



RICS Home Surveys

# Survey level two: HomeBuyer report – Survey and Valuation

Property address

Example

Client's name

Example

Date of inspection

Example

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# Introduction to the report

This HomeBuyer Report is produced by an RICS surveyor who is a member of the RICS Valuer Registration

Scheme. The surveyor 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 (Survey & Valuation) aims to help you:

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

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

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

## Property address

Example

B

## About the inspection

**Surveyor's name**

Example

**Surveyor's RICS number**

Example

**Company name**

Gold Crest Chartered Surveyors

**Date of inspection**

Example

**Report reference number**

Example

**Related party disclosure**

None.

**Full address and postcode of the property**

Example

**Weather conditions when the inspection took place**

The weather conditions at the time of the inspection were dry. This followed two months of relatively average weather.

**The status of the property when the inspection took place**

The property was habitable and occupied at the time of the inspection.

**Property address**

Example

## 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.

- |           |  |
|-----------|--|
| <b>3</b>  | Defects that are serious and/or need to be repaired, replaced or investigated urgently.  |
| <b>2</b>  | 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. |
| <b>1</b>  | No repair is currently needed. The property must be maintained in the normal way.  |
| <b>NI</b> | Not inspected (see 'Important note' below).  |

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

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

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

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

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

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



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

### Property address

Example

## C

## Overall opinion and summary of the condition ratings

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

If an element is made up of a number of different parts (for example, a pitched roof to the main building and a flat roof to an extension), only the part in the worst condition is shown here. To make sure you get a balanced impression of the property, we strongly recommend that you read all sections of the report, in particular the 'What to do now' section.

### Our overall opinion of the property

The property appears to be in a condition that is consistent with its type and age, with several defects and maintenance considerations that require attention. There are also some important safety checks to be made. All items are detailed throughout this report.

	Section of the report	Element number	Element name
<b>3</b>	E: Outside the property	E2	E2: Roof coverings
		E3	E3: Rainwater pipes and gutters
		E4	E4: Main walls (wall structure)
		E4	E4: Main walls (wall finishes)
F: Inside the property	F1	F1: Roof structure	
	F3	F3: Walls and partitions	
	F5	F5: Fireplaces, chimney breast and flues	
	F7	F7: Woodwork	
	F2	F2: Ceilings	
G: Services	G1	G1: Electricity	
	G2	G2: Gas/oil	
	G4	G4: Heating	
	G5	G5: Water heating	
	G3	G3: Water	
H: Grounds (part)	H2	H2: Other (outbuildings)	

### Property address

Example

	Section of the report	Element number	Element name
<b>2</b>	E: Outside the property	E2	E2: Roof coverings
	F: Inside the property	F1	F1: Roof structure
		F3	F3: Walls and partitions
		F6	F6: Built-in fittings
F8		F8: Bathroom fittings	
F9		F9: Other	
G: Services	G1	G1: Electricity	
	G6	G6: Drainage	
H: Grounds (part)	H2	H2: Other (boundaries)	
	H2	H2: Other	
	Section of the report	Element number	Element name
<b>1</b>	E: Outside the property	E4	E4: Main walls (DPC damp proof course)
		E5	E5: Windows
		E6	E6: Outside doors (including patio doors)
		E8	E8: Other joinery and finishes
		E5	E5: Windows (internal observation)
F: Inside the property	F2	F2: Ceilings	
	F3	F3: Walls and partitions (dampness)	
	F4	F4: Floors	
G: Services	G3	G3: Water	
	G6	G6: Drainage (grey water pipes)	
H: Grounds (part)			

**Property address**

Example

D

## About the property

### Type of property

The property is a two-storey terrace house.

### Approximate year the property was built

Circa 1975.

### Approximate year the property was extended

Not known.

### 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	2			1	1	1			
First		4	1						
Second									
Third									
Other									
Roof space									

### Construction

The property is of cavity brick construction under a pitched tiled roof. The first-floor however is timber framed. The windows are of PVC and are double glazed. The floors to the ground floor of the property are of a solid nature and the first-floor floor appears to be of suspended timber construction.

### Property address

Example





## 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

Please refer to the EPC that should be available from the Agent marketing the property.

#### Environmental impact rating

Please refer to the EPC that should be available from the Agent marketing the property.

### Mains services

The marked boxes show that the mains services are present.

Gas	Electric	Water	Drainage
<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>

  

Central Heating				
Gas	Electric	Solid fuel	Oil	None
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

#### Other services or energy sources (including feed-in tariffs)

Not applicable.

### Grounds

There are gardens to the front and rear.

### Location

The property is situated within a residential area and is amongst dwellings of a similar nature.

### Facilities

The property is well served by local amenities including, shops, schools and public transport.

### Local environment

The property is situated within a suburban environment.

