RICS
Home
Surveys

RICS HomeBuyer Report

Property address	
Client's name	
Date of inspection	23 February 2017

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Contents

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.

Property address

B About the inspection

Surveyor's name	Adrian Randall
Surveyor's RICS number	0101258
Company name	Randall Surveying Associates
Date of the inspection	23 February 2017
Report reference number	2958
Related party disclosure	We can confirm that we have no known conflict of interest in supplying this report to you. We have no record of having undertaken work with regard to the vendor, client or to the property in the past.
Full address and postcode of the property	
Weather conditions when the inspection took place	Weather conditions were overcast and dry following a period of mixed conditions.
The status of the property when the inspection took place	The property was occupied and I understand tenanted at the time of inspection. For the purposes of valuation, I assume vacant possession

B

About the inspection (continued)

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

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

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

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

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

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

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

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

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

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

Property address

C

Overall opinion and summary of the condition ratings

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

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

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

Our overall opinion of the property

This property is considered to be a reasonable proposition for purchase at a price of £, provided that you are prepared to accept the cost and inconvenience of dealing with the various repair/improvement works reported. These deficiencies are common in properties of this age and type. Provided that the necessary works are carried out to a satisfactory standard, I see no reason why there should be any special difficulty on resale in current market conditions.

You should be aware of the cost of more significant works, such as replacing the rear roof.

3

Section of the report	Element Number	Element Name
E: Outside the property	E2	Roof coverings
F: Inside the property	F3	Walls and partitions
G: Services	G6	Drainage

2

Section of the report	Element Number	Element Name
E: Outside the property	E1	Chimney stacks
	E3	Rainwater pipes and gutters
	E5	Windows
	E6	Outside doors (including patio doors)
	E8	Other joinery and finishes
F: Inside the property	F1	Roof structure
	F5	Fireplaces, chimney breasts and flues
	F8	Bathroom fittings

1

Section of the report	Element Number	Element Name
E: Outside the property	E4	Main walls
F: Inside the property	F2	Ceilings
	F4	Floors
	F6	Built-in fittings (built-in kitchen and other fittings, not including appliances)

Property address

C Overall opinion and summary of the condition ratings (continued)

	F7	Woodwork (for example, staircase and joinery)
G: Services	G1	Electricity
	G2	Gas/oil
	G3	Water
	G4	Heating
	G5	Water heating

Property address

D About the property

Type of property	The property is a mid-terrace period house over two storeys, with a two-storey bay to the front and a single-storey bay to the rear.
Approximate year the property was built	Based on my knowledge of the area and housing styles, I think the property was built between 1860 and 1890.
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	Bed-rooms	Bath or shower	Separate toilet	Kitchen	Utility room	Conser-vatory	Other	Name of other
Lower ground									
Ground	1				1				
First		2	2						
Second									
Third									
Other									
Roof space									

Construction

The building is of traditional construction, with a pitched replacement tile roof over solid brick walls and solid and timber floors.

Property address

D About the property (continued)

Energy

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

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

Energy-efficiency rating	TBC
Environmental impact rating	TBC

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 known

Grounds

There are patio gardens to the front and rear.

There is on-street permit parking, for which I recommend you ascertain the cost and availability of permits from the Local Authority.

Location

The property is located in the of north-west London. It is a predominantly residential area although opposite there is a Funeral Directors. This is a period building and may well get developed in the short to medium term and you should be aware of this.

There is also a railway line fairly close although this would not, in my opinion, have a significant impact in this instance.

Property address

Facilities

The property is situated in an established residential area with properties of similar character and age, convenient for all local amenities and transport facilities.

Local environment

The property is in an area that is unlikely to flood (see section J2 Risks).

The property is in an area that has clay sub-soils that could affect the stability of foundations (see section J1 Risks).

Due to the proximity to commercial premises detailed Searches should be made with regard to potential environmental issues caused by surrounding issues in the area.

E Outside the property

Limitations to inspection

The flat roof over the bay to the front was viewed via a camera angle only.

① ② ③ NI

E1 Chimney stacks ②

The rear stack left-hand side has been removed. The main stack was free from structural defect. The pots have been removed from the rear section and are open to the front section, although not in use to the first floor. Capping is recommended when undertaking works at roof level.

