



THE RICS
HOMEBUYER
SURVEY & VALUATION

Property: Sample Property Bristol.
Clients: Sample Client
Inspected on: 29th April 2003.
Inspected by: Paul A Kingscote, MRICS

Maggs & Allen
CHARTERED SURVEYORS

77 Whiteladies Road, Clifton
Bristol BS8 2NT
TEL 0117 9237766

PLEASE READ
 THIS PAGE WITH
 EXTRA CARE

- OBJECTIVE
- CONTENT
- ACTION
- OVERALL OPINION

A: INTRODUCTION

Please note that this Report is solely for your use and your professional advisers', and no liability to anyone else is accepted. Should you not act upon specific, reasonable advice contained in the Report, no responsibility is accepted for the consequences. [Standard Terms of Engagement, Clause 6]

The Report has been prepared in line with the Description of the HOMEBUYER Service already provided (an additional copy is attached). If any addition to the standard Service was agreed before the Inspection, this is confirmed at the foot of the last page.

Objective

The principal objective of the Report and Valuation is to assist you to:

- make a reasoned and informed judgement on whether or not to proceed with the purchase
- assess whether or not the Property is a reasonable purchase at the agreed price
- be clear what decisions and actions should be taken before contracts are exchanged.

Content

The general condition and particular features of the Property are covered, but the Report focuses on the matters which the Surveyor judges to be urgent or significant.

Urgent matters are defects judged to be an actual or developing threat either to the fabric of the building or to personal safety; it will be advisable to have these put right as soon as possible after purchase (in some cases even before). *Significant matters* are those which, typically, in negotiations over price would be reflected in the amount finally agreed.

Matters assessed as *not urgent* or *not significant* are outside the scope of the HOMEBUYER Service, and are generally not reported. However, other matters (such as legal and safety considerations) are reported where the Surveyor judges this to be helpful and constructive.

ACTION

If - after reading and considering all the information and advice in the Report - you decide to proceed with the purchase, then there are probably some things on which you should take action at once. Each such item is highlighted in the Report with the word ACTION and is also listed in Section F: Summary together with advice on what to do next.

OVERALL OPINION

Below are the Surveyor's conclusions, in brief, on whether or not this Property is a reasonable purchase at the agreed price, and on particular features which affect its present value and may affect its future resale. The opinion takes no account of factors outside the scope of the HOMEBUYER Service.

It is hoped that this overall view will help you to keep in perspective the detailed facts and advice which follow. You are asked to bear in mind particularly that it can be misleading to treat individual matters in isolation. So that you may use this Report to best advantage in reaching your decision on whether or not to proceed with the purchase of this Property, *you are most strongly advised to read and consider its contents as a whole.*

This is a deceptively spacious, modern detached house occupying a quiet, good sized plot in this relatively popular residential area.

On the whole, the property has been well maintained, also received some significant modernisation in recent years and is considered to be a good example of one of its type.

**PLEASE READ
 THESE NOTES**

B: THE PROPERTY & LOCATION

This section covers the important general background information on the Property and its location, including amenities and features of the vicinity as well as any environmental and other wider considerations. It also includes the state of occupation and the weather at the time of the Inspection.

Please note that, throughout the Report, the principal features and parts of a property are given in the left-hand margin thus:
 - often followed by a list of supplementary items, such as:

**B1
 THE PROPERTY**
 ■ **Type and age**

**B1
 THE PROPERTY**
 ■ **Type and age**

The property comprises a traditional, two storey, detached house built circa 1985.

■ **Construction**

The building is of traditional construction with main walls of timber frame, brick faced externally, under a pitched and interlocking concrete tiled roof. The floors are of suspended timber construction.

■ **Accommodation**

Ground Floor: Entrance Hall with Cloakroom and WC off; Kitchen / Breakfast Room; Living Room / Dining Room.

First Floor: Main Bedroom with En suite Bathroom and WC; Three Secondary Bedrooms; Main Family Combined Bathroom and WC.

■ **Garage and grounds**

Small gardens to front, reasonable sized garden to rear. Single semi-detached garage. Conservatory.

**B2
 THE LOCATION**

The property is situated at the end of a quiet cul-de-sac, backing onto the local golf course.

**B3
 CIRCUMSTANCES
 OF THE INSPECTION**

The inspection was carried out on 29th April 2003.

For the purposes of description the property faces due east.

The property was fully furnished with fitted floor coverings throughout which restricted our inspection.

