

RICS
HomeBuyer Report...

Property address

Feltham
TW13

Client's name

Example of a real HomeByer Survey

Date of inspection

13th June 2011



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worldwide

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A

Introduction to the report

This HomeBuyer Report is produced by an RICS surveyor who has written this report for you to use. If you decide not to act on the advice in this report, you do this at your own risk.

The HomeBuyer Report aims to help you:

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

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

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

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B

About the inspection

Surveyor's name John Lewis BSc (Est.Man.), MRICS, RICS Registered Valuer

Surveyor's RICS number 0083207

Company name Anthony J Lewis & Co. Ltd.

Date of the inspection 13th June 2011

Report reference number SampleHBR1920-30house

Related party disclosure None

Full address and postcode of the property Feltham TW13

Weather conditions when the inspection took place Dry

The status of the property when the inspection took place The property was occupied and furnished, with fitted floor coverings. The vendor was present throughout.

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B About the inspection (continued)

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

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

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

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

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

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

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

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

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

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



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

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C

Overall opinion and summary of the condition ratings

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

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

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

Our overall opinion of the property

This property is in need of refurbishment, and is best re-roofed. In this context, it is considered to be a reasonable proposition for purchase provided that you are prepared to accept the cost and inconvenience of dealing with the various repair / improvement works reported. These deficiencies are quite common in properties of this age and type. Provided that the necessary works are carried out to a satisfactory standard, we can see no reason why there should be any special difficulty on resale.

3

| Section of the report | Element number | Element name |
|-----------------------|----------------|--------------------------|
| Outside the property | E2 | Roof coverings |
| | E8 | Other joinery & finishes |

2

| Section of the report | Element number | Element name |
|-----------------------|----------------|------------------------|
| Outside the property | E4 | Main walls |
| | E7 | Conservatory & porches |
| | F5 | Fireplaces, etc. |
| Inside the property | F6 | Built in fittings |
| | F7 | Wood work |
| | F8 | Bathroom fittings |
| | G1 | Electricity |
| Services | G2 | Gas |
| | G3 | Water |

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C

Overall opinion and summary of the condition ratings (continued)

| | | |
|---------|----|---------------|
| | G4 | Heating |
| | G5 | Water heating |
| | G6 | Drainage |
| Grounds | H1 | Garage |
| | H2 | Other |

1

| Section of the report | Element number | Element name |
|-----------------------|----------------|---------------------------|
| Outside the property | E1 | Chimney stacks |
| | E3 | Rainwater pipes & gutters |
| | E5 | Windows |
| | E6 | Outside doors |
| Inside the property | F1 | Roof structure |
| | F2 | Ceilings |
| | F3 | Walls & partitions |
| | F4 | Floors |

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D About the property

Type of property

Approximate year the property was built

Approximate year the property was extended

Approximate year the property was converted

Information relevant to flats and maisonettes

Accommodation

| Floor | Living rooms | Bed-rooms | Bath or shower | Separate toilet | Kitchen | Utility room | Conser-vatory | Other | Name of other |
|--------------|--------------|-----------|----------------|-----------------|---------|--------------|---------------|-------|---------------|
| Lower ground | | | | | | | | | |
| Ground | 1 | | | | 1 | | 1 | | |
| First | | 2 | 1 | | | | | | |
| Second | | | | | | | | | |
| Third | | | | | | | | | |
| Other | | | | | | | | | |
| Roof space | | | | | | | | | |

Construction

Pitched roof covered in plain clay tiles.
Brick built solid walls covered in pebbledash render, tile hung front bay.
Timber floors throughout, timber stairs.

Property address

D

About the property (continued)

Energy

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

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

Energy-efficiency rating

not available

Environmental
impact rating

not available

Mains services

The marked boxes show that the mains services are present.