Brickwork and pointing are worn. There is metal flashing at the base of the stacks where they meets the roof; however, the flashing is coming away to the rear of the rear stack and re-fixing is required as a matter of maintenance. Condition rating 2. This can lead to damp penetration which affect adjoining roof timbers.

E2 Roof coverings ③

The main roof is pitched and covered with replacement tiles. This also applies to the rear roof. The replacement tiles are heavier than original and they have caused significant distortion to the timber structure to the rear. A replacement roof is likely to be required due to the extent of the sagging. Condition rating 3. Instruct a competent roofing contractor to quote for a replacement roof. There was no access to the loft space and therefore I cannot confirm the condition within the space. Additional works may be required.

To the main roof no serious issues were noted to the structure and the ridge tiles and roof tiles were in a reasonable condition. Moss growth should be removed from the roof slopes as this can lead to the blockage of gutters and overflow - please see E3 Rainwater Pipes & Gutters.

To the front bay, the roof is covered with roofing felt and was free from serious defect. To the rear single-storey section, the asphalt cover is deteriorating and maintenance is warranted to prevent damp penetration issues. Condition rating 2. Instruct a competent roofing contractor in this regard.

E3 Rainwater pipes and gutters ②

Rainwater fittings are of mixed specification with replacement plastic and older metal sections.

Rusting was noted to the rear hopper and a there is likely a blockage due to moss to the rear section. Clearing is recommended together with the replacement of the hopper with a plastic equivalent.

Rainwater runs to the soil and vent pipe contrary to current Regulations. Re-routing to the rainwater run-off system is recommended. Condition rating 2.

E4 Main walls ①

Main walls are of solid brick construction. Enquiries of the seller should be made and buildings insurance enquiries made to ascertain whether there have been any claims on insurance or under-pinning works in the past. It is not possible to confirm from an external inspection. It may be that the rear bay has been rebuilt.

Property address

E Outside the property (continued)

	The walls were generally level and upright with minor distortion, consistent with age. There was some bowing to the side-return first floor and distortion to the front elevation; however all, in my opinion, are historic and not a current cause for serious concern. There are some cracks over the lintels over windows, particularly to the front bay and overhauling the finishes is recommended. There was no evidence to suggest that the lintels are defective. There is a rendered section to the rear ground floor. Enquiries of the seller should confirm why this was put in place as it is often installed to mask deterioration to brickwork. No serious issues were noted to the render. The area around the rearmost first floor window has been rebuilt. Enquiries of the vendor should confirm when these works were undertaken and the reason for carrying out such works. There is no evidence of a current issue in this regard. Condition rating 1. The property must be maintained in the normal way.	
E5 Windows	Windows are timber single-glazed units. These are generally dated and worn. There are a number painted shut. Broken sash cords were also noted and cracked glass. Overhauling the windows is recommended. You should be aware that single-glazing is poor for insulation and security purposes. Condition rating 2. Instruct a competent contractor to quote for remedial action.	②
E6 Outside doors (including patio doors)	The timber single-glazed doors are poor for insulation and security purposes. I understand that the kitchen door is slightly warped and difficult to open. Other doors were in a reasonable condition. Condition rating 2. Overhauling finishes and improving security is recommended.	②
E7 Conservatory and porches	Not applicable	
E8 Other joinery and finishes	The eaves level boarding was in a reasonable condition, where visible; however, behind the overflowing gutters it is likely to be suffering from wet rot and replacement should be anticipated. Condition rating 2.	②
E9 Other	Not applicable	

Property address

F Inside the property

Limitations to inspection

The property was occupied and fully furnished with floors covered throughout and cupboards full of stored items, limiting my inspection.

I had no access to the rear loft space. An access hatch should be formed for inspection purpose. This is essential due to the condition of the roof to this area.

To the main loft the structure is hidden behind boarding to the majority which also limited my inspection.

1 2 3 NI

F1
Roof structure

2

The roof space is accessed via a hatch and loft ladder on the landing. Additional timbers have been introduced for its current usage as a loft room, although much is hidden within the construction. No significant issues were noted and there were no serious issues noted to the structure. The lining under the roof was in a reasonable condition where visible.