It was dry at the time of our visit and recent weather has been mainly of rain.

C: THE BUILDING

**PLEASE READ
 THESE NOTES**

Movement, timber defects and dampness are, in their various forms, the three greatest potential threats to the structure of a building. Where evidence is found of any of these conditions, advice is given on what action should be taken. (Where a problem is judged to be serious, it might prove necessary for a separate, detailed examination to be undertaken - perhaps by specialists. For example, the foundations might have to be laid open to analyse the cause of some structural movement, or the full extent of timber rot might require further investigation.)

**C1
 MOVEMENT**

The report will comment on the significance of structural movement. The foundations of older houses would not normally be of sufficient depth / size to meet current building regulation requirements. Minor cracking as a result of this is common and is rarely significant in structural terms. Such external cracks should be sealed with a flexible filler to prevent moisture penetration.

We noted no evidence of any significant movement to the building.

**C2
 TIMBER DEFECTS**

Wet Rot

Where unprotected timber is in contact with moisture it is liable to decay. Any areas of rotted timber should be cut out, adjacent timberwork treated with preservative and the affected area replaced in pre-treated timber or proprietary filler.

Some minor wet rot problems were noted to the ends of the side gable timbers, we would advise that these are repaired / replaced within the next 12 months.

Dry Rot

This is perhaps the most serious defect which can occur to a building apart from severe structural movement as it can run behind wall plaster or wall coverings. The spores of the dry rot fungus are in the air all around us and, like plant seeds, require moist, humid air to grow. It nearly always develops out of sight, often spreading behind panelling and plaster or beneath floorboards. Indications are the softening of wood in some areas, shrinkage and distortion and its distinctive "mushroom" odour. Successful eradication of decay depends upon prevention of further entry of dampness into the structure, drying out moisture already present, dealing with the fungus and repair of the damage it has caused.

We noted no evidence of any dry rot problems.

Woodworm

Woodworm is very prevalent in this area and whilst our report will seek to identify this, the report is not designed to minutely inspect each individual timber in the property and there could therefore be minor infestation which has not been noted by us. Any such outbreak which is subsequently identified should be treated with a proprietary fluid.

We noted no woodworm problems.

**C3
 DAMPNES**

A moisture meter has been used to test accessible areas for dampness [without moving domestic contents]. Where dampness is noted, conditions will exist which are conducive to rot. Any rot noted has been mentioned in the report but in or adjoining areas of past or present dampness it could exist in concealed positions such as backs of skirting boards, under floors, in built in timbers or behind plasterwork. We strongly recommend that any concealed areas adjacent to dampness should be exposed to verify that they are free from problems before exchange of contracts.

■ **Damp-proof course**

This is normally a horizontal barrier inserted in walls to prevent rising dampness internally. It is important to ensure that this is not bridged by paths, flower orders etc. and that external ground levels are at least 150mm below damp-proof course and floor levels.

The building is served by a polythene-type damp proof course, this is unbridged and effective.

■ **Rising and penetrating damp**

Rising Dampness

Due to the nature of the timber framed construction and internal dry linings, it is not really practicable to take any meaningful damp meter readings, however we noted no external problems to suggest any cause for rising dampness and no evidence of such problems were visible internally. We would not anticipate any damp problems with a building of this age and construction.

Penetrating Dampness

We noted no signs of any penetrating damp problems.

■ **Condensation**

This can be a serious problem with modern housing and a balance of adequate heating and ventilation is essential. Double glazed windows reduce the flow of air and they should be regularly opened.

Both subfloor ventilation and roof ventilation is considered to be quite satisfactory and we noted no signs of condensation problems to the building.

**C4
 INSULATION**

The current recommendation is for 250mm of fibreglass insulation on top of ceiling joists and where is it less than this we recommend it is increased in depth to minimise heat loss.

Roof insulation is currently of a fairly basic 75mm fibreglass roll, we would advise that this is upgraded to 250mm for maximum efficiency.

**PLEASE READ
 THESE NOTES**

C: THE BUILDING *(continued)*

The roofs, chimneys and other external surfaces of the building are examined from ground level, where necessary from adjoining public property and with the help of binoculars. The roof structure is examined from inside the roof space where accessible (insulation material, stored goods and other contents are not moved or lifted). The efficiency of rainwater fittings (gutters and downpipes) can only be assessed properly during the Inspection if there is heavy rain.

