

RICS

HomeBuyer

REPORT ●●●

Property survey and valuation

Date of inspection: 15th April 2010

Property address: Coniston Walk
Fareham
Hants PO14 1BL

Customer's name: Mr Sample

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RICS is an independent professional body originally established in the UK by Royal Charter. Since 1868, RICS has been committed to setting and upholding the highest standards of excellence and integrity – providing impartial, authoritative advice on key issues affecting businesses and society.

A

Introduction to the report

This HomeBuyer Report is produced by an RICS surveyor ('the surveyor'). They have 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;
- consider what further advice you should take before exchanging contracts (if the property is in England, Wales, Northern Ireland, the Isle of Man or the Channel Islands), or before concluding an offer (if the property is in Scotland).

Any extra services the surveyor provides are not covered by these terms and conditions and 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' enclosed with this report.

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

B

About the inspection



Surveyor's name: **Mr J Jones MRICS**

Surveyor's RICS number: **0086290**

Company name: **Moores Independent Ltd**

Date of the inspection: **15th April 2010**

Report reference number:

Related party disclosure:

None known.

Full address and postcode of the property:

**Coniston Walk
Fareham
Hants PO14 1BL**

Weather conditions when the inspection took place:

The weather was dry, sunny and calm.

The status of the property when the inspection took place:

The property was furnished, floors provided with close-fitted coverings and the vendor was in occupation.



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The surveyor's 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. They also inspect the parts of the electricity, gas/oil, water, heating and drainage services that can be seen, but they do not test them.

To help describe the condition of the home, the surveyor gives condition ratings to the main parts (or 'elements') of the building, garage, and some parts outside. Some elements can be made up of several different parts. For example, a home can have a pitched (sloped) roof to the main building and a flat roof to an extension. In this case, the surveyor will give each a condition rating and use the worst one to define the element in section C.

In the element boxes in parts E, F, G and H, the surveyor will 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.

Condition rating

Definition

3

Defects which 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' in the panel opposite.)

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

Important note

The surveyor will carry out only a visual inspection. This means that they do not take up carpets, floor coverings or floorboards, move furniture or remove the contents of cupboards. Also, they do not remove secured panels or undo electrical fittings.

The surveyor will 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.

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

The surveyor will note in their report if they were not able 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 will 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 the surveyor suggests may be expensive.



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C

Summary of the condition ratings

This section 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.

3

Condition rating 3: Defects which are serious and / or need to be repaired, replaced or investigated urgently.

Section of the report:	Element number:	Element name:
E: Outside of the property	N/A	There are no elements with this condition rating
F: Inside of the property	N/A	There are no elements with this condition rating
G: Services	G1	Electricity
H: Grounds (part)	N/A	There are no elements with this condition rating

2

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.

Section of the report:	Element number:	Element name:
E: Outside of the property	E3	Rainwater pipes and gutters
	E4	Main walls
	E5	Windows



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	E8	Other joinery and finishes
F: Inside of the property	F1	Roof structure
	F3	Walls and partitions
	F5	Fireplaces, chimney breasts and flues
	F7	Woodwork (for example, staircase and joinery)
G: Services	G4	Heating
	G6	Drainage
H: Grounds (part)	H1	Garage
	H2	Other
	H3	General

1

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

Section of the report:	Element number:	Element name:
E: Outside of the property	E1	Chimney stacks
	E2	Roof coverings
	E6	Outside doors (including patio doors)
F: Inside of the property	F2	Ceilings
	F4	Floors
	F6	Built-in fittings (built-in kitchen and other fittings, not including the appliances)
	F8	Bathroom fittings
G: Services	G2	Gas/oil
	G3	Water
	G5	Water heating
H: Grounds (part)	N/A	There are no elements with this condition rating

The surveyor's overall opinion of the property:



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The property has been maintained to a reasonable overall standard for its type and age. Some aspects are now showing a little deterioration or would benefit from upgrading such as roof guttering, electrical system etc. all as discussed in more detail hereafter in this report.



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D

About the property

Type of property:

Mid-terraced, two-storey house.

Approximate year the property was built:

1970

Approximate year the property was extended:

1990

Approximate year the property was converted:

Not applicable

For 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	2			1	1				
First		3	1						
Second									
Third									
Other									
Roof space									

Construction:

Construction is largely conventional with load-bearing party walls carrying much of the main structural loading from the roof and floors with front and rear walls being formed predominantly of timber studwork with vertical tile hangings and some brick-faced cavity type work. The roof is of conventional timber framing with a covering of interlocking concrete tiles.