Gas Electricity Water Drainage

Central heating

Gas Electric Solid fuel Oil None

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

None

Grounds

Front garden and left flank laid to concrete for off street parking, served by drop kerb.
Metal gate to left flank, accessing single garage to rear left hand side.
Enclosed rear garden, with various sheds / stores.

Location

The property is situated in an established residential area amongst properties of similar types and ages.
The road to front is a public highway without parking restrictions.
The plot is broadly level.

Facilities

The property is convenient for usual local amenities and arterial roads, being just over half a mile from Feltham rail station.

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D About the property (continued)

Local environment

According to the Environment Agency the plot is not one usually at risk of flooding. Adequate insurances must therefore be maintained.
We have not conducted an Environmental Search. Your legal advisor should as a matter of routine instruct that one be undertaken as part of the searches. Should this reveal any issues of concern please contact us so that they may be reviewed in the context of this Report.

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E

Outside the property

Limitations to inspection

The outside of the building was inspected from ground level only plus the first floor windows. All references to left or right are taken as viewing the front of the building from the road. The front of the property faces approximately north east.

1 2 3 NI

E1 Chimney stacks

There are two brick built chimney stacks, to front and rear roof slopes respectively, on the right hand side party line. 1

Both have lead flashings sealing edge to roof coverings.

The front stack provides the flue for the boiler and associated lounge gas heater.

The rear stack has been capped at top, and the flue removed to kitchen - see F5.

Pointing to rear stack is beginning to deteriorate.

E2 Roof coverings

The main pitched roof is covered in plain clay tiles, likely original to initial construction. Such pitched roofs have a life expectancy of 90-100 years. 3

It is in reasonable condition for its age, with a number of tiles having been replaced.

However, as noted in F1, there is no roofing felt underlay below the tiles, thus it is very vulnerable to leaks in the event of tiles going missing.

At least one tile is currently missing and thus needs immediate replacement e.g. rear top left corner.

The age of roof will make it vulnerable to leaks, especially after storms and strong winds, with a number of nibs missing to underside tiles, as viewed within roof space.

The roof needs to be re-tiled with breathable felt beneath timbers, as soon as practical - you should budget accordingly. A number of neighbouring properties have already been so re-covered.

Until then, the roof will need urgent, regular maintenance.

There is some moss to roof slopes. This can fall into rainwater goods, and should ideally be cleared.

E3 Rainwater pipes and gutters

The rainwater goods are in plastic. 1

They appear in reasonable condition and alignment.

With the presence of moss to roof slopes, they need regular checking and clearing of debris.

E4 Main walls

The walls to main building are of brick built solid construction. 2

Walls are all covered in un-painted pebbledash render.

The first floor front bay is plain tile hung.

There is no visible damp proof course (DPC).

Sub floor vents must be kept clear and free flowing - they are piped through the conservatory.

The walls and render are in reasonable condition, the occasional crack to render finishes not being considered significant or unusual

e.g. rear elevation down from corners of first floor windows

Such cracks need to be filled to prevent water ingress.

There is no evidence of subsidence, structural movement or ground heave.

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E

Outside the property (continued)

E5
Windows

The windows are mostly white finished replacement double glazed units. a round single glazed window remaining to left hand side lounge. 1
To front elevation that are in UPVC, and to rear in aluminium set within varnished hardwood outer frames.
The original frames to bay will have been structural, thus the replacement UPVC units must incorporate replacement structural supports within - you should request any specification and quotation papers, plus available guarantees (see F3).
The quality of double-glazed units can vary and whilst currently satisfactory, no guarantee can be given as to durability of seal units .
Sample windows were opened and operated satisfactorily.

E6
Outside doors
(including patio doors)

The front door to left hand flank is in white painted hardwood, with blue painted timber frame - the frame would aesthetically benefit from decoration. 1
The door operated reasonably.
The kitchen door to conservatory is in timber, the top glazing panel likely being tempered glass, the lower pane Georgian wired.