### Property address

Example



# Outside the property

## Limitations to inspection

### EXTERNAL OBSERVATIONS

We could only inspect the visible parts of the property from our ground level inspection, with the aid of our 3m ladder and binoculars where necessary.

1 2 3 NI

## E1 Chimney stacks

Not applicable.

## E2 Roof coverings

### TYPE

The roof covering appears to be of an interlocking concrete tile. The flat roof at the rear is of built-up felt.

### EXTERNAL OBSERVATIONS

The pitch of the roof is low to the main roof. The type of tiles used may not be designed for low pitched roofs and there is a risk that water could track back up beneath and cause damage to the roof structure. A flat roof covering could have been incorporated beneath the tiles to help minimise the risk of damage. If there are no details of the types of tiles used or the design of the roof beneath, we recommend you have a roofing contractor check below the covering to establish the condition of the battens/felt and investigate for evidence of rainwater ingress. An area of particular vulnerability is at the eaves. It may be sufficient to have an eaves tray installed at the eaves, which is a thick plastic sheet that will help rainwater run off the roof into the guttering. 3

### EXTERNAL OBSERVATIONS

The roof covering is significantly vegetated with moss. This needs to be cleaned off occasionally to prevent it from accumulating and then falling into the rainwater gutters, causing blockages to occur, as well as affecting the aesthetic appearance of the building. This work should not be necessary more often than approximately every 10 years or so. 2

### EXTERNAL OBSERVATIONS

Flat roofs have a significantly short lifespan and can fail at any time. (Flat roof to front and rear) Therefore, provision should be made for re-covering the roof. It is difficult to know when to re-cover the roof. The roof could be leaking for some time before it becomes visible internally and by then some unseen damage could be done to the roof timbers. You may therefore wish to consider having a durable covering fitted, such as fibreglass, to reduce the likelihood of problems in the future. Provision should be made for recovering the flat roof(s) as necessary. 3

There has been a doorway created on to the roof at the rear which appears to be an alteration. Theoretically, this should have required Building Regulation approval and it is doubtful that this has been obtained. Without documentation, we can't be sure that latent defects will not occur. The roof is unlikely to be strong enough to be used as a balcony. If you do wish to use this as a balcony, you should speak to a reputable building contractor and discuss your plans with the local Building Regulation department.

### EXTERNAL OBSERVATIONS

## Property address

Example

The cement verge to the gable end requires re-pointing. The old cement should be chopped out and replaced to help prevent rainwater penetration internally and rot to the roofing timbers. The under-cloaking appears to be of asbestos cement and is damaged too; therefore, any work to this part of the property should be carried out by a contractor who is qualified in asbestos awareness.

2

### E3 Rainwater pipes and gutters

#### TYPE

The rainwater fittings are of PVC.

#### EXTERNAL OBSERVATIONS

There is a sagging rainwater gutter to the far right and this can cause the gutters to overflow. It will be necessary to allow for fixing additional or replacement brackets to fix the gutters and provide an adequate fall to ensure that the rainwater properly drains away.

3

### E4 Main walls (Wall structure)

#### TYPE

The walls appear to be of 275mm cavity brickwork. There is also a timber-framed section to the first elevation.

#### EXTERNAL OBSERVATIONS

There is slight cracking to the front elevation below the kitchen window that could be caused by some settlement of the front addition. Although, this could be caused by faulty drainage. A specialist drainage contractor's report will therefore be required, which should involve a water retention test, possibly followed by a CCTV inspection. If a defect is found, it is likely that the drains will be able to be sleeved. The local water company may be responsible for drainage repairs and this should be confirmed by your legal advisors. All cracks should be raked out to a depth of around 2cm to ensure a good key for the new mortar. Lime mortar and not cement should be used to allow the brickwork to breathe and is more flexible. If the cracking opens up again after any drainage repairs, further advice should be obtained from a Structural Engineer.

3

The property appears to have been extended to the rear and your legal advisor should confirm that the necessary documentation is in place.

Your legal advisors should confirm that mainstream lending is available for the property as it is not a standard construction. The property is a Wates built house. Restrictions on lending could occur if latent defects begin to occur with the timber frame of the building. There did not however appear to be any significant problems with the timber structure at the time of our inspection.

### E4 Main walls (DPC damp proof course)

#### TYPE

There is a bitumen DPC (damp proof course) to the property.

#### EXTERNAL OBSERVATIONS

No significant defects were apparent to the damp proof course (DPC). DPC's should be kept at 150mm high off the ground. You should be careful when raising any external ground level to ensure the DPC is not breached as this can lead to dampness and damage internally.

1

### E4 Main walls (Sub-floor ventilation)

#### Property address

Example

Not applicable.

#### E4 Main walls (Wall finishes)

##### TYPE

There is a pointed masonry external wall finish. The timber framed sections are tiled.