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D About the property (continued)

Energy

The property's energy performance, as recorded in the Energy Performance Certificate

■ Energy-efficiency rating

■ Environmental impact rating

Outside the property

Small gardens to front and rear, storage shed, single garage.

The location

Location is on a large estate of mixed houses and flats possibly originally built by the Local Authority or similar body.

Facilities

Local facilities and amenities are in reasonably close proximity for day to day needs whilst Fareham, Gosport and Portsmouth are within only a few miles.

Local environment

The property is approached at the front over a communal pathway and has a reasonably open outlook over a grassed area although nearby blocks of flats do give some overlooking and the estate is relatively densely developed. A substantial number of children were present in the communal area at the time of inspection during the school holidays which could result in some nuisance at times in the future. Vehicular access is available to the rear boundary of the property over a communal courtyard/parking area although this may become congested at times bearing in mind the number of properties having access thereto.

We are unable to verify the proportion of properties on the development that may now be

Mains services

Drainage Gas Electricity

Water

The ticked [boxes show that the mains services are present.

Central heating

Electric Gas Solid Fuel

Oil

Other services or energy sources:



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privately owned compared to those in Local Authority etc. ownership and a high proportion of the latter is sometimes not regarded as desirable by prospective purchasers.



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E

Outside of the property

I could not inspect the flank wall of the single-storey rear extension or the outside store as these stand on the boundary lines with the adjoining property precluding direct access.

Condition rating



E1 Chimney stacks

The chimney stack is of brick construction with lead flashings and showed no significant deterioration such as major cracks, perished pointing etc. nor was there evidence of significant dampness seepage in the roof void to suggest major defects in the flashings.

1

E2 Roof coverings

Roof tiling is in good condition with no significant surface weathering, damage or slippage noted in the tiling and, again, there was no evidence of rain seepage in the roof void beneath to suggest defect.

1

The covering of the single-storey rear extension flat roof is composition felt with a stone chipping covering. The covering has been in place for several years, probably since erection of the extension. No significant blistering, splits or major deterioration was evident as far as could be determined through the chipping covering nor was there any significant dampness staining or traces of penetrating dampness detectable with a damp meter on the ceiling beneath. Felt coverings to flat roofs do, however, have a limited service life usually of under 20 years due to natural deterioration from sunlight etc. and it would be prudent to allow for some patch repair or possibly re-covering within the near future. The roof structure beneath is unlikely to contain thermal insulation to modern-day standards which inevitably may give some chilling and heat loss.

E3 Rainwater pipes and gutters

Gutters and downpipes appear to be of composition asbestos cement material with a paint type finish in some areas together with timber fascia boards. In the absence of rainfall at the time of inspection it is not possible to confirm that the gutters, downpipes etc. are free from leakage, blockage or discharging freely.

2

The paint finishes on both the fascia boards and the gutters etc. have deteriorated badly and light staining on one or two gutter joints suggests possible leakage. With a property of this age, the gutters and downpipes could contain asbestos fibres and this material is now regarded as potentially hazardous to health. Hazard occurs when asbestos fibres are liberated into the atmosphere and inhaled. In normal circumstances, any risk from the gutters and downpipes on the subject property is effectively minimal due to their external location although any redecoration etc. must be carried out with great care to avoid abrasion which could create dust etc. From a practical point of view, replacement of all rainwater goods with modern plastic is likely to be more efficient and economic although the existing materials must be disposed in a safe and approved manner. We suggest enquiry of the Local Authority for their recommended disposal methods.



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E4 Main walls

2

External wall faces are in reasonably good overall condition with no significant slippage or deterioration in the tile hangings or brickwork areas. Small gaps around the sink waste pipe in the front wall should be filled to exclude rain, draughts etc.

External electric cables to the store building have been fixed in a simple manner to the rear external wall face and appear to run through the garden. Care is required to avoid damage and risk of electrical shock. We will note in a later section that the electrical system generally requires inspection by a qualified electrician and probably upgrading.

The thinner timber frame type panels under the windows show no internal dampness seepage problems etc. These areas of walling may not contain thermal insulation and could give significant chilling although this cannot be verified definitively without removal of the internal or external facings. The exact condition of the hidden timber framing cannot also not be determined but there is no obvious evidence internally or externally to suggest serious problems such as rotting or excessive rain penetration.

To the rear of the property is a palm tree roughly 4 metres from the main structure and standing around 5 metres high at present. The species is relatively slow growing but root growth development could gradually affect wall foundations etc. with continued growth. From a long-term point of view, removal of the tree now is recommended.