**C5
 THE EXTERIOR**
 ■ Roof structure
 and covering

Main Roof

The main roof is of a simple dual pitch type with coverings of interlocking concrete tiles.

The roof ridge line and profiles are even with no significant sagging or deflection.

The concrete tile coverings are in generally good condition.

Ancillary Pitched Roofs

A small pitched and concrete covered roof has been formed as an entrance canopy over the front door and this is in good condition.

Flashings and Soakers

The covering, usually in lead, between the roof and adjoining brick / stonework such as those around the base of a chimney stack. Flashings must be well maintained and cement is not recommended as it tends to crack. The use of lead is strongly advised.

Lead flashings at the entrance canopy, also the rear conservatory and main wall abutments are in satisfactory condition.

External Timberwork at Roof Level

Fascia and soffit boards are in generally reasonable order, but some local wet rot problems have developed to the ends of the side gable sections and these should be repaired / replaced in the near future.

■ Chimneys

There are no chimneys, there is a metal flue cowl serving the gas back boiler and this is in good condition.

■ Rainwater fittings

Unless it was raining at the time of our inspection it will not be possible to assess whether rainwater goods are watertight or properly aligned.

Rainwater goods are of a conventional, modern plastic type throughout and in good condition.

■ Main walls

It is beyond the scope of this report to excavate the foundations of the property to assess their size, depth and strength. If surfaces have been recently painted decorated or rendered we may not be able to see old cracking.

The building is of conventional timber frame construction, with an external skin of traditional brickwork. This is a commonplace and quite acceptable form of construction in this area.

The main walls are considered to be reasonably plumb and square, we noted no evidence of any significant movement to the building.

The brickwork and pointing is in generally good condition..

Lintels over the window and door openings are of conventional galvanised metal type and appear to be sound.

The front bay has been partially timber clad at first floor level, and this is in good condition.

- **External joinery** Windows and doors are of a fairly good quality, double glazed, hardwood type throughout and in generally good condition.

Guarantees for these units should be obtained for future reference.

- **External decoration** *The overall condition has been noted. External woodwork will rot in a very short time if not protected and regular painting is necessary to prevent deterioration from water, sunlight, micro-organisms and decay. End grain surfaces are most susceptible to deterioration and painting to these areas is regarded as the single most important measure for ensuring good all round performance. Recently decorated surfaces could obscure defects from our inspection.*

The exterior decorations are currently reasonable with no further immediate attention required.

C: THE BUILDING *(continued)*

PLEASE READ THESE NOTES
 Floor surfaces and under-floor spaces are examined so far as they are accessible (furniture, floor coverings and other contents are not moved or lifted). If a part or area normally examined was found to be not accessible, this is reported; if a problem is suspected, advice is given on what action should be taken. It is not possible to assess the internal condition of any chimney, boiler or other flues. (In some cases, when furniture and pictures are removed internal decorations may prove to be damaged or faded.)

C6 THE INTERIOR
 ■ **Roof space**

Roof spaces are normally designed to be a cold area. Obstacles and insulation must be kept free from the eaves and ventilation maintained to the soffits to prevent condensation in the void. Where a roof space is restricted in height (ie a flat roof or attic room) at least 50mm of space must normally be left around insulation to provide through ventilation. Where insulation is present, odd corners will be lifted to inspect the areas beneath but the insulation will not be fully removed and our inspection will be restricted to this extent. Where the roof is lined (with wood or felt for example) it will not be possible to assess the condition of the underside of the covering or the battens.

The roof is of a prefabricated trussed rafter type. The roof timbers are considered to be adequately sized, spaced and supported, and the roof structure is sound.

The roofing felt beneath the tiles is of a reinforced polythene type and in good condition.

- **Ceilings** *All ceilings tend to flex a little and minor cracking is common and should be repaired from time to time.*

The ceilings are of a conventional plasterboard type and in good condition.

- **Floors** *Floor surfaces have been inspected as far as coverings and furniture allow. Fixed floorboards have not been lifted nor household contents moved. Carpets have not been lifted.*

The floors are all of suspended timber construction with chipboard coverings.

The floors are a little creaky underfoot to the first floor, but this is commonplace with floors of this type, has not occurred to any significant degree and the floors are, otherwise, considered to be sound.

■ **Internal walls and partitions**

Our inspection assumes that the walls are properly supported on foundations or lintels where these supports are concealed. Older properties are likely to have timber lintels above window & door openings which are susceptible to deterioration, especially if they are in proximity to areas of dampness identified in our report, in which case they should be checked.