E7
Conservatory
and porches

To above the front door there is a small mono-pitched canopy, timber cosntructed and roofed with plain tiles. The timber needs redecoration. There are no rain goods. 2
A conservatory has been added across most of rear off the kitchen door - it is off right hand boundary.
It is all aluminium frames, white finished and all double glazed with tempered glass.
Patio doors operated reasonably - windows were locked.
It has a plastic roof, edge of this to building merely being sealed with 'sticky flashband' - this is merely intended for short term repairs, and a lead flashing should have been fitted.
Plastic roofs are noisy during rain, etc. There is an external roof blind - untested.
It is constructed off a concrete foundation pad with DPC, then timber deck atop; see G6 - Drainage. The floor is laid to fitted carpet.
There is a WC thereto - see F8.

E8
Other joinery
and finishes

The fascia boarding and soffits are in painted timber, as are also the decorative beams to front gable. 3
There is suspected rot to parts, likely extensive softness, and all needs checking and repair before urgent re-decoration.
You may wish to fit low maintenance boarding, at least to fascia and soffits.
Varnished hardwood frames to aluminium windows also need re-decoration.

E9
Other

You may wish to check with your insurers that the specification of the external locks to doors and windows meet their requirements.
A burglar alarm is installed but not tested. There is an external box to front and another to left flank, with the control panel by the front door and processor in landing cupboard. User and service papers should be imparted on sale.
There also appears a redundant second system.

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F

Inside the property

Limitations to inspection

Built in cupboards were looked into but no contents removed.
The lounge under stairs cupboard was very full of stored items, limiting scope of inspection.
Floor coverings were not lifted and furniture not moved.

1 2 3 NI

F1 Roof structure

The main pitched roof was inspected via a hatch off the landing. There is a ladder and light off drop down lead. The roof is constructed of cut timbers, not overlaid with roofing felt. Some felt has been nailed up to underside of roof, likely in an attempt to combat leaks - this will not be effective and merely emphasises vulnerability of the roof to weather penetration. Insulation is around 100 mm thick and should ideally be upgraded to modern standards of 270 mm thick quilt. There are plastic cold water and header tanks therein, with lids and insulation. Lagging to pipe work is a mix of modern and old materials, and thus fair. Our inspection revealed no evidence of any significant rot or active wood boring beetle infestation - timbers are nevertheless of an age whereby they are vulnerable to attack and we recommend they be treated during re-roofing. Flow of air to the roof space is reasonable. There are two aerials within. The area is not designed for storage of heavy items.

1

F2 Ceilings

The ceilings comprise panelled boarding to the underside of timber joists - either timber sheet of plasterboard. They are variously papered and painted. Ceilings are in reasonable condition, there being the occasional decorative crack to edge covering e.g. bathroom.

1

F3 Walls and partitions

The internal walls are in brick, including a partition across front bedroom 1 to create a store room there from. Walls are finished with plaster, then variously papered and painted. There is some cracking to front bay e.g. to bedroom to left hand corner. Such cracks to bay is typical with this age and type of construction, especially after likely disturbance from fitting replacement windows (see E5). The cracks should be filled and made good, though some ongoing re-emergence is likely, as the bay moves differentially to main building. There is a stain to top left corner of the kitchen door - the vendor advised he could not recall the cause. The area tested dry, thus decorative repair is required. The walls are otherwise in reasonable condition, there being the occasional minor rub, chip and scuff mark. Picture hooks, blinds, curtain rails, shelves, fitted mirrors, bathroom cabinet, coat hooks, etc. are expected to remain, otherwise making good will be required. The walls were tested for dampness at low height. There is medium level dampness and resulting soft and broken plaster to rear wall of kitchen, right hand side. This is not thought to be rising damp, but either penetrating - say

1

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F

Inside the property (continued)

associated with nearby external waste pipes - or falling - say from bathroom above (see F8). Further investigation is required to resolve dampness, to internal and external drain pipes. Plaster will need hacking off and relaying prior to redecoration. There is low level dampness to rear wall of kitchen, left hand side. This was not considered significant, but should be monitored in case it worsens, in which case it may indicate, for example, a slow plumbing leak to area. No significant dampness was otherwise detected.