The single-storey rear extension appears to be a later addition to the property although may have been standing for perhaps 15 to 20 years. Your solicitor should check whether or not Building Regulation approval was obtained for construction of this extension and also planning permission, although we suspect the latter may not have been required due to the size of the extension allowing it to fall within 'permitted development limits'. No obvious major relative movement between the extension and main wall faces was observed although there is very minor disruption/unevenness on the internal wall faces at these junctions. This could be due to very slight subsequent movement, shrinkage or simply poor original flushing-in of the plaster. There is no obvious evidence to suggest the extension is subject to a serious structural movement problem although the presence of the palm tree close by is a potential threat from root growth causing undermining.

The rear garden has been completely paved over apparently within the last 2 years. The garden level has now been raised several centimetres and the paving is at or possibly slightly above damp-proof course levels in the walls. A small gravel filled trench has been provided against the main rear external wall face for drainage although it is not possible to confirm that this has adequate discharge performance. The high patio level is not ideal and there is a potential risk of dampness problems in the wall bases, slight readings were detected in the base of the rear extension walls at the time of inspection although it is difficult to determine whether this is due to damp-proof coursing problems or not. We suggest these areas be monitored for the time being to determine whether or not dampness becomes apparent. It is possible that sections of the garden paving adjacent to the walls will need to be cut away to leave an open trench, possibly with a gravel filling, to allow dampness to evaporate naturally. With a modern extension, it would seem unlikely that the original damp-proof coursing provision in the wall bases was defective if carried out in accordance with Building Regulation standards but it is



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clearly not possible to verify this without opening up parts of the structure.

E5 Windows

Windows are modern upvc, double glazed casement units and the vendor indicated most of these were installed about 3 years ago. Replacing windows requires formal approval under the Building Regulations or has to be carried out by an approved FENSA registered contractor. Copies of appropriate certificates should, therefore, be obtained by your solicitor and checked together with any guarantee documents. There is a cracked side light to the french doors in the lounge and this should be re-glazed.

2

Condition of the windows generally is satisfactory with no evidence of internal misting to suggest failure of the perimeter seals at the present time. The latch mechanism for the french doors in the lounge is somewhat loose and worn although still functioning reasonably well possibly suggesting this is an older fitting and may not fall under any guarantees etc.

E6 Outside doors (including patio doors)

The front door is a modern upvc framed, panelled unit and this was in satisfactory condition opening and closing freely and with no significant binding in the frame as is the door in the dining room extension.

1

E7 Conservatory and porches

Not applicable.

N/A

E8 Other joinery and finishes

The external paintwork to the gutters, gutter boards etc. is in poor condition with heavy flaking and deterioration. Some deterioration of the timber boards themselves may also be revealed on close examination during works to the guttering and allowance for patch repair and full redecoration is advised, or possibly replacement with modern upvc to reduce maintenance requirements.

2

E9 Other

Not applicable.

N/A



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F

Inside of the property

I could not inspect all areas of the roof void due to a large quantity of the vendor's effects stored around the hatch although a general view to determine overall condition from the hatchway area generally was possible.

Condition rating



F1 Roof structure

The roof structure is of conventional timber rafters carried on substantial cross purlins bearing onto the party walls. Most of the roof loading is, therefore, carried on the party walls rather than transferred to the front and rear external walls. Condition of the roof structure is satisfactory with no evidence of significant deflection, deterioration etc. in the timbers generally nor was there any evidence of significant active infestation by woodworm to suggest any need for treatment or investigation.

2

The underside of the roof tiling is lined with a metal foil-backed felt. Fibreglass insulation is present above the first floor room ceilings but has a thickness of only about 25 to 50mm as compared to the current-day recommendation for new properties of at least 250mm. The property will, therefore, be susceptible to a significant amount of heat loss into the roof void causing fuel wastage and provision of additional insulation, preferably of at least 200mm thickness, is recommended. Insulation of water tanks and pipework in the roof void is reasonable although there are some gaps in the pipework and insulation of the tanks is rather thin. Significant upgrading of the roof void insulation generally will cause a reduction in temperatures in the roof itself in cold weather potentially increasing risk of freezing to the tanks and pipework and some improvement to insulation here is also therefore required.

F2 Ceilings

Ceilings are modern plasterboard sheet with textured artex type surface coating. Condition of the ceilings is satisfactory overall with no major cracks, dropping or general deterioration evident. In particular, the ceiling of the ground floor dining room extension is free from significant relative cracking with the main structure of the premises and there are also no traces of penetrating dampness at present.

