plasterboard construction and in good condition. Cracks however can often occur due to normal shrinkage at the junction of boards and at their perimeters. Should this occur, cosmetic making good using a flexible filler is often all that is required.

Nail fixings were visible to a number of the ceiling surfaces. This is not structurally significant although cosmetic making good is recommended during the next redecoration programme.

The reception room ceiling was damp stained adjacent to the left hand party wall and approximately 1.15m from the front wall together with an additional damp stain between this and the frontmost ceiling light. This is directly below the bathroom and no doubt caused by a plumbing leak. When tested with a moisture meter no evidence of current dampness was detected. It would however be prudent for plumbing in the bathroom including beneath the bath itself to be inspected and tested by a plumbing contractor as a precautionary measure before exchange of contracts. (See also F8).

Damp stained ceiling surfaces will require redecoration but this can be undertaken during normal maintenance. **Condition Rating 1.**

Overall Condition Rating: 1

F3 Walls and partitions

Internal walls are of assumed timber stud construction faced with plasterboard and the internal faces of the external walls and party walls were also battened and lined with plasterboard.

The verticality of the walls and partitions was considered satisfactory and no structurally significant cracking or major distortion was evident.

Although we noted some localised vertical cracks for example in the reception room door reveal between the plasterboard lining and timber door frame, this was not structurally significant and is likely to be a result of normal shrinkage. Cosmetic making good can be undertaken during normal maintenance. **Condition Rating 1.**

The plasterboard wall linings were in good condition.

A torpedo shaped vertical damp stain was evident to the reception room left hand party wall extending from the ceiling downwards and approximately 1.15m back from the reception room front wall and corresponding with the adjacent ceiling damp stain. This is also likely to have been caused by a plumbing leak from the bathroom above. Tests using a moisture meter revealed no evidence of current leakage but we would refer you to comments in F2 above and the need for a precautionary inspection of plumbing by a plumbing contractor.

Decorative making good can be undertaken during the course of normal maintenance. **Condition Rating 1.**

Wall and other decorations were in average condition although not perfect. There were some marks and scuffs from everyday wear and tear (in addition to damp stains as discussed above), and decorations may be found to be marked and faded once pictures and furniture have been removed.

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All of the bathroom walls have been relatively recently re-tiled and the kitchen walls are partly

tiled. Tiling was in generally good condition. It is important that tiling around the bath edge together with grouting and bath edge seals are kept in good condition to prevent water seepage otherwise dampness and decay could occur.

No evidence of a significant condensation problem was noted in the property. Condensation can often be controlled by achieving the correct balance between insulation, ventilation and heating. Areas where air cannot circulate are often susceptible to condensation and therefore furniture and possessions should not be placed against external walls.

Condensation can sometimes occur for one occupier where it did not for a previous one due to differences in habits/lifestyles etc. For example, drying washing in rooms, not opening windows (for example due to security reasons) can encourage condensation.

Efforts should be made to keep condensation to a minimum. A build up of condensation over a period of time will affect plaster and decorative finishes. In time it will affect timber elements of the structure and ultimately could affect the health of the property's occupants, such as asthma.

Overall Condition Rating: 1

F4 Floors

Floors were of suspended concrete construction at ground floor level and suspended timber construction at first floor level.

The actual floor finish could not be seen due to fitted floor coverings, above which were built in fittings, furniture and possessions.

The flooring was found to be generally level and firm with no evidence of significant defect. It should be appreciated however that we have not inspected any of the sub-floor voids and cannot therefore comment on their exact construction or condition.

Some typical loose and creaking floorboards were evident at first floor level. This is not considered structurally significant but the affected boards should be resecured to the joists below using screws, taking care not to puncture any concealed plumbing or electrics. This can be undertaken during routine maintenance.

Overall Condition Rating: 1

F5 Fireplaces, chimney breasts and flues

There are no fireplaces in this property.

Overall Condition Rating: Not Inspected

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

Built-in kitchen wall/base cabinets and worktops are assumed to be original. There were of average quality although generally well kept.

Built-in kitchen appliances are beyond the scope of this survey and have not been inspected. We recommend they are inspected and tested before use by qualified engineers to ensure satisfactory and safe operation. Vendors will often remove utility machines and you must check that any associated water supply or waste pipes, including connections to the kitchen sink waste have been

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properly capped to prevent leakage.