F4
Floor

The ground and first floors comprise timber floorboards over timber joists. Stairs are in timber. Floors are reasonably level. The occasional creak to stairs and timber floors is not considered significant or unusual. Floors are variously laid to fitted carpets and sheet vinyl, being in fair condition. To lounge under stairs cupboard, old floor covering remains - such coverings sometimes contain asbestos - see J3.

1

F5
Fireplaces, chimney
breasts and flues

To lounge fireplace there is a gas heater, fronting the back boiler. Before use this must be checked and serviced by a qualified gas engineer - see G2. The floor vent must be kept clear and free flowing. To rear stack, the flue has been removed to kitchen, though it remains to first floor landing and above to the capped external stack. Means of structural support for the remaining flue could not be seen, due to ceiling finishes. As removal of flues is a structural alteration, copy of the Building Regulations approval should be requested. As the stack is redundant, we recommend it be removed for its entire remaining height, say during re-roofing. If not, a vent should be fitted to remaining flue to alleviate build up of any moisture within.

2

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

The built in cupboards and wardrobes are reasonable. To the kitchen the units are clean and serviceable, albeit aesthetically dated - you should budget to strip out and refurbish. The work tops are in 'Formica' or similar. There is a steel sink with polished steel mixer tap. Seals to edge work top and walls need improving. There is a built in gas hob with hood above fitted with filters - these will need regular replacing. There is an electric eye level oven with grille. There is a free standing fridge / freezer and slot in under counter washing machine, but no dishwasher. There is a free standing condenser clothes dryer to conservatory.

2

F7
Woodwork (for
example, staircase
and joinery)

The internal joinery is in reasonable condition. The internal doors mostly operate satisfactorily, that to bedroom 1 rubbing its frame such that it will not close - it needs adjustment. Original doors have been flush panelled, probably with hard board (though you should beware possible presence of asbestos - see J3) Decorations thereto are in reasonable condition, there being the occasional rub, chip and scuff mark.

2

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F

Inside the property (continued)

F8
Bathroom fittings

The fittings to the first floor bathroom are fair and serviceable. The sanitary ware is in white with steel separate taps. There is an enamelled bath with wall affixed electric shower above and pull cord power isolation switch in the landing. There is a shower curtain. Seals to edge sanitary ware need improving. There is a stain to carpet behind the WC, with new sealant to soil pipe thereto. There appears to have been a leak, and whilst now reasonably dry, it should be carefully monitored - see also F3 for dampness to kitchen. To conservatory there is a WC, with curtain around. It was not tested as we expect you will budget to remove and make good area.

2

F9
Other

It is recommended that smoke alarms be regularly tested and actively maintained. You may wish to check provision for cable TV, telephone and internet services. An aerial is attached to rear stack.

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G

Services

Services are generally hidden within the construction of the property. This means that we can only inspect the visible parts of the available services, and we do not carry out specialist tests. The visual inspection cannot assess the services to make sure they work efficiently and safely, and meet modern standards.

Limitations to inspection

Accessible parts of the wiring are visually inspected without removing or undoing fittings. No tests whatsoever are carried out to the electric system or appliances.
Accessible parts of the gas system are visually inspected without removing or undoing fittings. No tests whatsoever are carried out to the gas systems or appliances.

1 2 3 NI

G1 Electricity

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

Mains electricity is connected with the meter being internal to lounge under stairs cupboard. 2
The fuse board is adjacent, being an elderly unit. We recommend it be upgraded to a modern consumer unit with labelled RCD drop switches.
There is visible earth bonding.
Without the benefit of a specialist report we cannot comment as to condition or standard of installation. However, surface fittings are generally elderly, thus if there is no record of an electrical test having been undertaken as described above, it is recommended that the installation be tested by a qualified electrician and all recommendations be implemented.
You should budget for upgrade works and at least some re-wiring.
An Electrical Installation Certificate should be obtained.
To bathroom, a complaint lamp fitting needs to be fitted.