1

F3 Walls and partitions

Partition walls are predominantly concrete blockwork with plaster facings at ground floor level and timber studwork with plasterboard sheet coverings to the first floor. Overall condition is satisfactory with no major cracks, extensive looseness or general deterioration in the plaster itself. Surface finishing is reasonably flush and smooth although there are inevitably some minor areas of unevenness etc. potentially requiring a little cosmetic attention and the ceramic tiling in the bathroom is a little crudely detailed in places although serviceable.

2

Very slight disruption and unevenness to the wall plaster at the joint between the original wall and extension walls in the dining room is evident which may be due to poor original workmanship or very slight historic relative movement, there being no significant fresh cracking to suggest a general movement problem.



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Slight readings of dampness were obtained in the base of the dining room extension walls at a few points which is unusual with a modern structure. The degree of dampness is minor in the context of the property as a whole. We have noted the high external paving level which may be causing a little bridging of damp-proof coursing etc. but, equally, it is thought the owner's dogs usually occupy this room and it is possible that wetting of the walls from cleaning of the floors etc. or simply high natural moisture content levels may be part of the cause. We suggest the situation be monitored for the time being as there is currently no evidence of softening in the skirting boards, staining to the wall decorations or softness in the plaster. A period of monitoring for a year or so is suggested although precautionary checks on the condition of the wall cavity bases by removal of one or two bricks in the external wall face may be worthwhile as a precautionary check to ensure that damp-proofing arrangements are adequately detailed and there is no debris bridging the wall cavity bases although it is equally possible the situation could remain as it is into the reasonably foreseeable future causing no problem.

The staircase rises directly from the lounge which does give greater risk of noise penetration to first floor level and also greater risk of fire etc. spread.

Inspection of the first floor rooms generally revealed slight downwards deflection in the floor structures more or less towards the centre of the property and very minor distortion to one or two doorways. This tends to suggest slight structural movement and this is not particularly uncommon in properties of this form of construction where the internal floors and walls tend to be of relatively lightweight nature with limited load-bearing requirements. There is no significant fresh cracking, binding of doors, cracked glazed over-lights to the doors themselves etc. to suggest that any movement is progressive. It is very likely that initial deflection took place in the first few years after the property was constructed and then simply stabilised of its own accord. On current evidence, we think the likelihood of significant progression is remote although slight opening of cracks to a minor degree could be experienced at times warranting some simple cosmetic flushing in.



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F4 Floors

Ground floor room floors are of solid construction whilst the first floor room floors are of suspended joists and boards all having close-fitted coverings of carpet, tiling or sheet material. 1

Ground floor room floors were found to be firm and reasonably level with no evidence of significant settlement or general deflection. First floor room floors are also in serviceable condition being reasonably firm although there does appear to be a dropped or defective board on the landing which would benefit from repair or renewal and there is evidence of slight deflection as noted previously in one or two areas. The absence of any significant cracking on the ground floor room ceilings is a further good indication that any movement that has occurred is longstanding and has almost certainly stabilised some years ago.

F5 Fireplaces, chimney breasts and flues

The lounge contains an open gas, coal-effect type fire. This was not in operation at the time of inspection and we cannot, therefore, comment upon performance etc. All gas appliances including this fire should be checked by a competent technician prior to first use to ensure they operate safely and to verify that the flueway is clear of obstruction. There is no obvious combustion air supply vent through an external wall or window into this room to ensure a positive up-draught in the flue ensuring combustion products are discharged quickly and provision of a simple vent is suggested as a precaution. 2

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

The kitchen is provided with a good range of reasonably modern cupboards presented in generally satisfactory condition with no major deterioration, damage etc. None of the appliances have been inspected or tested and we assume you will make your own assessment of their adequacy etc. and also confirm whether or not they are actually included within your purchase of the property. 1

Simple fitted cupboards are present in one or two other areas of the premises offering a moderate amount of storage capacity. Quality of the fittings is fairly modest with some light wear and deterioration although all are still serviceable. Unusually, the two main bedrooms effectively share a cupboard with doors on each side rather reducing practicality and the doors facing into one of the bedrooms were completely covered by the vendor's effects and a large freestanding wardrobe precluding comment as to condition.