##### EXTERNAL OBSERVATIONS

There are slipped wall tiles to the gable end and rear elevation of the property. that require re fixing sometimes timber maybe beneath it require replacing upon closer inspection.

3

#### E5 Windows

##### TYPE

The windows are of PVC and have been fitted relatively recently. There may be a guarantee available for the windows and this should be confirmed by your legal advisers.

##### EXTERNAL OBSERVATIONS

No significant defects were apparent. Condensation can begin to form within windows within around 15 years after installation. You should therefore prepare for replacing glazing when necessary. Often, the frames can be retained to save costs.

1

##### HALL, WC, KITCHEN, UTILITY ROOM, LIVING ROOM AND DINING, STUDY (internal observations)

No significant defects were apparent to any of the windows.

1

##### LANDING, 4 BEDROOMS, BATHROOM AND WC (Internal observations)

Similar type and condition as described above.

#### E6 Outside doors (Including patio doors)

##### TYPE

The external door is of PVC.

##### EXTERNAL OBSERVATIONS

The front door is affected by general wear and tear. Some maintenance of the door, including the hinges and handles, could be required in due course.

1

#### E7 Conservatory and porches

Not applicable.

#### E8 Other joinery and finishes

##### TYPE

There appears to be PVC cladding to the external joinery at the eaves/roof-line. Simply cladding with PVC is a

##### Property address

Example

sub-standard practice as this can actually cause timber to deteriorate more rapidly. You should therefore be aware that some work to repair the timber beneath may soon be required.

**EXTERNAL OBSERVATIONS**

Simply cladding with PVC is a sub-standard practice as this can actually cause timber to deteriorate more rapidly. You should therefore be aware that some work to repair the timber beneath may soon be required.

1

**E9 Other**

Not applicable.

**Property address**

Example



# Inside the property

## Limitations to inspection

### HALL, WC, KITCHEN, UTILITY ROOM, LIVING ROOM AND DINING, STUDY

The property was fully furnished and had fitted floor coverings throughout, which restricted our inspection of the walls and floors. All of the fitted units, cupboards and storage areas were full of stored items, which restricted our inspection of these areas.

### LANDING, 4 BEDROOMS, BATHROOM AND WC

There were similar limitations as described above.

### ROOF SPACE

There was a significant amount of stored items inside this void, which restricted our inspection.

1 2 3 NI

## F1 Roof structure

### ROOF SPACE (Roof structure)

The roof is of modern timber trusses.

The roof does not have any wind bracing and this is not unusual for a property this age. Whilst there appears to be no significant movement, more modern properties usually have wind bracing in the form of diagonal timbers, usually 4"x1", spanning across the roof to help provide more resilience in high winds. We therefore recommend you employ a qualified Joinery contractor to install wind bracing and straps to modern standards. There appears to be plasterboard firebreak wall separating the neighbouring dwelling. This could be a security risk and you may want to have an intruder alarm installed in the loft. You could also board the wall with plywood and then apply a double skin of plasterboard to make the wall more fire retardant.

3

## F1 Roof covering

### ROOF SPACE (Roof covering)

The roof covering and battens are underdrawn with bituminous sarking felt that was found to be slightly damaged. Whilst this component is sometimes considered to act as a secondary waterproof barrier, no evidence of any roof leakage was apparent at the time of our inspection. However, the material is susceptible to perishing and the damage could increase to a point where the roof covering would need to be removed along with the timber battens, so that new sarking material could be inserted and new battens fitted, before replacing the roof covering. This material can contain asbestos of the type which is hazardous when disturbed and any work undertaken should be implemented by a contractor who is qualified in working with asbestos. This should be tested by the specialist recommended earlier.

2

## F2 Ceilings

### TYPE

There is a textured finish to many of the ceilings. Textured material can contain asbestos, of the type which is hazardous when disturbed. This should be of little concern, unless areas of the material are to be removed or

### Property address

Example

you consider drilling or nailing into the coating, in which case this work should be implemented by an appropriately qualified contractor. This type of finish is very common in residential property. However, if this of a particular concern, you can have the coatings tested by an asbestos specialist. Timber ceiling in utility. Timber is not fire retardant and therefore we recommend that this ceiling is covered over with plasterboard.

**HALL, WC, KITCHEN, UTILITY ROOM, LIVING ROOM AND DINING, STUDY**

There is slight damage to the ceilings in the living rooms. The damage itself is insignificant. However, due to the asbestos concerns, the coating should be tested. 1

**LANDING, 4 BEDROOMS, BATHROOM AND WC**

Significant distortion was observed to the ceiling in the master bedroom. The probable cause of this is a past roof leak. As discussed in the roofing section, the felt could have deteriorated underneath the tiles and this should be investigated by a reputable roofing contractor. There is also slight damage to the textured coating in the bathroom. 3

**F3 Walls and partitions**

**TYPE**

The walls have a painted, papered, and tiled finish.