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.

Mains gas is connected with the meter being internal to lounge under stairs cupboard. 2
It is recommended as a matter of routine, that the entire gas installation is tested and repaired, as found necessary, by a qualified and registered gas installer, including the back-boiler, associated lounge gas heater and kitchen hob. Thereafter the installation should be serviced annually.
Please note that all alterations or installations of pipe work or appliances must be carried out by qualified and registered 'Gas Safe' installers.

G3 Water

The external stopcock is to front pavement. 2
The internal stopcock is to rear left hand corner of the kitchen, down side of a cabinet unit.
Due to its proximity it could not be closely inspected. However, the inbound supply pipe is suspected as being in lead. Lead is a health hazard and if so, the main will need to be re-

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G

Services (continued)

laid. Further investigation is required, be it upon removal of neighbouring kitchen cabinet or via enquiry to the water supply company who often have a record.

Mains water pressure is reasonable, indirect pressure fair except where boosted by shower unit.

There is an un-lagged external tap to rear.

G4
Heating

A hot water central heating system is installed comprising a back boiler behind the lounge gas heater, with chimney flue, connected in a circuit with steel panel radiators - most with thermostatic valves. 2

To lounge there is a 'Myron' radiator. We are not familiar with these units, the vendor advising it provides heat off the radiator circuit, but boosted by fans - these can also be used without heat for cooling.

A modern time clock controller is below, with a modern thermostat is in the dining room.

The central heating was off during the inspection.

The boiler could not be viewed as it is concealed behind the lounge gas heater, with which it is associated.

Our very limited inspection of the hot water and central heating system revealed no evidence to suggest any serious defects but we would nevertheless recommend that the system be tested and overhauled before exchange of contracts and that a regular maintenance contract is placed with an approved heating engineer.

The boiler is nevertheless expected to be elderly and you should budget to replace with a condensing combination boiler re-located to an external wall - see also G5.

G5
Water heating

The hot water was switched on during the inspection. 2

The hot water cylinder is within the kitchen airing cupboard, being a copper unit with insulation jacket and an electric immersion heater on a manual switch.

From the limited inspection possible it appeared in reasonable condition, appearing to be original to The unit is very elderly and you should budget to replace.

Fitting of a 'combi' boiler (see G4) will obviate need for a cylinder, as it would heat hot water as it is required.

G6
Drainage

We understand the building is connected to the mains drainage. This should be confirmed by your legal advisor. We are not able to ascertain whether rainwater disposal is to surface water drainage or soak away. 2

The soil stacks run internally within ducting and thus mostly enclosed, limiting scope for inspection. Visible sections are in plastic- the top cap is missing.

External waste pipes are in lead and plastic.

See noted in F3, there is dampness and plaster damage to rear right hand side of kitchen - this maybe associated with bathroom drainage pipes. They should be checked for integrity and monitored for any leaks.

The vendor advised there is a screwed down and sealed manhole to conservatory floor. This as not accessed as concealed by floor finishes.

G7
Common services

None

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H

Grounds (including shared areas for flats)

Limitations to inspection

All of the external grounds were accessed.

1 2 3 NI

H1
Garage

There is an detached single garage to rear garden, left hand side. It internally has a practical size of approximately 5.3 metres long by 2.5 metres wide. It is brick built with white painted timber vehicular door - there is some rot to the white painted timber frame. The corrugated roof material is quite likely to incorporate asbestos - see J3. Plastic sheeting to internal ceiling to front half suggests a leak, say to front tiled parapet to edge corrugated roof. There is a timber side door - there is rot to door and frame. The white painted timber side window needs redecoration. There is electric light and sockets within - the external supply cable thereto could not be seen. This and the electric within should be checked together with that described in G1.