F7 Woodwork (for example, staircase and joinery)

The staircase is of conventional timber and in serviceable condition although appears to have a slight slope down on one side. This would be consistent with minor settlement of the structure of the building as a whole discussed in previous sections of this report and there is no evidence to suggest that any movement is progressing or that the staircase has been weakened in any way. 2

Internal doors are relatively simple flush type units in serviceable condition although some are a little worn and tatty with relatively crude installation in some instances. A



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little overhaul and attention or possibly renewal may be considered desirable in some instances together with adjustment to facilitate ease of operation. The doorway into the dining room from the lounge is contained within a timber screen including several large glazed panels. The door installation is rather poor and the glass appears not to be of the safer toughened or laminated type giving risk of shattering into sharp fragments upon accidental impact. General upgrading and overhaul of this area is likely to be considered desirable and either re-glazing of the lower glass panels or covering with safety films is advised.

F8 Bathroom fittings

Sanitary fittings are of a simple and reasonably modern style and currently in serviceable condition. No significant surface damage was noted and waste pipes etc. were discharging freely. No water-hammer or airlock was noted in any of the supply piping. The shower fitting over the bath was functioning adequately with fairly good flow but appears to be supplied with a combination of mains pressure cold water and hot water fed from the supply tank giving a potential pressure imbalance which could affect performance at times. We are unable to confirm whether or not the shower fitting itself is of a type that includes a valve to prevent risk of water siphoning back from the hot water circuit etc. into the cold water mains service.

1

F9 Other

Not applicable.

N/A



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Services

Services are generally hidden within the construction of the property and, as a result, only the visible parts of the available services can be inspected. The surveyor does not carry out specialist tests. The visual inspection does not assess the services to make sure they work properly and efficiently and meet modern standards.

Condition rating



G1 Electricity

Safety warning: You should have your electrical installations inspected and tested regularly to protect your home from damage and to avoid putting your safety at risk. Guidance published by the Institution of Electrical Engineers recommends that electrical installations should be inspected and tested at least every 10 years and when the occupiers of the property change. All electrical work carried out after 1 January 2005 should be recorded on an Electrical Installation Certificate.

The meter and fuses are situated in the hall cupboard. The vendor is not aware of any significant work having been done to the installation in the period of his occupation of the property although there is some evidence to suggest later additions and a few alterations in places but perhaps dating back many years.



The fuses are of an outdated style and it is likely that most of the installation and fittings are original. With a system of this age it is considered essential that a qualified electrician be instructed to test and assess all aspects of the installation including supplies to the outbuildings and prepare a report with any recommendations for upgrading to modern-day standards. Replacement of the existing fuse box with a modern, high sensitivity trip switch arrangement would be a useful improvement to give greater safety and it is quite possible that some of the cabling etc. will be undersized when compared to modern-day standards, theoretically giving a risk of overheating under high current loads but equally the system appears to have functioned without problem since the property was originally built. It is likely that some expenditure on the electrical system would be advisable in the short term.

We assume you will make your own assessment as to the adequacy and disposition of power points, light fittings etc. in the various rooms throughout the premises and installation of any additional power points in particular could possibly entail a need for some new circuit cabling.

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 property is provided with a mains gas service to fittings in the lounge and kitchen. No evidence of leakage or deterioration was noted on any supply pipework etc. and the system was live at the time of inspection.



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G3 Water

A mains water supply is provided serving some fittings directly on the cold water circuits and storage tanks in the main roof void. No evidence of leakage or deterioration on the tanks was noted and comment has been made previously with regard to insulation arrangements.

1

Distribution pipework, where visible, is of modern copper and showed no evidence of leakage, deterioration etc. nor was there evidence of airlocks, water-hammer etc. in any of the pipework.

Sanitary fittings in the cloakroom have been connected to the water supply pipes with modern metal braided, flexible piping rather than the more conventional ridged copper tubing. Flexible pipes are sometimes employed where fittings are installed by the occupier rather than a plumber as less work is required and installation is simpler. The arrangement functions satisfactorily in the subject property with no evidence of leakage, adequate flow at the fittings etc.



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G4 Heating

Hot water and central heating are run from a wall-hung, gas-fired boiler in the kitchen and we would anticipate this has been in the premises for 20 years or more. The boiler shows no evidence of leakage or corrosion where visible for examination but, with this age of fitting, some deterioration can be anticipated potentially requiring repair or renewals at more or less any time. Enquiry of the vendor is advised to determine whether or not the boiler has been serviced annually by a competent technician and, if not, we strongly recommend a check now to identify any defects or parts that may need replacing.

2

The boiler is of an outdated type rather than the modern condensing units now available which give greater efficiency and therefore reduced running costs together with a theoretical reduction in risk of breakdowns and repair requirements. If it is your intention to remain in the premises for a few years, consideration could usefully be given now to replacing the boiler with a new unit thereby giving greater efficiency and potentially reduced running costs etc.