**HALL, WC, KITCHEN, UTILITY ROOM, LIVING ROOM AND DINING, STUDY**

There appears to be asbestos lining in the warm air heater cupboard that is damaged. If this is asbestos this could be dangerous. We have informed the Estate Agent of the issue so that the Vendors can take the necessary precautions. However, an asbestos specialist should remove the material if it is found to be asbestos. There also appears to be damaged asbestos sheeting in the outbuilding to the front that also requires removal. 3

Wall/s appear to have been removed from the lounge area. The removal of any walls should have been implemented with Local Authority Building Regulation approval and your legal advisers should confirm that all appropriate documentation is in place.

**HALL, WC, KITCHEN, UTILITY ROOM, LIVING ROOM AND DINING, STUDY**

There appear to be thermal cracks in coat cupboard. These types of cracks are thought to be insignificant and can be filled upon redecoration. 2

**LANDING, 4 BEDROOMS, BATHROOM AND WC**

There are damaged wall tiles in the bathroom from previous fittings. Where there are damaged wall tiles, replacement tiles may not be available and an appropriate allowance will need to be made if complete re-tiling is necessary. Holes in tiles from previous fittings???

**LANDING, 4 BEDROOMS, BATHROOM AND WC**

There is distorted wall paper in the front corner of the master bedroom. Faulty drainage and plumbing can cause movement and properties of this age can often be found to have defective drains. As previously recommended, the drainage should be tested by means of a pressure test, possibly followed by a CCTV inspection. A CCTV inspection alone will not confirm whether or not there are any leaks. The local Water company could be responsible for the drainage and your legal advisers should be able to confirm this. The plumbing system should also be tested for leaks by a reputable plumbing contractor. If any movement continues, or any cracks appear after drainage repairs, you should contact a Structural Engineer for further advice. 3

**F3 Walls and partitions(Dampness)**

**HALL, WC, KITCHEN, UTILITY ROOM, LIVING ROOM AND DINING, STUDY (dampness)**

No significant dampness was found at the time of the inspection. 1

**LANDING, 4 BEDROOMS, BATHROOM AND WC (Dampness)**

**Property address**

Example

Similar type and condition as described above.

#### F4 Floors

##### TYPE

The floors to the ground floor appear to be of beam and block construction. The floors to the first floor appear to be of suspended timber construction.

##### HALL, WC, KITCHEN, UTILITY ROOM, LIVING ROOM AND DINING, STUDY

No significant defects were apparent. 1

##### LANDING, 4 BEDROOMS, BATHROOM AND WC

Similar type and condition as described above.

#### F5 Fireplaces, chimney breasts and flues

##### HALL, WC, KITCHEN, UTILITY ROOM, LIVING ROOM AND DINING, STUDY

Faulty fires and flues can be harmful by causing lethal gases to build up within the home. The fire and flue should therefore be tested by a Gas Safe registered engineer prior to recommissioning. 3

#### F6 Built-in fittings (e.g. Built-in kitchen and other fittings, not including appliances)

##### TYPE

The fittings were probably installed within the last 10 years or so.

##### HALL, WC, KITCHEN, UTILITY ROOM, LIVING ROOM AND DINING, STUDY

The built-in fittings are suffering from general wear and tear, which is to be expected. 2

##### LANDING, 4 BEDROOMS, BATHROOM AND WC

Similar type and condition as described above.

#### F7 Woodwork (e.g. Staircase and joinery)

##### TYPE

The fixed joinery appears to be a combination of the original and replacement fixtures.

##### HALL, WC, KITCHEN, UTILITY ROOM, LIVING ROOM AND DINING, STUDY

There is some glazing to the doors where no safety stamp was observed to indicate that safety glass has been used. Where there is no safety stamp to internal joinery, it is strongly recommended that an allowance is made for re-glazing in safety glass. 3

##### LANDING, 4 BEDROOMS, BATHROOM AND WC

The joinery throughout the property is suffering from general wear and tear. Some potential purchasers would wish to have the joinery overhauled/stripped and redecorated. 2

#### F8 Bathroom fittings

##### TYPE

#### Property address

Example



There are fittings in the ground floor WC and first floor bathroom.

**HALL, WC, KITCHEN, UTILITY ROOM, LIVING ROOM AND DINING, STUDY**

The chrome has worn from the fittings. The fittings are also dated. Most prospective buyers of the property would probably wish to have the fittings refitted and an appropriate allowance will need to be made.

2

**LANDING, 4 BEDROOMS, BATHROOM AND WC**

The fittings are suffering from some wear and tear, many potential purchasers would wish to have the fittings refitted.

2

The bath panel is damaged and this could be difficult to repair and may require replacing.