2

H2
Other

To behind garage there is a brick built garden shed behind, with some metal walls and roof.

2

Also behind the garage there is a timber shed to rear garden with another roof that likely incorporates asbestos - see J3. To end rear garden there is a large store constructed of prefabricated concrete panels. This too has a corrugated roof that may incorporates asbestos. There are no rain goods thereto. Glass to window is best replaced with tempered safety glass or plastic. These outbuildings were all locked, being temporary structures that were not inspected in detail.

H3
General

The front and left flank of house leading to garage is all laid to concrete, save for a small shingle laid strip. There is a full width drop kerb to public highway. There is a chain link fence to left hand side and some low trellis-wire to right. The left hand neighbour has built an extension very close to boundary, though seemingly just off. You should clarify with your legal advisor maintenance of its painted rendered flank wall, and timber fascia. The drive is approximately 2 metres wide. There is a metal gate across from house to fence, padlocked shut. The rear garden is bordered by hedges and fences. It is laid to concrete slab patio, lawn and shrubs. There are no significant trees within influencing distance.

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I Issues for your legal advisers

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

I1
Regulation

The conservatory is not expected to have required either planning permission or Building Regulations approval.
Copy Building Regulations should be requested for removal of the chimney breast and fitting of replacement structural support to remaining structure.
You should note that since 2002 the fitting of replacement windows either requires Building Regulation's approval, or can be self-certified if the installer is FENSA registered.
Any available certificates should be requested
e.g. electricity, boiler and gas

I2
Guarantees

Your legal adviser is recommended to check and transfer any benefit to you.
e.g. windows, white goods, floor coverings, etc.

I3
Other matters

The land area has not been measured or checked with the deeds.
Your legal adviser should confirm boundaries, together with ownership of boundary fences.

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J

Risks

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

J1
Risks to the building

None

J2
Risks to the grounds

None

J3
Risks to people

G3 - Water, further investigate if water main is in lead; if so it needs replacing
PAINT:
 Pre-1965 paint may contain lead. The dust created from handling is hazardous and must not be inhaled. You should be aware that this could remain beneath more recent coats or in obscure and infrequently painted areas. Low cost test kits are available from DIY stores. Appropriate precautions should be taken when handling.
ASBESTOS:
 Buildings of this age often contain asbestos, and suspicious material has been noted.
 e.g. garage and outbuildings
 We strongly advise that should suspected asbestos be encountered, before undertaking any work thereto further investigations are made and that all material containing asbestos be removed or sealed in accordance with the relevant regulations currently in force. Asbestos can be present in many materials, including some where you may not initially expect to encounter it
 e.g. eaves and fascia boarding, cloaking board, pipes, under stairs boarding, boarding close to boilers, vinyl flooring, within electric storage-heaters, Artex and flues, as well as being frequently used as roof covering to sheds, outbuildings and garages.
 Further advice can be obtained from the Environmental Health Department at your Local Authority or the Health and Safety Executive on 08701 545500.

J4
Other

None

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Valuation

In my opinion the Market Value on as inspected was:

(amount in words)

Tenure

Area of property (sq m)

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

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

Note: You can find information about the assumptions I have made in calculating this reinstatement cost in the 'Description of the RICS HomeBuyer Service' provided. The reinstatement cost is the cost of rebuilding an average home of the type and style inspected to its existing standard using modern materials and techniques, and by acting in

Property address

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Valuation (continued)

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

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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 RICS number Qualifications

For and on behalf of

Company

Address

Town County

Postcode Phone number

Website Fax number

Email

Property address

Client's name Date this report was produced

RICS Disclaimers

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

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

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

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

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

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



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

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What to do now

Getting quotations

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

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

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

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

Further investigations

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

Who you should use for these further investigations

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

What the further investigations will involve

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

When to do the work

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

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

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.