There are no built-in wardrobes, and the freestanding furniture has not been inspected.

Overall Condition Rating: 1

F7
Woodwork (for example,
staircase and joinery)

The timber staircase was generally level and reasonably firm although some localised treads were slightly loose and creaking especially towards the top. These require some routine overhaul which can be undertaken during normal maintenance. **Condition Rating 1.**

Staircase and hall balustrades were in good condition as were the internal doors, surrounding frames and visible sections of skirting boards.

Overall Condition Rating: 1

F8
Bathroom fittings

Ground Floor WC

Sanitary fittings are probably original and were found to be in good condition. **Condition Rating 1.**

First Floor Bathroom/WC

Sanitary fittings in the bathroom have been relatively recently re-fitted and whilst they were in generally good condition some defects were noted. Most notably the WC pan was loose and requires urgently fixing to the floor below to prevent leakage. **Condition Rating 3.** The WC cistern was enclosed although the top shelf is removable. When viewed from above, the plumbing in this area, including the waste pipe, did not appear to be affected by any significant leakage despite the WC pan being loose. However there is a very real risk of leakage if the pan is not urgently fixed.

The shower attachment above the bath was a little weak.

The electric extractor fan was defective and this is discussed further in G1.

Damp staining to the reception room wall and ceiling beneath the bathroom indicates there has been a leak from the bathroom above. At the time of our inspection no evidence of dampness was evident to the stained areas within the reception room. However we strongly recommend that a plumbing contractor carries out a precautionary investigation of the plumbing and appliances in the bathroom, including pipework below the bath itself. Any necessary works required to ensure watertightness must be implemented.

Overall Condition Rating: 3

F9
Other

Not applicable.

Overall Condition Rating: Not Inspected

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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, and meet modern standards.



Limitations to inspection

Wiring and plumbing were mainly concealed in ducts and floors. The hot water cylinder in the bedroom cupboard was not fully visible as it was partly obscured by laundry and shelving.

We were unable to inspect the drains as discussed in G6.

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.

It is recommended that electrical installations are inspected and tested on every change of ownership.

Mains electricity is provided. The meter is situated in a box attached to the WC external wall and the consumer unit is located inside the WC.

Visible wiring is PVC sheathed and the consumer unit is original and contains relatively modern miniature circuit breaker fuses. The consumer unit is unlikely however to comply with the latest 17th Edition Wiring Regulations which were introduced after the property was built.

We have not undertaken any tests nor been provided with a current inspection and testing certificate. Given that electrical regulations are subject to regular change, like most properties it is unlikely that the installation will comply completely with current regulations, particularly those relating to Part P of the Building Regulations.

The bathroom electric extractor fan appeared to be faulty as it did not automatically shut off after the bathroom light was turned off and instead kept running. This must be urgently referred to an NICEIC registered electrician for repair or replacement.

In view of the above observations we recommend that the electrical installation is inspected and tested by an NICEIC registered electrician or an alternative appropriately qualified person for safety reasons. All necessary works required to ensure satisfactory and safe operation in accordance with latest regulations must be implemented. **Condition Rating 3.**

Overall Condition Rating: 3

G2

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

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Gas/oil

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.

The property is provided with mains gas. The meter is situated in the external box partly recessed in the ground outside the kitchen window although the gas service pipework was mostly concealed. Tests have not been carried out. A precautionary inspection and test of the gas installation and associated appliances by a qualified Gas Safe Register engineer is advisable for safety reasons and any necessary works required to ensure satisfactory and safe operation in accordance with current regulations must be implemented.

Overall Condition Rating: 3

G3
Water

Mains cold water is provided. The rising main running between the building and road could not be seen although where it enters beneath the kitchen sink it appeared to be of modern style Alkathene. We could not locate the internal isolation stopcock and the screwdriver operated isolation valve beneath the kitchen sink would not be suitable for this purpose. The position of the stopcock should be identified and checked as a precautionary measure by a plumbing contractor to ensure satisfactory and watertight operation.

The cold water storage tank in the roof space is made of plastic, has an airtight lid and plywood support platform below. Where seen the tank appeared to be in good condition but inspection was restricted by the presence of insulation.