**F9 Other**

**HALL, WC, KITCHEN, UTILITY ROOM, LIVING ROOM AND DINING, STUDY (decorative)**

Redecoration was found to be needed to achieve most potential buyers standards. An appropriate allowance will need to be made for redecoration where this is necessary.

2

**LANDING, 4 BEDROOMS, BATHROOM AND WC (Decorative)**

Similar type and condition as described above.

**Property address**

Example



## 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, or meet modern standards.

### Limitations to inspection

#### **HALL, WC, KITCHEN, UTILITY ROOM, LIVING ROOM AND DINING, STUDY**

We inspected the services visually and not with specialist testing equipment, of the type that the various engineers mentioned below are qualified to use.

#### **LANDING, 4 BEDROOMS, BATHROOM AND WC**

There were similar limitations as described above.

#### **GROUND**

There were no abnormal limitations to our inspection.

**G1 Electricity** *Safety warning: The Electrical Safety Council recommends that you should get a registered electrician to check the property and its electrical fittings and that a periodic inspection and testing is carried out at the following times: for tenanted properties every 5 years or at each change of occupancy, whichever is sooner; at least every 10 years for an owner-occupied home. All electrical installation work undertaken after 1 January 2005 should have appropriate certification. For more advice contact the Electrical Safety Council.*



#### **TYPE**

The property is connected to mains electricity.

#### **HALL, WC, KITCHEN, UTILITY ROOM, LIVING ROOM AND DINING, STUDY**

There is a RCD unit in place in the attached outbuilding. However, the box does not appear to be up to current safety regulations. Newer boxes are made of metal to reduce the risk of fire when a fault occurs. Faulty electrics can cause fires and electrocution. You should therefore obtain a test for the electrics from a registered electrician.

#### **LANDING, 4 BEDROOMS, BATHROOM AND WC**

There is no extractor fan in the bathroom. This is below modern standards. To help reduce the risk of condensation problems, you should have an extractor installed. Installing one with a humidistat will further reduce excess moisture in the property.

#### **ROOF SPACE**

The electricity system in the roof should be included within the Electrician's report.

### Property address

Example

**G2 Gas/oil** *Safety warning: All gas and oil appliances and equipment should regularly be inspected, tested, maintained and serviced by a appropriately qualified Gas Safe Engineer or Registered Heating Engineer and in line with the manufacturer's instructions. For tenanted properties by law a 12 monthly gas safety check must be carried out on every gas appliance/flue. A gas safety check will make sure gas fittings and appliances are safe to use. 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.*

**TYPE (Gas)**

The property appears to be connected to mains gas.

**HALL, WC, KITCHEN, UTILITY ROOM, LIVING ROOM AND DINING, STUDY (Gas)**

There is a gas-fired boiler. The boiler is relatively old and could be dangerous if faulty. There is no evidence of any recent test. Faulty gas appliances can be lethal. It is recommended that all gas appliances are tested by a Gas Safe registered contractor, any recommendations should be implemented. The boiler could be found to be obsolete and require replacing.

3

**G3 Water**

**TYPE**

The property appears to be connected to mains water.

**HALL, WC, KITCHEN, UTILITY ROOM, LIVING ROOM AND DINING, STUDY**

There is visible plumbing to which no defects were apparent.

1

**LANDING, 4 BEDROOMS, BATHROOM AND WC**

Similar type and condition as described above.

**ROOF SPACE**

There is plumbing within the roof void that has not been properly lagged. This is very likely to cause a burst in cold weather conditions, particularly if the property is to be left vacant for any period of time during winter months, it will be necessary to immediately lag the plumbing unless the system is to be left fully drained down.

3

**G4 Heating**

**TYPE**

Warm air heating. This type of heating is generally thought to be obsolete. You should therefore budget for having the heating system replaced to modern standards in the near future.

**HALL, WC, KITCHEN, UTILITY ROOM, LIVING ROOM AND DINING, STUDY**

There appears to be a warm air heating system. These types of systems can generally be found to be obsolete and it could require complete replacement. You should have the system tested and serviced by a specialist engineer, prior to recommissioning the heating.

3

**LANDING, 4 BEDROOMS, BATHROOM AND WC**

Similar type and condition as described above.

**G5 Water heating**

**TYPE**

The property has a full hot water system.

**HALL, WC, KITCHEN, UTILITY ROOM, LIVING ROOM AND DINING, STUDY**

There is a gas boiler that appears to be obsolete. The boiler is could be unsafe and replacement parts will likely be unavailable. The boiler should be replaced by a Gas Safe registered contractor to ensure your safety.

3

**ROOF SPACE**

**Property address**

Example

There is a header tank and associated plumbing within the roof space.

There is a header tank in the roof space. Legionella can grow in water that is in between 20-60 degrees centigrade, making this kind of water system vulnerable. Cold-water storage tanks should be cleaned periodically and water should be drained from hot water cylinders to check for debris or signs of corrosion. We recommend that you plan to upgrade the system to one that prevents Legionella growth as it can be hazardous to human health.