Due to mild temperatures at the time of inspection, the boiler itself was not actually running but appears to have been in regular use.

G5 Water heating

Hot water is supplied by the gas boiler in the kitchen and stored in an integrally insulated cylinder in the bathroom linen cupboard. The cylinder shows no evidence of leakage or deterioration although fittings such as the pump, diverter valves etc. have clearly been in place for some years and may now be starting to wear, again potentially requiring replacement or repair. These fittings should also be checked during the boiler service recommended previously.

1

G6 Drainage

The property appears to drain to a public sewer with an inspection chamber located in the front path. The cover itself is broken and should be replaced for safety as the smaller section in particular could become dislodged leaving a large gap into the drains. The drains themselves were seen to be clear and flowing freely with no evidence of past blockages.

2

G7 Common services

None evident.

N/A



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H

Grounds (including shared areas for flats)

I could not inspect the flank walls of the outside store as these are effectively on the boundary with the adjoining premises.

Condition rating



H1 Garage

The garage is a single, semi-detached unit of pre-cast concrete panels beneath a pitched roof with corrugated asbestos cement type sheet covering. The structure is a simple arrangement although in reasonably serviceable condition for its type. No obvious significant rain penetration through the roof sheeting was noted at the time of inspection although the garage was well filled with metal fencing panel precluding access beyond the doorway area. The roof sheeting may slowly deteriorate and eventually give some porosity and leakage problems. We have discussed previously the possible presence of asbestos fibres in certain elements of the premises such as the guttering, and the same material could be present in the garage roof panels. Any works to the roof or removal should, therefore, be carried out in accordance with approved practices and any materials disposed of in accordance with Local Authority requirements.

2

The wall panels are in serviceable condition although relative thinness etc. will give low insulation and potential risk of dampness, condensation etc. The outer face of some panels is beginning to crumble and flake in one or two areas allowing the exposed reinforcement to corrode. This is an ongoing process and can eventually weaken the panels but this usually takes many years and it is not considered any of the panels are currently weakened to any significant extent or likely to be so for many years. Treating the rusted exposed metal and then facing over with a suitable repair compound is suggested to reduce the rate of deterioration.

You have specifically asked for comment on damp issues in the garage and we can only comment that there currently appears to be no significant problem such as rain seepage through the roof as there is no obvious major staining on the underside of the sheets and the wall panels are reasonably free of similar problems. The structure is, however, lightweight with high tendency for condensation and potential wind-driven rain seepage around the front door and there are also large open gaps at the rear eaves level as a consequence of the corrugated roof sheeting which does give a useful measure of ventilation but increases risk of moisture. This type of structure is not usually suitable for storage of fragile or non damp tolerant items.

H2 Other

The store building is semi-detached with a similar unit serving the adjoining property. Walls are single thickness brickwork under a simple pitched and asbestos cement type corrugated sheet roof. The ridge cap shows evidence of past patching suggesting seepage problems and the underside internally of the roof covering has been lined with a thin hardboard type sheet. This has sagged and deteriorated probably due to a combination of condensation from washing-machines etc. in this store and possibly seepage through the roof covering. The condition of hidden timbers etc. cannot be determined and the hardboard sheet is likely to deteriorate and crumble away in the near future. Removal is suggested. The same comments equally apply to the roof sheeting

2



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with regard to deterioration and potential risk of future seepage.

Substantial vegetation overgrowth has caused choking of the gutters and obscures parts of the wall, removal is required. The single brick walls have low thermal insulation performance and high vulnerability to rising and penetrating dampness, most of the internal wall faces are currently covered by the vendor's effects. The floor is of basic concrete almost certainly not containing any form of damp-proofing and the timber door and window are in poor condition with notable amounts of rotting and defective paintwork. If it is your intention to use this storeroom for dry storage purposes, significant work may be required including replacement of the joinery generally, provision of some form of damp-proofing to the floor and attention to the roof etc. The structure will, however, always be vulnerable to condensation and moisture problems to at least some degree. Electrical fittings in the store are in poor condition with simply run external cables and no obvious high sensitivity earth leakage protection giving hazard. The electricians must be checked by a competent electrician as recommended previously and full upgrading is considered desirable.

There is a simple plastic covered canopy over the french doors of the lounge carried on a simple timber frame. Condition is poor with the plastic sheeting broken in several areas and the timber starting to deteriorated, all requiring repair or full replacement.

H3 General

The front garden is small and partly overgrown requiring thorough recultivation and attention. Boundary fencing etc. is in poor condition requiring repair or renewal and there is no fence to one side with the adjoining premises.