Cold water plumbing was mainly in copper with wastes in UPVC. No evidence of current leakage was detected on the surface although most of the plumbing was concealed in ducts and floors. (See also F8).

Overall Condition Rating: 1

G4
Heating

Heating is provided by an assumed original Potterton Suprima gas fired boiler in the front left hand corner of the kitchen inside a ventilated cabinet with an external fan assisted flue.

Radiators and plumbing are likely to be original and only localised radiators had thermostatic valves.

Heating was switched off at the time of the inspection and tests have not been carried out. We cannot therefore comment further regarding the condition, adequacy or standard of the installation.

A slight black scorch mark was evident to the underside of the boiler adjoining its right hand edge which may indicate a fault.

We therefore recommend the entire installation including boiler are inspected and tested by a Gas Safe Register qualified engineer. Any necessary works required to ensure satisfactory and safe operation and to comply with current regulations must be implemented and the engineer should provide advice on the likely remaining lifespan of the installation and in particular the boiler itself.

Thereafter the installation should be serviced annually.

Overall Condition Rating: 3

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G5
Water heating

Hot water is provided by the boiler and stored within a foam insulated, assumed copper cylinder with electric immersion located in the front bedroom. Not all of the cylinder could be seen as discussed above. There is a plastic expansion tank with lid located on the water tank platform in the roof space. This appeared to be in acceptable condition although the inspection was restricted by insulation. We would reiterate the need for insulation of the overflow pipes.

Hot water was in operation at the time of inspection. Whilst there were no outward signs to indicate any specific problems, tests have not been carried out and we cannot therefore comment further regarding the condition, adequacy or standard of the installation.

As a precautionary measure and in conjunction with recommendations in Section G4, the water heating installation should be inspected and tested by a Gas Safe Register qualified engineer. Any necessary works required to ensure satisfactory and safe operation and to comply with current regulations must be implemented. **Condition Rating 3.**

Overall Condition Rating: 3

G6
Drainage

We assume the property is provided with mains drains but this should be verified. Two small circular plastic drain covers were evident in the front garden between the path and the adjacent area enclosed by the timber border. Because the inspection chamber lids were screwed shut and also located beneath the edge of the timber border, the lids could not be raised and we were therefore unable to inspect the drains. We cannot therefore comment on their condition. **Not Inspected.** As drains can block and leak, we recommend that the drains are accessed, inspected and tested (using CCTV camera equipment if necessary) by a drains specialist before exchange of contracts. Any necessary works required to ensure satisfactory and watertight operation must be undertaken.

Overall Condition Rating: Not Inspected

G7
Common services

Not applicable.

Overall Condition Rating: Not Inspected

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H

Grounds (including shared areas for flats)



Limitations to inspection

Although there is a timber shed in the rear garden, this is beyond the scope of the Home Buyer Report and has not therefore been inspected. You should however undertake your own inspection before exchange of contracts.

H1
Garage

The property does not have a garage.

Overall Condition Rating: Not Inspected

H2
Other

There are no major outbuildings and the garden shed has not been inspected as discussed above.

Overall Condition Rating: Not Inspected

H3
General

Front Garden

The front garden is nominal and mainly covered with bark chippings and a timber border. The gardens of the houses in the terrace are open plan and your legal adviser should verify the exact boundaries.

Rear Garden

The rear garden is relatively short although typical for a modern property of this type and is built on a gradient with terraced sections.

Although the rear and right hand boundary fences were in generally satisfactory condition, the left hand boundary fence was elderly and suffering deterioration and therefore requires repair/replacement.

The paved patio was reasonably level and in satisfactory condition as was the masonry wall alongside its rear edge.

Within the lawn area there are some raised railway sleepers which project above the ground and are a potential trip hazard (see J3).

In response to your query, the lawn area was not found to be soggy at the time of our inspection, but it was quite some time since it last rained. We recommend you monitor this, and if a problem should become apparent, further investigation would be necessary.

The path which runs behind the various houses in the terrace was in satisfactory condition and there was a significant amount of vegetation between the path and the rear fence.

No evidence of Japanese knotweed was detected within the back garden or the shared rear path but we cannot comment on knotweed which may be concealed for example in gardens of other

Property address 12 Greenwood Gardens, Anytown. ABC 123

properties, under outbuildings or where it may have been cut back below ground level.

SAMPLE

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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

The house has not been subject to any extension or apparent structural alterations.