There was no evidence of significant infestation or condensation issues; however, insulating material was seen between the roof and the ceiling which is of a type that can prevent ventilation of the roof. This can lead to condensation issues which can affect the roof timbers. This is difficult to remove and replace with a solid format which does leave a ventilation gap and you should be aware of the potential for issues in this regard in the future. Condition rating 2.

F2
Ceilings

1

Ceilings are of lath and plaster specification and were found to be generally level and firm with no significant slope, undulation or cracking noted.

Under normal use older 'lath and plaster ceiling' (usually before the 1940s) can become unstable when the layer of plaster becomes detached from the laths beneath. Although I could see no particular problems now, you should expect more repairs in the future especially when you redecorate.

The plasterboard ceilings were free from serious defect. Condition rating 1. No repair is currently needed. The property must be maintained in the normal way.

F3
Walls and partitions

3

Internal walls are of solid and stud specifications with plaster finishes and decorative finishes over these. The walls were found to be generally level and upright with minor distortion consistent with age. No significant issues were noted to the plasterwork. These can become apparent when undertaking works to the building due to age and therefore if carrying out refurbishing works, some re-plastering work should be anticipated.

Some dampness was noted to the left-hand side by the front door and under the stairs on the left-hand side at low level, likely to be due to a localised defective damp-proof course. There was also some dampness to the rear kitchen wall. A specialist investigation by a competent damp-proofing company is recommended. Condition rating 3. Continued dampness can affect the floor joists and timbers.

The original internal wall to the living room divide has been removed. Condition rating 1. No repair is currently needed. The property must be maintained in the normal way. Where an internal wall has been removed or altered, it is important that other parts of the property are properly supported. Although I did not see any problems, you should ask your legal adviser to check whether the local council has granted building regulation approval for this work, and/or a guarantee or warranty exists (see section I1). If this does not exist, you should ask an appropriately qualified person to investigate whether the building is properly supported. This will involve removing parts of the floor and wall and you should discuss this with the current owner.

F4
Floors

①

Floors are of solid specification to the rear ground floor and timber to the majority. The floors were generally level and firm with minor distortion, consistent with age. A full inspection of floorboards should be undertaken when next covering. Condition rating 1. No repair is currently needed. The property must be maintained in the normal way.

F5
Fireplaces, chimney breasts and flues

②

There is an open fireplace to the living room which does appear to have been in use recently. There was no evidence to suggest any serious issues with the flue; however, if the flue has not been inspected by a competent chimney sweep within the last twelve months then inspection is recommended. Flues of this age often have perished.

To the rear right-hand living room dampness was noted to the central area in the wall, likely to be where the chimney breast has been removed. In my opinion, this is due to salts in the plaster rather than a damp penetration or rising damp issue. The only way to properly cure this issue is to hack off the plaster and treat the brickwork. Condition rating 2.

The chimney breast has been removed from the rear right-hand side. Condition rating 1. No repair is currently needed. The property must be maintained in the normal way. If the chimney has not been removed properly, parts of the building may become unstable and in the worst cases, present a safety hazard. However, I saw no evidence of movement or distortion. You should ask your legal adviser to check whether this work has building regulation approval from the local council and agreement from the neighbouring owner (see section I1). If these do not exist, you should ask an appropriately qualified person to investigate the adequacy of the work. This may involve removing parts of the floor and wall and you should discuss this with the property owner.

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

①

The kitchen fittings were free from serious defects and the built-in cupboards were in a reasonable condition for age and type. Condition rating 1. No repair is currently needed. The property must be maintained in the normal way.

F7
Woodwork (for example, staircase and joinery)

①

Internal doors, door surrounds and skirting boards were in a reasonable condition. You will note that the doors to the ground floor have been removed. Condition rating 1. No repair is currently needed. The property must be maintained in the normal way.

F8
Bathroom fittings

②

The bathroom fittings were worn although no significant impact damage or current leakage was noted. Many buyers would wish to upgrade these. Condition rating 2.

The sealants around the edges of baths and wash hand basins can leak and damage adjacent surfaces. If not repaired quickly, wood rot can soon develop. The boxing and panelling around baths and other appliances can keep these problems hidden.