3

## G6 Drainage

### TYPE (drainage)

The property appears to be connected to mains drainage.

### GROUNDINGS (Drainage)

The property is connected to mains drainage. The underground pipes could not be seen. The absence of any obvious problems within the chambers does not necessarily mean that the concealed parts are free from defect. In the absence of a full inspection and test report by a drainage specialist, you must accept the risk of defects existing. We should make you aware that properties of this age are often found to have defective drainage, due to the brittle clay pipes having little protection from slight degrees of movement within the ground. As mentioned previously, the drainage should be tested due to some movement to the front elevation. The brickwork to the chamber is damaged by tree roots and will require some reconstruction soon. You should obtain quotes for this work from a drainage specialist. The local water company may be responsible for drain repairs and this should be confirmed by your legal advisors.

2

### GROUNDINGS (grey water pipes)

There are PVC grey water pipes that appear to be in a reasonable condition.

1

## G7 Common services

Not applicable.

## Property address

Example



# Grounds (Including shared areas for flats)

## Limitations to inspection

### GROUNDINGS

There were no abnormal limitations to our inspection.

1 2 3 NI

## H1 Garage

Not applicable.

## H2 Other(Outbuildings)

### TYPE

There is an attached outbuilding to the front of the property.

### GROUNDINGS

As mentioned previously, the Plastic fusebox is not up to modern standards.

There appear to be Asbestolux walls, which could be hazardous and may require replacement.

The joinery requires redecoration to help prevent further deterioration. There is some slight cracking to the front elevation of the outbuilding towards the roof. This appears to be insignificant and can be reported with a fresh and mortar.

3

## H2 Other(Boundaries & retaining walls)

### GROUNDINGS (boundaries)

Please see retaining walls.

NI

### GROUNDINGS (boundaries)

There is some deterioration of the fencing at the rear and therefore maintenance will soon be required. We recommend that the fencing is retreated regularly to help prevent deterioration in the future. Maintenance responsibilities for the boundaries should be confirmed by your legal advisers.

2

### GROUNDINGS (retaining walls)

There is damage to the retaining walls at the front and these will require partial reconstruction. This work should be carried out by suitably experienced contractor as retaining walls do need to be a certain specification. Your legal advisers should confirm who is responsible for the boundaries.

2

### GROUNDINGS (retaining walls)

There are dwarf retaining walls to the rear that appear to be single skin masonry. Some brickwork is becoming damaged. Therefore, some or complete reconstruction could be necessary in the near future.

2

## Property address

Example

**H3 General****GROUNDS**

The paths are showing signs of deterioration, with some loose slabs and trip hazards. Therefore, most potential purchasers would require them to be reconstructed. The tiles to the front doorstep damaged and this area may require re-tiling.

**Property address**

Example

# 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

Please see the section on external E2:Roof coverings. ( EXTERNAL OBSERVATIONS )

Please see the section on external E4:Main walls. ( EXTERNAL OBSERVATIONS )

## I2 Guarantees

Please see the section on external E5:Windows. ( EXTERNAL OBSERVATIONS )

## I3 Other matters

### Tenure

The property is assumed to be Freehold. However, this should be confirmed by your legal advisers.

There is a shared garden at the rear and your legal advisor should confirm maintenance responsibilities and access rights.

### Rights of way

There appear to be rights of way affecting the property, access rights and maintenance liabilities should be confirmed by your legal advisers.

## Property address

Example

# 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

### GROUNDNS (trees)

There are several trees/bushes that are within influencing distance of the foundations. All trees and bushes should not be allowed to grow any taller than their distance from the building to help protect the foundations. Mature trees should not be removed as this can cause even worse damage. The ground can swell due to the extra water in the ground. Your legal advisers should check for TPO's (Tree Preservation Orders). Working on protected trees can incur a large fine. Further advice can be sought from a qualified Tree Surgeon. If a dispute is ever entered into with a neighbour, you will need to obtain advice from a Party Wall Surveyor. 3

### GROUNDNS (japanese knotweed)

We did not find any Japanese Knotweed. However, other plants were restricted view of the ground. This does not mean that the plant will not grow after you have bought the property as it can grow up to 10 Centimetres per day. The land to the rear is overgrown around the shared garden. Japanese Knotweed is becoming a problem in the UK as there is a perceived risk to buildings and the plant is very difficult to control. Recently, we have noticed a significant increase in findings of Japanese Knotweed. The presence of this plant can prevent mortgages from being accepted and this can have a significant negative impact on the value of your property. We are not experts in this field and we recommend that you contact a specialist to carry out an investigation of the site and surrounding area. An area up to 7 metres beyond the boundaries should be checked as the roots can spread this far. You should also discuss indemnity insurance with your legal advisors to cover you against potential future losses should the plant ever affect the property. 3

## J2 Risks to the grounds

We are not aware of any abnormal risks to the grounds.