The internal walls are all of timber framed construction. They are considered to be plumb and square, plasterwork finishes are also in good condition.

■ **Fireplaces etc.**

Over a period of time, fire gases will damage unprotected flues. For this reason stainless steel flues are recommended as a liner for oil or gas fires. It is not possible to indicate the condition of flues or the presence of flue liners and no assumption should be made as to the practicability of using the chimneys and flues should be swept prior to occupation.

There is a single fireplace to the living room which is currently utilised as a flue for the gas fire and back boiler. The fire has evidently been recently renewed and appears in good condition.

■ **Internal joinery**

A general comment only is made. We have not removed personal possessions from wardrobes and cupboards.

The internal joinery is considered to be relatively good, the doors are a combination of part flush ply, part preformed panel and part glazed, and in generally good condition. Skirtingboards etc., are a little basic but still quite satisfactory. There is also a fairly generous distribution of fitted storage space for a property of this age.

The kitchen has recently been refitted with fully fitted, good quality units, and is in good condition.

■ **Internal decoration**

Damage fading etc. to decorations is likely to be revealed when furnishings are removed. It is common to find areas of hollow, cracked and loose plaster to walls and ceilings when redecorating; these should be repaired as necessary.

Internal decorations are a subjective matter but considered to be generally good.

PLEASE READ THESE NOTES

D: THE SERVICES & SITE

The efficiency, compliance with regulations and adequacy of design of services can only be assessed by tests conducted by suitably qualified specialists. Although surveyors are not specialists in these particular areas, an informed opinion can be given on the basis of the accessible evidence. Where possible, drainage inspection-chambers are examined (except in the case of flats), but drains are not tested during the Inspection. However, in all cases advice is given if there is cause to suspect a problem. Leisure facilities and non-permanent outbuildings are noted but not examined.

D1 THE SERVICES

■ **Electricity**

Electric wiring generally has a life expectancy of 25 years from new and it is recommended that it should be checked for safety every 5 years. It is recommended that installations should comply with the code of practice of the Institute of Electrical Engineers.

Mains supply, the consumer protection which comprises residual circuit breakers is located in the cloakroom. Conventional, modern fittings and wiring were noted throughout and the installation appears in satisfactory order.

■ **Gas**

Gas fires over 7 kW require permanent room ventilation

Mains, meter located on the outside wall, no significant defects noted.

■ **Water**

This is a hard water area and preventative measures are recommended to avoid lime scale developing within pipework.

Mains supply, the stop tap is located in the hallway cupboard. The feed pipe to the building is of a conventional plastic type and the pipework beyond this all of conventional copper.

The installation appears in satisfactory order.

The sanitary fittings to the main bathroom are of the original specification, possibly a little dated but still in quite satisfactory condition.

Sanitary fittings to the en suite have been partially upgraded and are in good condition.

■ **Heating**

Apart from balanced flue outlets internal heating appliances normally require a flue liner, but a visual inspection does not always reveal that one has been fitted.

Central heating is provided via the back boiler in the living room. We are informed by the vendor that this has been replaced within the last five years, but confirmation of this should be obtained.

It should also be confirmed that full annual servicing has been carried out to the system. If not, then a full service and inspection should be commissioned prior to commitment to purchase.

The radiators are all of a conventional modern, panel type. We noted some slight evidence of leakage from the radiator valves, but apparently of old origin.

Hot water is stored in a modern foam-lagged storage system which appears in good condition.

■ **Other**

We noted the presence of a security system, but not currently operational. All details regarding this installation should be obtained.

**D2
 DRAINAGE**

We lift drain covers where possible to ensure that drainage systems are free from blockage but we do not test the systems. A test to check for defects to stop up the drains at either end and fill them with smoke or water. Alternatively specialist video equipment can be inserted which can more accurately check the position of cracks or design defects. The rainwater drainage system leading from the base of the downpipes was not traced and we have assumed that underground drains lead to soakaways or to some similar means of disposal. All downpipes should discharge into enclosed gulleys to avoid splashing and consequential damp penetration.

Mains drainage, there are no inspection chambers within the curtilage of the property so we are unable to comment on the condition of the underground system. We would not anticipate any major problems with a property of this age.

There is a rodding eye adjacent to the front door but this was found to be stuck and we were unable to raise it.