2

The rear garden has effectively been paved as discussed previously. Condition is satisfactory with no major settling or deterioration although the height of the paving is at or around damp-proof course level in the walls of the house itself and, indeed, the shed etc. This does increase potential risk of dampness transferring to the wall bases and we also cannot comment upon the adequacy of natural drainage falls bearing in mind the absence of any significant rainfall during, or for some days prior, to our inspection.

The rear boundary fences are serviceable although partly overgrown and rather worn.

The large communal yard does tend to reduce security particularly as it appears to be largely unlit and this is a rather poor feature.



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Issues for your legal advisers

The surveyor does not act as 'the legal adviser'. However, if, during the inspection, the surveyor identifies issues that the legal advisers may need to investigate further, the surveyor will refer to these in the report. The surveyor will not comment on any legal documents or any materials that may be included in a Home Information Pack.

I1 Regulation

Windows may have been replaced recently to most if not all rooms. Such work requires formal consent from the Local Authority Building Control Department or should be carried out by a FENSA registered contractor. An appropriate certificate from either body should have been issued and you should request sight of this to ensure the work has been carried out in compliance with appropriate legislation.

The single-storey dining room extension appears to be a later addition to the property although probably 20 years ago or so. Building Regulation approval is likely to have been required and, again, copies of appropriate certificates should be obtained and checked although it is possible that Planning permission was not necessary due to the size of the extension falling within permitted development limits.

There are no obvious items of significant recent work to the premises such as replacement of heating systems or major electrical replacements that would normally warrant approval under the Building Regulations but any future works of this nature should only be carried out with formal consent or by approved contractors.

I2 Guarantees

The new windows are likely to be covered by a manufacturer's guarantee and documentation should be obtained and checked. There are no other obvious major works that have been carried out recently that would expect to be covered by guarantees.

I3 Other matters

Your solicitor should verify for you which boundaries are your liability for repair and maintenance. Additionally, the below-ground drainage system may be shared with adjoining properties and any communal maintenance liabilities should also be verified. Access to the rear of the premises is over a large communal yard shared with many adjoining premises and appropriate rights of way, liabilities for maintenance etc. should be checked. We have also commented that the estate on which the property stands may have been originally constructed by the Local Authority with some premises, particularly the flats, still in Local Authority ownership and you may wish to investigate the proportion of such premises not yet transferred to the private sector.



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Risks

This section covers defects that need repairing or replacing, as well as issues that have existed for a long time and cannot reasonably be changed but may present a health and safety risk or hazard. If the defects affect specific elements, they will be referred to in the individual section. Other risks or hazards that also affect value are also reported.

J1 Risks to the building

The high rear paved garden level is not ideal due to potential risk of dampness as discussed previously and the presence of a palm tree relatively close to the rear wall could also present a future threat preferably requiring removal.

J2 Risks to the grounds

None specifically although boundary fencing and poor condition of some areas of the front garden should be attended to.

J3 Risks to people

The electrical system and gas appliances should be checked as a precaution for safety together with smoke alarms currently present in the property to ensure they operate correctly. Possible non safety glass at low level in some areas could also present a hazard.

J4 Other

None.



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Valuation

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 adviser 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 enquiries, and that you have applied for and acted in line with all necessary planning permission and Building Regulations permission (including permission to make alterations); 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:

This valuation assumes that further investigations and reports with regard to the electrical system and solicitor's enquiries etc., do not reveal any need for major expenditure in the near future.

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:

In my opinion the current market value on 15th April 2010

as inspected was:

£152,000

One hundred and fifty two thousand pounds.

TENURE **Freehold.**

AREA OF PROPERTY (M²)* **90**

In my opinion the current reinstatement cost of the property (see below) is £108,000

* *Approximate gross external area of the building or flat.*

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.

Location on a large estate of mixed houses and flats apparently originally built as Local Authority accommodation will detract from value to some degree compared to broadly similar properties in private developments.

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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 name: **Mr J Jones**

Surveyor's RICS number: **0086290**

Qualifications: **MRICS**

Address: **Moores Independent Ltd
Wildwood
Newgrounds
Fordingbridge
Hampshire SP6 2LJ**

E-mail address: **info@moores-independent.co.uk**

Website: **www.moores-independent.co.uk**

Phone number: **01425 650511**

Fax number:

Date this report was produced: **19 April 2010**

Property address: **Coniston Walk
Fareham
Hants PO14 1BL**

Customer's name:

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What to do now

Getting estimates

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 estimates for all the repairs and further investigations the surveyor may have identified.