I2 Guarantees

We are unaware of any remaining guarantees but your legal adviser must make enquiries in this regard.

I3 Other matters

Greenwood Gardens is made up and assumed to be adopted by the Local Authority but your legal adviser should verify this. We assume the various car parking spaces are maintainable by the respective Freeholders but this should be confirmed by your legal adviser.

We understand the house is being sold on a Freehold basis and this must be confirmed.

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J

Risks

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

J1
Risks to the building

Foundations were not exposed or examined. You will appreciate that buildings must be provided with foundations suitable for their purpose and also the subsoil. We found no surface evidence of fracturing or distortion to suggest unequal movement or failure at foundation level at the present time. We must therefore conclude that the subsoil in the locality is stable and that the risk of future below ground movement is no greater on this property than with any other property built at a similar time within the immediate area.

No evidence of rising or penetrating dampness was detected within the limits of our inspection.

No evidence of serious timber decay such as dry rot was noted nor evidence of any active woodboring beetle infestation. A precautionary check of timbers such as flooring and joists within and surrounding the bathroom for any signs of decay is however recommended, given evidence of a plumbing leak.

Unless otherwise stated, there was no evidence of Japanese Knotweed within the plot of the subject property. Japanese knotweed is a rapidly spreading destructive weed which can prove difficult, and costly, to eradicate. (Eradication by specialist firms is usually the only option and should not be attempted by unskilled persons or on a DIY basis).

It should be noted that we have not inspected beyond the boundaries for Japanese Knotweed, for example in other properties gardens/land.

Furthermore we cannot comment whether there is any hidden Japanese Knotweed present, for example concealed by bushes or vegetation, or cut back to ground level, nor can we comment if there is any Japanese Knotweed concealed beneath outbuildings such as sheds, garages etc.

It should be noted that virtually all boroughs have a Japanese Knotweed problem and you should be aware that knotweed is a rapid grower and can appear in gardens suddenly where it has spread from other plots. Because of this please be aware that Japanese knotweed can sometimes be present when a purchaser moves in even though there was no evidence of a problem weeks or months earlier when the survey was undertaken. We cannot therefore accept responsibility for the presence of concealed Japanese Knotweed or the cost of any eradication works.

J2
Risks to the grounds

We are unaware of any land contamination but have not undertaken any soil tests or analysis and we recommend your legal adviser undertakes the usual Environmental Searches.

There were no signs of recent flooding from watercourses etc at the time of our inspection, although your legal advisers must undertake the usual full Environmental Searches and also check whether there are any surface water (pluvial) flooding issues.

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J3
Risks to people

Asbestos was not banned from residential dwellings until November 1999. From our limited non-invasive inspection no evidence of asbestos was found within the property. As with any property we cannot comment on the presence of any asbestos which might be concealed or encapsulated in the structure or where painted finishes prevented positive identification.

The raised sleepers above ground level on the rear lawn are a potential trip hazard and the low trellis at the back of the garden is also a potential safety hazard.

J4
Other

The 'current reinstatement cost' shown at the end of this report, in Section K, is not the cost of any repairs required. The reinstatement cost helps you decide on the amount of buildings insurance cover you will need for the property.

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).

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K Valuation

**In my opinion
the Market
Value on**

10 October 2019

as inspected was

£495,000

Four hundred and ninety five thousand pounds

(Amount in words)

Tenure

Freehold

Area of property (sq m)

68 (approx gross external area)

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

£112,000

One hundred and twelve 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

None.

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

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

Other considerations affecting value

None.

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.

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L Surveyor's declaration

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

Signature

Surveyor's RICS number

1125339

Qualifications

FRICS

For and on behalf of

Company

Nigel Grossman Surveying Limited

Property address

12 Greenwood Gardens, Anytown. ABC 123

Clients' names

John and Jane Smith

Date when this report was produced

14 October 2019

RICS Disclaimers

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

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

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

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

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

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

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.

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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.

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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.

SAMPLE

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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

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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). **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).

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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 Assoc RICS, 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.