The drainage soil and vent pipe which is of a plastic type is integral through the building, with no problems noted where this is located.

**D3
 THE SITE**

■ **Garage and outbuildings**

Comment is restricted to important defects only. Other buildings, swimming pools, tennis courts etc. are excluded.

Garage

There is a single semi detached garage of single skin brick and blockwork, with supporting piers under a pitched and tiled roof.

A full inspection of the garage was not possible as there is a linoleum floor covering and a car was parked within. However, as far as we can ascertain the garage is in good order.

Some hairline cracking was noted to the mortar joints of the concrete blockwork to the party wall, but considered to be attributable to shrinkage and not of any structural significance.

Conservatory

A good sized and relatively good quality conservatory has been constructed to the rear. This is of dwarf cavity brick / block walls and with hardwood timber glazed windows and doors, under a lightweight pitched and laminated plastic covered roof.

The structure is in generally satisfactory condition with no significant defects.

■ **Grounds and boundaries**

It is most important to control the growth of all trees and shrubs in close proximity to any permanent structure or drainage run as the roots can do serious damage. You should obtain the advice of an Arborealist on any large trees or before allowing any tree to grow too large. All trees and shrubs should be regularly pruned.

The building occupies a reasonable sized, gently sloping site with the rear garden being relatively level.

Boundary lines consist of a combination of fencing and hedgerows, part conifer trees.

On the whole, the site has been relatively well maintained and we noted no areas of any significant concern.

There is a substantial deciduous tree within the front garden, this is sufficiently distanced from the main building so as not to constitute any significant risk. It is within fairly close proximity of the garage, but we assume that the garage foundations were constructed accordingly and we noted no evidence of any significant or ongoing problems.

This tree, no doubt, benefits from a Tree Preservation Order and should be subject to usual annual maintenance.

E: LEGAL & OTHER MATTERS

PLEASE READ THESE NOTES

Your Legal Advisers are responsible for checking relevant documents relating to the Property (these might include servicing records and any guarantees, reports and specifications on previous repair works) as well as for carrying out all the standard searches and inquiries. However, if any specific matters are identified which the Legal Advisers should investigate on your behalf, these are reported in this section. *You are asked to pay particular attention to the ACTION paragraph at E4 below.*

**E1
TENURE**

We assume that the property is freehold and free from encumbrances of an onerous or restrictive nature.

**E2
REGULATIONS
etc.**

The valuation assumes that, where appropriate, planning and building regulation consent has been obtained or is established. Your solicitor should make the appropriate enquiries to confirm that this is the case. Building regulations change with some regularity and it follows that older property will not comply with the latest regulations. Unless such departures are unusual or have a significant effect, they will not be identified in the report.

The property is within a fully developed residential area and we are unaware of any adverse planning schemes which could affect it. If you wish us to make enquiries of the Local Planning Authority (which it is appropriate should be in writing) we will be pleased to do so upon receipt of your further instructions.

**E3
GUARANTEES
etc.**

The presence and validity of any Guarantees should be checked with regarding to the double glazing installations and conservatory.

**E4
OTHER MATTERS**

1. Boundary ownerships to advise on maintenance responsibilities.
2. Whether separate foul and surface water sewers exist, whether the vendors have experienced drainage problems and the location of the Local Authority maintained sewer.
3. Confirmation that the property has its own separate services such as gas, water, and electricity.
4. Confirmation that the property is unaffected by any adverse planning schemes.

5. Confirmation that there are no onerous restrictions, easements or covenants in respect of the use of the property.
6. Whether the property is in an area of past coal mining activity.
7. Whether planning permission and building regulation consents were obtained for the alterations and extensions to the original building.
8. Investigate the presence of a Tree Preservation Order.

We are unaware of any contamination or past mining activity on or adjacent to this site which might affect the use or value but it is beyond the scope of this report to carry out environmental investigations or a site audit and we have no information as to whether there is past mining, contaminated land, radon or other gases, deleterious or dangerous materials in or on this property or adjacent land.

Unless otherwise stated, our report therefore assumes that there are no such matters which could affect the property but, if you require further information or are concerned about these aspects, a report should be obtained from appropriate specialists. In the event that problems are identified, the appropriate information should be forwarded to us for reconsideration of our advice.

Our report assumes that any licenses, permits, consents or approvals which may be required have been obtained and that the property complies, or will be made to comply with all Environmental and Statutory notices or requirements.