F9 Other	Not applicable

Property address

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

The majority of electrical wiring and plumbing pipework is hidden within the construction. I made a visual inspection only of the service systems and no formal testing was undertaken. Inspection and testing can only be undertaken by a specialist competent contractors in the individual services, as noted below.

① ② ③ NI

G1
Electricity

Safety warning: The Electrical Safety Council recommends that you should get a registered electrician to check the property and its electrical fittings at least every ten years, or on change of occupancy. All electrical installation work undertaken after 1 January 2005 should have appropriate certification. For more advice contact the Electrical Safety Council.

The consumer board is located by the front door. There are two boxes in place. There was no outward evidence of serious defect to the system, although this was a visual inspection only. Certification for all works should be in place and confirmed. Condition rating 1. ①

The electrical system may be below current standards. For example the electrical system may not be covered by a current inspection and testing certificate . This is a safety hazard (see section J3 Risks). You should ask an appropriately qualified person to inspect the electrical system.

G2
Gas/oil

Safety warning: All gas and oil appliances and equipment should regularly be inspected, tested, maintained and serviced by a registered 'competent person' and in line with the manufacturer's instructions. This is important to make sure that the equipment is working correctly, to limit the risk of fire and carbon monoxide poisoning and to prevent carbon dioxide and other greenhouse gases from leaking into the air. For more advice contact the Gas Safe Register for gas installations, and OFTEC for oil installations.

The meter is located to the front of the building. There was no smell of gas within the property. Condition rating 1. ①

The gas supply system may not be covered by a current inspection and testing certificate (see section J3 Risks). You should ask an appropriately qualified person to inspect the gas installation system now.

G3
Water

The stop valve is believed to be situated in the street to the front of the building. Pipework is in copper, where visible. Legal enquiries should confirm a mains connection and the specification of the intake pipe from the mains into the building. There was no evidence of current leakage. Condition rating 1. No repair is currently needed. The property must be maintained in the normal way. ①

G4
Heating

Central heating to radiators is supplied by a combination gas boiler located to the rear of the kitchen. A sticker indicates that the last inspection was in 2012 although, as the ①

Property address

G Services (continued)

property is tenanted, an annual inspection should be in place and certification for such inspections should be supplied via the seller. Condition rating 1.

You will note that there is no heating to the loft room which could lead to condensation issues. See comments under F1 Roof Structure.

There is no evidence that the heating system has been checked or serviced within the last 12 months. This is a safety hazard. This should be repaired/resolved now.

Heating systems and appliances that have not been checked may be a safety hazard. I did not see evidence that the appliances in this property have been checked. You should ask an appropriately qualified person to do this now and you should not use the appliances until this has been done.

G5
Water heating

Hot water is provided via the combination boiler, as noted above. Condition rating 1. ①

G6
Drainage

The drainage cover to the rear was inlaid and could not be lifted nor could I lift the front cover. It is likely that the drainage runs under the building. Enquiries of the seller should confirm whether there have been any issues in recent years. ③

The rainwater to the rear runs to the foul drainage system contrary to current Regulations. A competent contractor should be instructed to quote to re-route to comply with current Regulations. Condition rating 3.

G7
Common services

Not applicable

Property address

H Grounds (including shared areas for flats)

Limitations to inspection

① ② ③ NI

H1 Garage	Not applicable
H2 Other	Not applicable
H3 General	There would appear to be some areas where standing water has occurred to the rear patio and therefore the rainwater run-off may not be adequate or is blocked. Viewing in wet weather is recommended in this regard and remedial action should be anticipated. Work should be undertaken in conjunction with those noted under G6 Drainage. The boundary walls were in a reasonable condition. Legal enquiries should confirm the ownership of the individual boundaries as maintenance of some of these walls may be expensive in the future.

Property address

I Issues for your legal advisers

We do not act as 'the legal adviser' and will not comment on any legal documents. However, if during the inspection we identify issues that your legal advisers may need to investigate further, we may refer to these in the report (for example, check whether there is a warranty covering replacement windows).