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Description of the RICS HomeBuyer Service

The service

The RICS HomeBuyer Service includes:

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

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

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

The inspection

The surveyor inspects the inside and outside of the main building and all permanent outbuildings, but does not force or open up the fabric. This means that the surveyor does not take up carpets, floor coverings or floorboards, move furniture, remove the contents of cupboards, roof spaces, etc., remove secured panels and/or hatches or undo electrical fittings. If necessary, the surveyor carries out parts of the inspection when standing at ground level from public property next door where accessible.

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

Services to the property

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

Outside the property

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

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

Flats

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

Dangerous materials, contamination and environmental issues

The surveyor does not make any enquiries about contamination or other environmental dangers. However, if the surveyor suspects a problem, he or she should recommend a further investigation. The surveyor may assume that no harmful or dangerous materials have been used in the construction, and does not have a duty to justify making this assumption. However, if the inspection shows that these materials have been used, the surveyor must report this and ask for further instructions.

The surveyor does not carry out an asbestos inspection and does not act as an asbestos inspector when inspecting properties that may fall within the *Control of Asbestos Regulations* 2006. With flats, the surveyor assumes that there is a 'dutyholder' (as defined in the regulations), and that in place are an asbestos register and an effective management plan which does not present a significant risk to health or need any immediate payment. The surveyor does not consult the dutyholder.

The report

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

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

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

Condition ratings

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

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

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

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

NI – not inspected.

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

The surveyor does not report on the cost of any work to put right defects or make recommendations on how these repairs should be carried out. However, there is general advice in the 'What to do now' section at the end of the report.

Energy

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

Issues for legal advisers

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

Continued...

Description (continued)

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 a property should exchange, on the date of the valuation between a willing buyer and a willing seller, in an arm's length transaction after the property was properly marketed wherein the parties had each acted knowledgeably, prudently and without compulsion.

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

The materials, construction, services, fixtures and fittings, and so on

The surveyor assumes that:

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

Legal matters

The surveyor assumes that:

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

The surveyor reports any more assumptions that have been made or found not to apply.

If the property is leasehold, the general advice referred to earlier explains what other assumptions the surveyor has made.

Reinstatement cost

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

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

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

Standard terms of engagement

- 1 **The service** – the surveyor provides the standard RICS HomeBuyer Service ('the service') described in the 'Description of the RICS HomeBuyer Service', unless you and the surveyor agree in writing before the inspection that the surveyor will provide extra services. Any extra service will require separate terms of engagement to be entered into with the surveyor. Examples of extra services include:
 - costing of repairs;
 - schedules of works;
 - supervision of works;
 - re-inspection;
 - detailed specific issue reports; and
 - market valuation (after repairs).
- 2 **The surveyor** – the service is to be provided by an 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.
- 3 **Before the inspection** – you tell the surveyor if there is already an agreed, or proposed, price for the property, and if you have any particular concerns (such as plans for extension) about the property.
- 4 **Terms of payment** – you agree to pay the surveyor's fee and any other charges agreed in writing.
- 5 **Cancelling this contract** – you are entitled to cancel this contract by giving notice to the surveyor's office at any time before the day of the inspection. The surveyor does not provide the service (and reports this to you as soon as possible) if, after arriving at the property, the surveyor decides that:
 - (a) he or she lacks enough specialist knowledge of the method of construction used to build the property; or
 - (b) it would be in your best interests to have a building survey and a valuation, rather than the RICS HomeBuyer Service.

If you cancel this contract, the surveyor will refund any money you have paid for the service, except for any reasonable expenses. If the surveyor cancels this contract, he or she will explain the reason to you.
- 6 **Liability** – the report is provided for your use, and the surveyor cannot accept responsibility if it used, or relied upon, by anyone else.