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- 3 **Before the inspection** – you tell the surveyor if there is already an agreed, or proposed, price for the property, and if you have any particular concerns (such as plans for extension) about the property.
- 4 **Terms of payment** – you agree to pay the surveyor's fee and any other charges agreed in writing.
- 5 **Cancelling this contract** – you are entitled to cancel this contract by giving notice to the surveyor's office at any time before the day of the inspection. The surveyor does not provide the service (and reports this to you as soon as possible) if, after arriving at the property, the surveyor decides that:

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

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

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

Complaints handling procedure

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

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

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

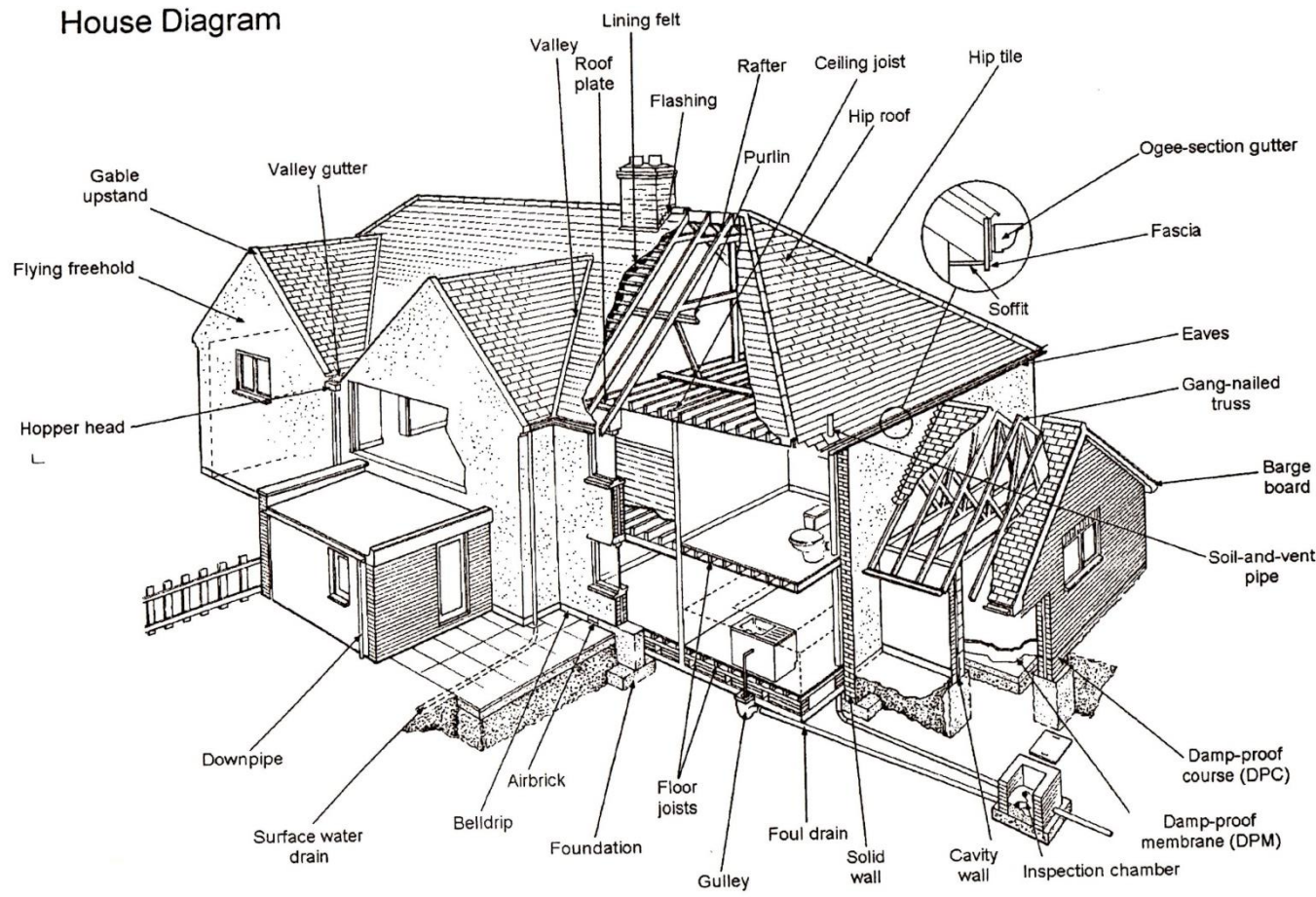
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Typical house diagram

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

House Diagram



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