You should get at least two estimates 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 estimates 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. You can get more advice on these from the Government's website at www.direct.gov.uk/en/HomeAndCommunity/Planning/index.htm.

Further investigations

If the surveyor was concerned about the condition of a hidden part of the building or could only see part of a defect, or does not have the specialist knowledge to fully assess part of the property, they 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. It is not possible to tell you which one because 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. You can also get more advice on how to find an appropriately qualified person from the Government's website mentioned above.

What will the further investigations 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 estimates.
- 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 dealt with they may develop into more serious repairs. Flat roofs and gutters are typical examples. These can quickly get worse without warning and result in serious leaks.

As a result, you should regularly check elements with a condition rating 2 to make sure they are not getting worse.

Description of the RICS HomeBuyer Service

The service

The RICS HomeBuyer Service includes:

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

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

- 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 exchanging contracts (if the property is in England, Wales, Northern Ireland, the Isle of Man or the Channel Islands) or concluding an offer (if the property is in Scotland).

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 they do not take up carpets, floor coverings or floorboards, move furniture, remove the contents of cupboards, remove secured panels or undo electrical fittings. If necessary, the surveyor will carry out parts of the inspection when standing at ground level from public property next door.

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 three metres above level ground (outside) if it is safe to do so.

Services to the property

Services are often hidden within the construction of the property and, as a result, only the visible parts of the available services can be inspected. The surveyor will not carry out specialist tests, or test or assess the efficiency of electrical, gas, 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. Buildings with swimming pools and sports facilities are also treated as permanent outbuildings, but the surveyor will 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 will assess the general condition of outside surfaces of the building, as well as its access areas (shared hallways, staircases and so on). The surveyor will inspect roof spaces only if they can gain access to them from within the property. The surveyor will not inspect drains, lifts, fire alarms and security systems.

Dangerous materials, contamination and environmental issues

The surveyor will not make any enquiries about contamination or other environmental dangers. However, if they suspect a problem, they 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 will not carry out an asbestos inspection, and will not act as an asbestos inspector when inspecting properties that may fall within the Control of Asbestos Regulations 2006. With flats, the surveyor will assume that there is a dutyholder (as defined in the regulations), and that an asbestos register and an effective management plan is in place which does not need any immediate payment or present a significant risk to health. The surveyor will not consult the dutyholder.

The report

The surveyor produces a report of their 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 as 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 dealt with.

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

- A Introduction to the report
- B About the inspection
- C Summary of the condition ratings
- D About the property
- E Outside of the property
- F Inside of 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 HomeBuyer Service

House diagram

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

Condition rating 1

No repair is currently needed. The property must be maintained in the normal way.

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 3

Defects that are serious and/or need to be repaired, replaced or investigated urgently.

NI Not inspected

The surveyor will note in their report if they were not able 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 will 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.

If, during the inspection, the surveyor identifies issues that your legal advisers may need to investigate further, the surveyor will refer to these in the report. The surveyor will state the Energy Efficiency Rating and Environmental Impact Rating as stated on the Energy Performance Certificate on the home, if available. The surveyor will not specifically comment on any legal documents or any documents that may be included in a Home Information Pack or Home Report.

The surveyor reports on property-related risks or hazards that will include defects that need repairing or replacing, as well as issues that have existed for a long time and cannot reasonably be changed but may present a health and safety risk or hazard.

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

The valuation

The surveyor gives their opinion on both the market value of the property and the reinstatement cost at the time of their inspection. (See the 'Reinstatement cost' section opposite.)

Market value

'Market value' is the estimated amount a property should exchange for, 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 will assume that:

- an inspection of those parts which have not yet been inspected would not identify significant defects or cause the surveyor to alter their 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 will assume that:

- the property is sold with 'vacant possession' (your legal adviser 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 you have applied for and acted in line with all necessary planning permission and Building Regulations permission (including permission to make alterations); 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 will report any more assumptions they have made or found not to apply.

If the property is leasehold, the general advice referred to above will explain 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 will help you decide on the amount of buildings insurance cover you will need for the property.

Standard terms of engagement

- 1 The service – the surveyor will provide 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 give you additional advice.
- 2 The surveyor providing the service will be a full Member or Fellow of the Royal Institution of Chartered Surveyors, who has the skills, knowledge and experience to survey, value and report on the property.
- 3 Before the inspection – you will 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 the 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 will not provide the service (and will report this to you as soon as possible) if, after arriving at the property, they decide that:
 - a they lack 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, they will explain the reason to you.

- 6 Liability – the report is provided for your use, and the surveyor cannot accept liability if it is used 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.