Complaints handling procedure

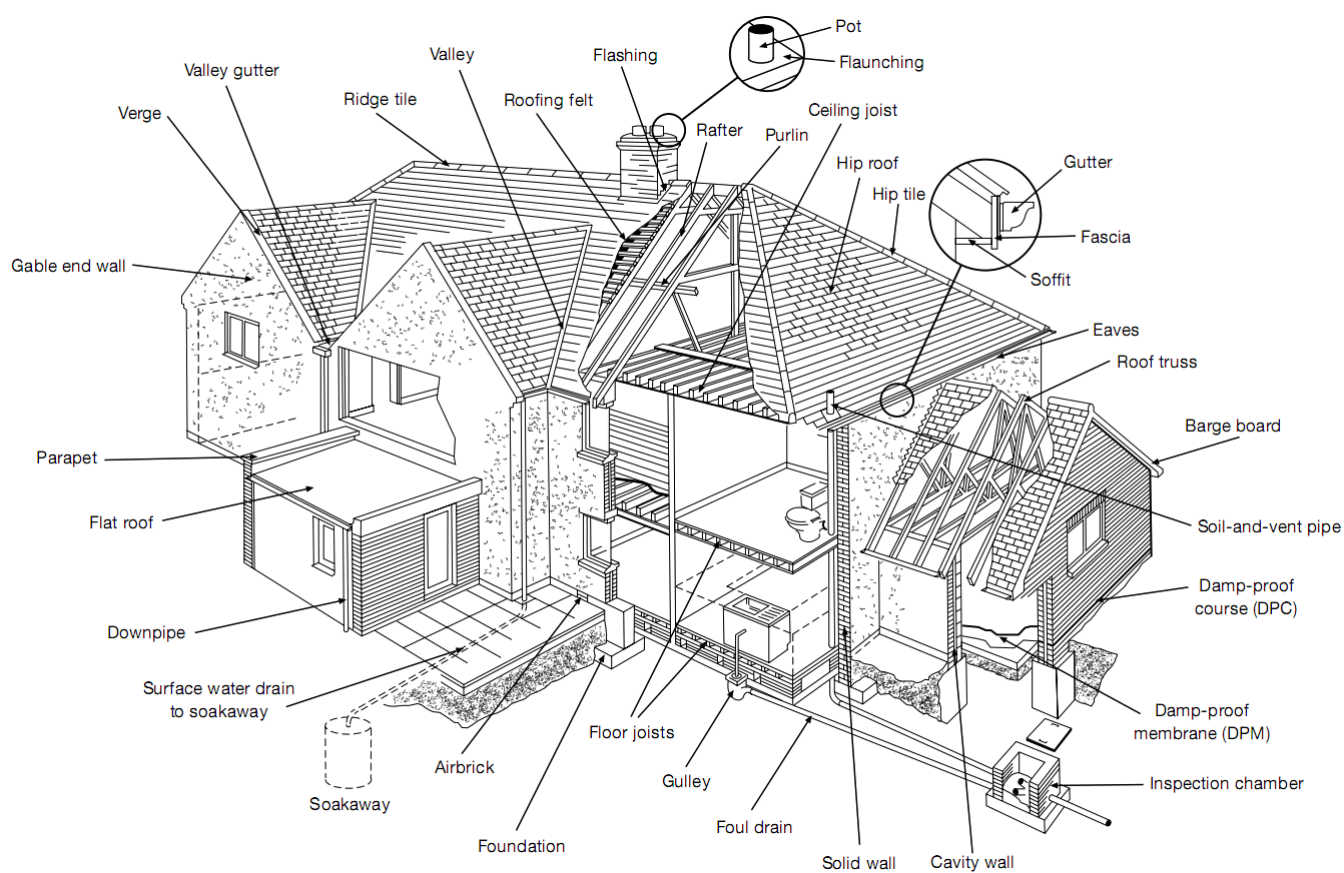
The surveyor will have a complaints handling procedure and will give you a copy if you ask.

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

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

Typical house diagram

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



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