Asbestos fibres may be hazardous to health if breathed in and items such as older lino tiles and artex can contain traces of asbestos. Any asbestos found should be removed and disposed of by a specialist firm which can be expensive.

Radon is a colourless gas which can be hazardous to health but which cannot be found in the course of an inspection or survey. It is present in more than 1% of dwellings in this region. It would be prudent to contact the National Radiological Protection Board to obtain further information on "Radon risk areas."

We assume there are no statutory or environmental notices affecting the property and that roads are adopted by the Local Authority.

F: SUMMARY

Assuming that you decide to proceed with the purchase of this Property, there may be some things on which you should take action before you exchange contracts - such as obtaining competitive quotations for urgent repairs. (If any further investigation of some urgent matter is recommended, this will involve a second visit to the Property, perhaps by an appropriate specialist who will submit a separate report.)

PLEASE READ THESE NOTES

F1 ACTION

- Copy of Report to Legal Advisers

A copy of this report should be sent to your legal advisers.

- Urgent Repair

There are no repairs of an urgent nature.

- Further investigation

None.

F2 MAINTENANCE CONSIDERATIONS

There are no significant outstanding maintenance issues.

F3 OTHER CONSIDERATIONS

A test of electrical, drainage, gas and heating installations would be a prudent precaution prior to exchange of contracts as the services are not tested by us, and defects to them might affect the price that you are prepared to pay.

We would advise that enquiries are made as to whether the free-standing bedroom storage furniture is to remain with the property.

**PLEASE READ
 THESE NOTES**

G: VALUATION

In arriving at the opinion of the Property's Market Value as defined in Section D2 of the *Description of the HOMEBUYER Service* (attached), a set of standard assumptions* is adopted, subject to any change stated below. Legal Advisers, and others who undertake property conveyancing, should be familiar with the assumptions and are responsible for checking those concerning legal matters. *The opinion of the Market Value given below could be affected by the outcome of the inquiries by your Legal Advisers [Section E] and/or any further investigation and quotations for urgent repairs [Section F]. The valuation assumes that your Legal Advisers will obtain satisfactory replies to their inquiries relating to the assumptions made in this Report.*

**G1
 MARKET VALUE**

£225,000 (TWO HUNDRED AND TWENTY FIVE THOUSAND POUNDS).

**G2
 INSURANCE
 COVER
 [REINSTATEMENT
 COST]**

Reinstatement cost £120,000

- This Report is provided in accordance with the terms of the *Description of the HOMEBUYER Service* previously supplied, subject to any agreed addition noted below. (An additional copy is attached herewith.)
- The Report is solely for your use and your professional advisers', and no liability to anyone else is accepted. Should you not act upon specific, reasonable advice contained in the Report, no responsibility is accepted for the consequences.
- I hereby certify that the Property has been inspected by me and that I have prepared this Report, including the opinion of Market Value.

SIGNATURE

**SURVEYOR'S NAME AND
 PROFESSIONAL QUALIFICATIONS** Paul A Kingscote, MRICS

**NAME AND ADDRESS OF
 SURVEYOR'S ORGANISATION** **Maggs & Allen
 77 Whiteladies Road
 Clifton Bristol BS8 2NT**

DATE OF REPORT 1 May 2003

**AGREED ADDITION (IF ANY) TO
 THE DESCRIPTION OF THE SERVICE**

* Full details of these assumptions are available from the Surveyor. The most important are, in brief:

concerning the materials, construction, services, fixtures and fittings, etc., that:

- No significant defects or cause to alter the valuation would be revealed by an inspection of those parts which have not been inspected;
- No hazardous or damaging materials or building techniques have been used in the Property; there is no contamination in or from the ground; and the ground is not land-filled;
- The Property is connected to, and there is the right to use, the reported main services; and
- The valuation takes no account of furnishings, removable fittings and sales incentives of any description.

concerning legal matters, that:

- The Property is sold "with vacant possession" (i.e. only you will be entitled to occupy it when it is sold);
- No laws are broken by the condition of the Property or by its present or intended use;
- The Property is not subject to any particularly troublesome or unusual restrictions; it is not affected by any problems which would be revealed by the usual legal inquiries; and 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 main services on normal terms; and the sewers, main services and roads giving access to the Property have been "adopted" (i.e. are under local authority, not private, control).