I1
Regulation

Enquiries of the seller should confirm whether Building Regulations approval was obtained for the part rebuilding works to the rear first floor.

Building Regulations approval and completion certification for the internal wall removals ground floor and the right-hand side rear chimney breast removals are in place.

I2
Guarantees

None known

I3
Other matters

I have been told by the selling agent that the property is freehold. You should ask your legal adviser to confirm this and explain the implications.

I further understand that the property is currently tenanted and therefore you must confirm vacant possession prior to exchange of contracts.

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	The condition of the rear roof is a risk to the building as is the condition and blockage to the gutters - see E2 Roof Coverings and E3 Rainwater Pipes and Gutters.
J2 Risks to the grounds	The blocked drainage is a potential risk - see H3 General.
J3 Risks to people	In the absence of recent certification of services the electricity, gas and heating systems are deemed to be a safety hazard.
J4 Other	No significant locational issues were noted. A visual inspection of the grounds was carried out during the course of our inspection. At the time of inspection no evidence of any invasive plants, such as Japanese Knotweed and Hogweed, was seen. However, the presence of such vegetation can be difficult to identify during its early growth cycle or during the winter months when such plants die back. Furthermore, where the plants are concealed in dense vegetation or deliberately concealed by property owners, the vegetation may not be visible during the inspection. No inspection was carried out on adjoining land.

Property address

K Valuation

In my opinion the Market Value on 23 February 2017 **as inspected was:**

£

(amount in words)

Tenure: Freehold

Area of property (sq m): 110 square metres

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

£ 250000

TWO HUNDRED AND FIFTY THOUSAND POUNDS

(amount in words)

In arriving at my valuation, I made the following assumptions.
With regard to the materials, construction, services, fixtures and fittings, and so on I have assumed that:

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

With regard to legal matters I have assumed that:

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

Any additional assumptions relating to the valuation

The reinstatement cost above does not relate to repair costs or value and is for the demolition and rebuilding of the property for buildings insurance purposes.

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

Not applicable

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

Property address

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	0101258	Qualifications	MRICS

For and on behalf of

Company	Randall Surveying Associates		
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Property address			
Client's name		Date this report was produced	9 March 2017

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Property address

What to do now

Getting quotations

The cost of repairs may influence the amount you are prepared to pay for the property. Before you make a legal commitment to buy the property, you should get reports and quotations for all the repairs and further investigations the surveyor may have identified.

You should get at least two quotations from experienced contractors who are properly insured. You should also:

- ask them for references from people they have worked for;
- describe in writing exactly what you will want them to do; and
- get the contractors to put the quotations in writing.

Some repairs will need contractors with specialist skills and who are members of regulated organisations (for example, electricians, gas engineers, plumbers and so on). Some work may also need you to get Building Regulations permission or planning permission from your local authority.

Further investigations

If the surveyor is concerned about the condition of a hidden part of the building, could only see part of a defect or does not have the specialist knowledge to assess part of the property fully, the surveyor may have recommended that further investigations should be carried out to discover the true extent of the problem.

Who you should use for these further investigations

You should ask an appropriately qualified person, though it is not possible to tell you which one. Specialists belonging to different types of organisations will be able to do this. For example, qualified electricians can belong to five different government-approved schemes. If you want further advice, please contact the surveyor.

What the further investigations will involve

This will depend on the type of problem, but to do this properly, parts of the home may have to be disturbed and so you should discuss this matter with the current owner. In some cases, the cost of investigation may be high.

When to do the work

The condition ratings help describe the urgency of the repair and replacement work. The following summary may help you decide when to do the work.

- Condition rating 2 - repairs should be done soon. Exactly when will depend on the type of problem, but it usually does not have to be done right away. Many repairs could wait weeks or months, giving you time to organise suitable reports and quotations.
- Condition rating 3 - repairs should be done as soon as possible. The speed of your response will depend on the nature of the problem. For example, repairs to a badly leaking roof or a dangerous gas boiler need to be carried out within a matter of hours, while other less important critical repairs could wait for a few days.

Warning

Although repairs of elements with a condition rating 2 are not considered urgent, if they are not addressed they may develop into defects needing more serious repairs. Flat roofs and gutters are typical examples. These can quickly get worse without warning and result in serious leaks. As a result, you should regularly check elements with a condition rating 2 to make sure they are not getting worse.