## Property address

Example



**J3 Risks to people****Asbestos**

Although the manufacture of asbestos-based building materials has now generally ceased, many products containing asbestos can still be found on and within buildings. These can include roofing felt; roof sheeting's and slates, thermoplastic floor tiles, surface coatings, ceiling tiles, fireproof linings, roof edge verges and eaves soffits, soil and vent pipes, drainpipes, hoppers and waste pipes, gutters and downpipes. Asbestos waste has also been found in lofts and floors, sometimes installed by owners as insulation.

**Radon**

The property is in an area that can be affected by Radon gas. Radon gas is a significant health hazard in some properties in the area. Property owners are therefore advised to contact their local authority to check whether further action is required. Further information can be obtained from the Health Protection Agency.

**Pollution**

Often there are sources of pollution close by property that could be harmful to your health. An environmental report should be obtained from your legal advisers that includes pollution to understand if there is any risk to your health.

**J4 Other**

Not Applicable.

**Property address**

Example

K

# Valuation

In my opinion the market value on  as inspected was:



(amount in words)

Tenure

The property is assumed to be Freehold. However, this should be confirmed by your legal advisers.

There is a shared garden at the rear and your legal advisor should confirm maintenance responsibilities and access rights.

Area of property (sq m)

The valuation has been undertaken in accordance with the RICS Valuation Professional Standards (Red Book) 2017 - including the International Valuation Standards.

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



(amount in words)

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

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

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

With regard to legal matters I have assumed that:

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

## Any additional assumptions relating to the valuation

The property is partially timber framed. We have assumed that mainstream mortgage lending is and will be available for the property for the foreseeable future.

## Property address

Your legal advisers, and other people who carry out property conveyancing, should be familiar with these assumptions and are responsible for checking those concerning legal matters. My opinion of the Market Value shown here could be affected by the outcome of the enquiries by your legal advisers (section I) and/or any further investigations and quotations for repairs or replacements. The valuation assumes that your legal advisers will receive satisfactory replies to their enquiries about any assumptions in the report.

**Other considerations affecting value**

None.

**Note:** You can find information about the assumptions I have made in calculating this reinstatement cost in the 'Description of the RICS HomeBuyer Service (Survey & Valuation)' 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**

Example



# Surveyor's declaration

"I confirm that I have inspected the property and prepared this report"

**Signature**

**Surveyor's RICS number**

Example

**Qualifications**

Example

For and on behalf of

**Company**

Gold Crest Chartered Surveyors

**Address**

Example

**Town**

Example

**Country**

Example

**Postcode**

Example

**Phone number**

Example

**Website**

www.goldcrestsurveyors.com

**Fax number**

N/A

**Email**

Example

**Property address**

Example

**Client's name**

Example

**Date this report was produced**

Example

## RICS Disclaimers

1 This report has been prepared by a surveyor ('the Individual Surveyor') merely in his or her capacity as an employee or agent

of a firm or company or other business entity ('the Company'). The report is the product of the Company, not of the Individual Surveyor.

All of the statements and opinions contained in this report are expressed entirely on behalf of the Company, which accepts sole responsibility for these. For his or her part, the Individual Surveyor assumes no personal financial responsibility or liability in respect

of the report and no reliance or inference to the contrary should be drawn.

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

Nothing in this report excludes or limits liability for death or

personal injury (including disease and impairment of mental

condition) resulting from negligence.

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

RICS gives no representations or warranties, express or implied, and no responsibility or liability is accepted for the accuracy or completeness of the information inserted in the document or any

other written or oral information given to any interested party or its advisers. Any such liability is expressly disclaimed.



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

**Property address**

Example

---

# 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.

# Description of the RICS HomeBuyer (Survey & Valuation) Service

## The service

### The RICS HomeBuyer (Survey & Valuation) Service includes:

- \* an **inspection** of the property (see 'The inspection')
  - \* a **report** based on the inspection (see 'The report'); and
  - \* a **valuation**, which is part of the report (see 'The Valuation')
- The surveyor who provides the RICS HomeBuyer (Survey & Valuation) Service aims to give you professional advice to help you to:**

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

## The inspection

The surveyor inspects the inside and outside of the main building and all permanent outbuildings, but does not force or open up the fabric. This means that the surveyor does not take up carpets, floor coverings or floorboards, move furniture, remove the contents of cupboards, roof spaces, etc., remove secured panels and/or hatches or undo electrical fittings.

If necessary, the surveyor carries out parts of the inspection when standing at ground level from public property next door where accessible.

## Services to the property

Services are generally hidden within the construction of the property. This means that only the visible parts of the available services can be inspected, and the surveyor does not carry out specialist tests. The visual inspection cannot assess the efficiency or safety of electrical, gas or other energy sources; plumbing, heating or drainage installations (or whether they meet current regulations); or the inside condition of any chimney, boiler or other flue.