R•I•C•S BOOKS

A The Service

A1 The HOMEBUYER Service comprises:

- an Inspection of the Property (Section B below)
- a concise Report based on the Inspection (Section C)
- the Valuation, which is part of the Report (Section D)

A2 The Surveyor's main objective in the HOMEBUYER Service is to give Clients considering buying a particular Property the professional advice which will assist them:

- to make a reasoned and informed judgement on whether or not to proceed with the purchase
- to assess whether or not the Property is a reasonable purchase at the agreed price
- to be clear what decisions and actions should be taken before contracts are exchanged.

A3 The HOMEBUYER Service therefore covers the general condition of the Property and particular features which affect its present value and may affect its future resale. The Report focuses on what the Surveyor judges to be urgent or significant matters. *Significant matters are those which, typically, in negotiations over price would be reflected in the amount finally agreed.*

B The Inspection

B1 The Inspection is a general surface examination of those parts of the Property which are accessible: in other words, *visible and readily available for examination from ground and floor levels, without risk of causing damage to the Property or injury to the Surveyor.* Due care is therefore exercised throughout the Inspection regarding safety, practicality and the constraints of being a visitor to the Property (which may be occupied). So furniture, floor coverings and other contents are not moved or lifted; and no part is forced or laid open to make it accessible.

B2 The services are inspected (except, in the case of flats, for drainage, lifts and security systems), but the Surveyor does not test or assess the efficiency of electrical, gas, plumbing, heating or drainage installations, or compliance with current regulations, or the internal condition of any chimney, boiler or other flue. Also, the Surveyor does not research the presence (or possible consequences) of contamination by any harmful substance. However, if a problem is suspected in any of these areas, advice is given on what action should be taken.

B3 Where necessary, parts of the Inspection are made from adjoining public property. Such equipment as a dampmeter, binoculars and torch may be used. A ladder is used for hatches and also for flat roofs not more than three metres above ground level. Leisure facilities and non-permanent outbuildings (such as pools and timber sheds) are noted but not examined. In the case of flats, exterior surfaces of the building containing the Property, as well as its access areas, are examined in order to assess their general condition; roof spaces are inspected if there is a hatch within the flat.

C The Report

C1 The Report provides the Surveyor's opinion of those matters which are urgent or significant and need action or evaluation by the Client before contracts are exchanged. It includes some or all of the following:

- *urgent repairs* (e.g. gas leak; defective chimney stacks) - for which the Client should obtain quotations where appropriate
- *significant matters requiring further investigation* where essential (e.g. suspected subsidence) - for which the Client should obtain (and may have to pay for) reports and quotations from suitable contractors
- *significant but not urgent repairs and renewals* (e.g. new covering for flat roof before long)
- *other significant considerations* (e.g. some potential source of inconvenience) which the Surveyor wishes to draw to the attention of the Client
- *legal matters* (e.g. a possible right of way) which the Client should instruct the Legal Advisers to include in their inquiries.

C2 Matters assessed as not urgent or not significant are outside the scope of the HOMEBUYER Service and are generally not reported; however, other matters (such as safety) are reported where the Surveyor judges this to be helpful and constructive. If a part or area normally examined is found to be not accessible during the Inspection, this is reported; if a problem is suspected, advice is given on what action should be taken.

C3 The Report is in a standard format arranged in the following sequence: *Introduction & Overall Opinion; The Property & Location; The Building; The Services & Site; Legal & Other Matters; Summary; Valuation.* In the case of leaseholds, the Report is accompanied by a standard appendix called *Leasehold Properties.*

D The Valuation and Reinstatement Cost

D1 The last section of the Report contains the Surveyor's opinion both of the Market Value of the Property and of the Reinstatement Cost, as defined below.

D2 "Market Value" *is the estimated amount for which a property should exchange on the date of valuation between a willing buyer and a willing seller in an arm's-length transaction after proper marketing wherein the parties had each acted knowledgeably, prudently and without compulsion.* In arriving at the opinion of the Market Value, the Surveyor also makes various standard assumptions covering, for example: vacant possession; tenure and other legal considerations; contamination and hazardous materials; the condition of uninspected parts; the right to use mains services; and the exclusion of curtains, carpets, etc., from the valuation. (If required, details are available from the Surveyor.) Any additional assumption, or any found not to apply, is reported.

D3. "Reinstatement Cost" *is an estimate for insurance purposes of the current cost of rebuilding the Property in its present form, unless otherwise stated.* This includes the cost of rebuilding the garage and permanent outbuildings, site clearance and professional fees, but excludes VAT (except on fees).