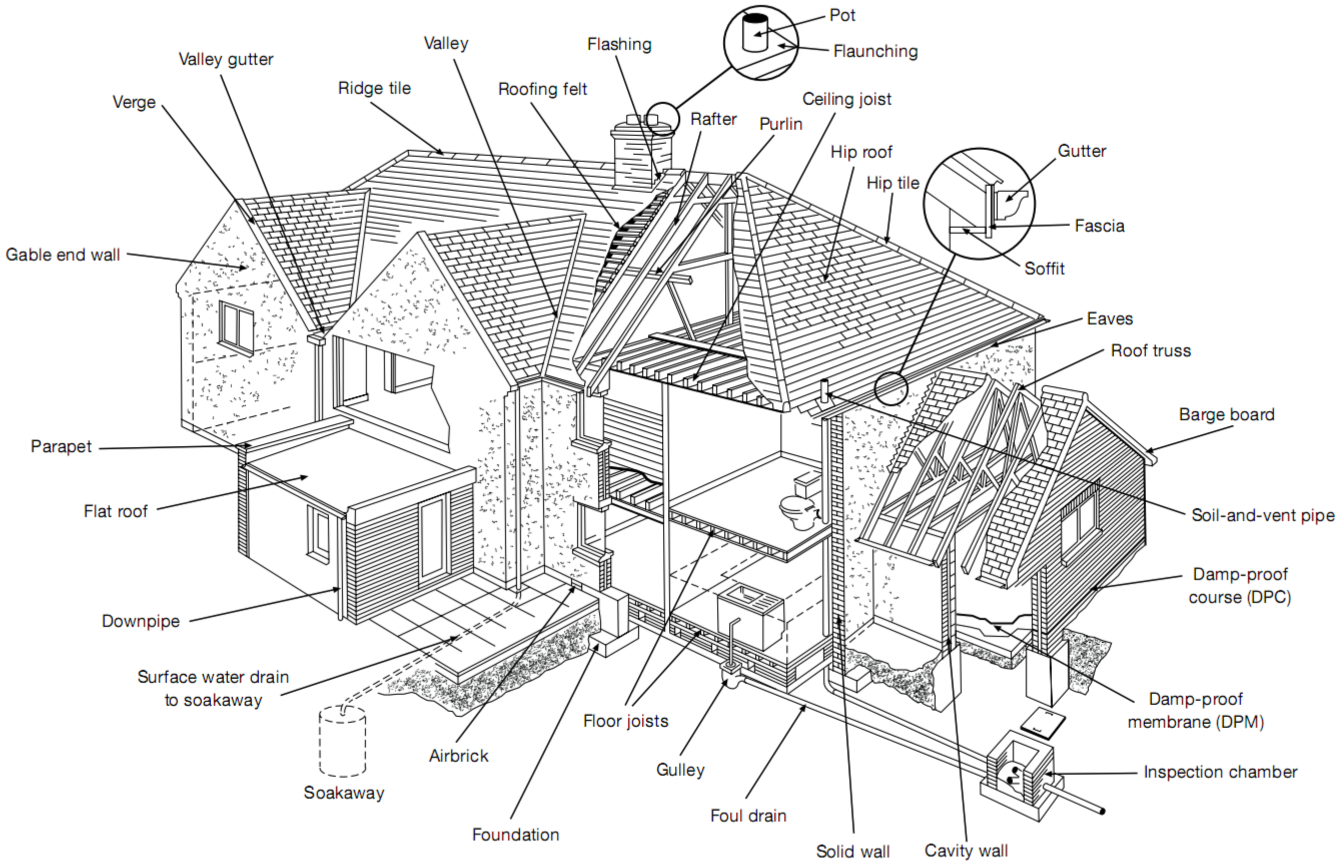
What to do now

In order to access the Terms of Engagement and Description of Service please copy and paste the links on your browser
https://isurvworksmart.com/HBR_DHSSTEupdated_Dec_2016.pdf
https://isurvworksmart.com/leasehold_dhs_final.pdf

Property address

Typical house diagram

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



Property address