The surveyor may use equipment such as a damp-meter, binoculars and torch, and may use a ladder for flat roofs and for hatches no more than 3 metres above level ground (outside) or floor surfaces (inside) if it is safe to do so.

## Outside the property

The surveyor inspects the condition of boundary walls, fences, permanent outbuildings and areas in common (shared) use. To inspect these areas, the surveyor walks around the grounds and any neighbouring public property where access can be obtained.

Buildings with swimming pools and sports facilities are also treated as permanent outbuildings, but the surveyor does not report on the leisure facilities, such as the pool itself and its equipment, landscaping and other facilities (for example, tennis courts and temporary outbuildings).

## Flats

When inspecting flats, the surveyor assesses the general condition of outside surfaces of the building, as well as its access areas (for example, shared hallways and staircases). The surveyor inspects roof spaces only if they are accessible from within the property. The surveyor does not inspect drains, lifts, fire alarms and security systems.

## Dangerous materials, contamination and environmental issues

The surveyor does not make any enquiries about contamination or other environmental dangers. However, if the surveyor suspects a problem, he or she should recommend a further investigation.

The surveyor may assume that no harmful or dangerous materials have been used in the construction, and does not have a duty to justify making this assumption. However, if the inspection shows that these materials have been used, the surveyor must report this and ask for further instructions.

The surveyor does not carry out an asbestos inspection and does not act as an asbestos inspector when inspecting properties that may fall within the Control of Asbestos Regulations 2012. With flats, the surveyor assumes that there is a 'dutyholder' (as defined in the regulations), and that in place are an asbestos register and an effective management plan which does not present a significant risk to health or need any immediate

payment. The surveyor does not consult the dutyholder.

## The report

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

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

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

## Condition ratings

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

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

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

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

**NI** – not inspected.

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

The surveyor does not report on the cost of any work to put right defects or make recommendations on how these repairs should be carried out.

However, there is general advice in the 'What to do now' section at the end of the report.

## Energy

The surveyor has not prepared the Energy Performance Certificate (EPC) as part of the RICS HomeBuyer Service for the property. If the surveyor has seen the current EPC, he or she will present the energy-efficiency and environmental impact ratings in this report. The surveyor does not check the ratings and cannot comment on their accuracy

## Issues for legal advisers

The surveyor does not act as 'the legal adviser' and does not comment on any legal documents. If, during the inspection, the surveyor identifies issues that your legal advisers may need to investigate further, the surveyor may refer to these in the report (for example, check whether there is a warranty covering replacement windows).

This report has been prepared by a surveyor ('the Individual Surveyor') merely in his or her capacity as an employee or agent of a firm or company or other business entity ('the Company'). The report is the product of the Company, not of the Individual Surveyor. All of the statements and opinions contained in this report are expressed entirely on behalf of the Company, which accepts sole responsibility for these. For his or her part, the Individual Surveyor assumes no personal financial responsibility or liability in respect of the report and no reliance or inference to the contrary should be drawn.

# Description (continued)

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

Nothing in this report excludes or limits liability for death or personal injury (including disease and impairment of mental condition) resulting from negligence.

## Risks

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

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

## The valuation

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

## Market value

'Market value' is the estimated amount for which an asset or liability should exchange on the valuation date between a willing buyer and a willing seller in an arm's length transaction, after proper marketing wherein the parties had each acted knowledgeably, prudently and without compulsion'

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

**The materials, construction, services, fixtures and fittings, and so on**  
The surveyor assumes that:

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

## Legal matters

The surveyor assumes that:

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

## Reinstatement cost

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

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

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

## Standard terms of engagement

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

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

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

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

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

5. **Cancelling this service** – nothing in this clause 5 shall operate to exclude, limit or otherwise affect your rights to cancel under the Consumer Contracts (Information, Cancellation and Additional Charges) Regulations 2013 or the Consumer Rights Act 2015, or under any such other legislation as may from time to time be applicable. Entirely without prejudice to any other rights that you may have under any applicable legislation, you are entitled to cancel this contract in writing by giving notice to the surveyor's office at any time before the day of the inspection, and in any event within fourteen days of entering into this contract. Please note that where you have specifically requested that the surveyor provides services to you within fourteen days of entering into the contract, you will be responsible for fees and charges incurred by the surveyor up until the date of cancellation.

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

## Complaints handling procedure

The surveyor will have a complaints handling procedure and will give you a copy if you ask. The surveyor is required to provide you with contact details, in writing, for their complaints department or the person responsible for dealing with client complaints. Where the surveyor is party to a redress scheme, those details should also be provided. If any of this information is not provided, please notify the surveyor and ask that it be supplied.

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

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

# Typical house diagram

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

