



RICS **HomeBuyer Report**

SAMPLE

Property address

XXXXXXXXXX
XXXXXXXXXX

Client's name

XXXXXXXXXXXXXXXXXX

Date of inspection

XXXXXXXXXXXX



Contents

- A Introduction to the report
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HomeBuyer Report...

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.

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B

About the inspection

Surveyor's name

Surveyor's RICS number

Company name

Date of the inspection Report reference number

Related party disclosure

Full address and postcode of the property

Weather conditions when the inspection took place

The status of the property when the inspection took place

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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 that may affect the value of the property.

Important note: We carry out only a visual inspection. This means that we do not lift 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 structures on the outside of the building from ground level and, if necessary, from neighbouring properties and within the height of buildings.

We inspect the roof structure from inside spaces where access is available (although we do not remove or lift insulation material, stored goods or other contents). We examine the floor surfaces and under-floor spaces so far as they are safely accessible, although we do not move or lift furniture, floor coverings or other contents. We are not to assess the condition of the inside of a chimney, boiler or gas flues.

Where in our report we are not able to check any parts of the property that the inspection would normally cover, we will conclude on 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 correct defects or make recommendations on how these repairs should be carried out. Some of the repairs we suggest may be expensive.

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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

Property of this type, size and age in this condition and location. Providing the necessary works are carried out to a satisfactory standard, I could see no reason why there should be any special difficulty on resale under normal market conditions. As an option in the future.

3

Section of the report	Element Number	Element Name
E: Outside the property	E3	Rainwater pipes and gutters
	E4	Main walls
F: Inside the property	F1	Roof structure
	F2	Ceilings
	F4	Floors
	F5	Fireplaces, chimneys, breasters and flues
	F6	Roof coverings
G: Services	G1	Electricity
	G2	Gas/oil
	G6	Drainage

2

Section of the report	Element Number	Element Name
E: Outside the property	E1	Roof coverings
	E2	Windows
F: Inside the property	F3	Bathroom fittings (built-in kitchen appliances, not including appliances)
	F7	Bathroom fittings
	F8	Heating
G: Services	G3	Water heating
	G4	Gas
Other	G5	Garage

Property address

C

Overall opinion and summary of the condition ratings (continued)

1

Section of the report	Element Number	Element Name
E: Outside the property	E6	Outside doors (including patio doors)
F: Inside the property	F3	Walls and partitions
	F7	Woodwork (for example, staircase and joinery)
G: Services	G3	Water
	G7	Common services

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D About the property

Type of property The property is a Semi Detached and front elevation of the property is North facing

Approximate year the property was built Based on my knowledge of the area and the housing styles, I believe the house was constructed in about 1960

Approximate year the property was extended N/A

Approximate year the property was converted N/A

Information relevant to flats and maisonettes N/A

Accommodation

Floor	Living rooms	Bed-rooms	Bath or shower	Separate toilet	Kitchen	Utility room	Conser-vatory	Other	Roof space
Lower ground									
Ground	1				1			1	Hall
First		3	1					1	Lan
Second									
Third									
Other									
Roof space									

Construction

Construction using traditional masonry and techniques comprising cavity walls with faced brick external, under pitched roofs covered with tiles. Double glazed Concrete and part sub floor timber to ground floors. Independent stairs to floors

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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

N/A (see estate agents)

Environmental impact rating

N/A (see estate agents)

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)

N/A

Grounds

The property is garden fronted with a shared driveway with neighbouring property, with a mix of grass, grid channels, hard standing and concrete areas, which lead to the garage and garden.

Location

Situated on an established development forming part of a mixed development of flats, semi-detached and detached houses, detached for residential purposes, close to a park town center, 4 to 5 minutes walk.

Facilities

The property is conveniently placed for shopping distance. Large Supermarket where all local and consumer facilities are available. The property is also conveniently placed for recreational purposes.

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D

About the property (continued)

Local environment

The property is in an area that is unlikely to flood. Is medium at 186 risk - in accordance with LFA Local Flooding Authority, at time of survey.

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E

Outside the property

Limitations to inspection

N/A

1 2 3 NI

E1
Chimney stacks

The Chimney Stack is Brick built, with steel pot. Chimney stack viewed via binoculars. Requires minor work to a small area, which requires pointing. 2

E2
Roof coverings

The Main roof is in acceptable condition. Due to age there is a slight build up of moss and noted that the ridge tiles require some minor pointing work. 2

E3
Rainwater pipes
and gutters

The main rain water outlet on gable left side requires replacement, or a hopper. The soil stack to rear is too short and should be extended over roof to clear eaves. A second option is to fit an Air admittance valve. 3

E4
Main walls

Orientation as if facing front of property. 3

The Main walls to the property are constructed in brick front left side and elevations.

The walls generally measure around 210mm to 225mm in thickness. The internal elevations are constructed in solid masonry.

The Brickwork to top rear and left top gable elevations have signs of movement. Until the structural stability of the property has been determined in more depth I have given a condition rating of 3 at time of survey.

This is due to the movement of the brickwork and nature of the survey. I believe this is due to the over hanging concrete eaves and down pipes (see F1 of structure).

The diagnosis cannot be determined by one visit in a HBR report. The severity of the movement and the significant repair requires further investigation by Structural Engineers writing Report.

DAMP-PROOF COURSE: Evidence of original damp-proof course is installed in thick mortar joints of external walls. Overall no. brick courses above external ground level. Condition Rating 1

E5
Windows

... He... the energy performance level of the property. 2

... windows in this property are a mix of earlier PVC frames.

The first floor - two bedroom and kitchen windows are externally beaded I.E. older type. Security is better with internal beaded frames. You should be aware that sealed double glazed units to the windows do not last indefinitely and when the seals fail the gap between

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E

Outside the property (continued)

the panes of glass mist over and the result is condensation.

The exact lifespan of any of the sealed double glass units cannot be easily verified and you should factor into long term maintenance budgeting. The likelihood is that some of these sealed double glass units may need to be replaced.

E6 Outside doors (including patio doors)	A front Door and rear patio doors in UPVC Locking mechanisms were working at time of survey. 1
E7 Conservatory and porches	N/A NI
E8 Other joinery and finishes	N/A NI
E9 Other	N/A NI

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F

Inside the property

Limitations to inspection

N/A

1 2 3 NI

F1
Roof structure

Access was with existing fixed loft ladder in landing area.

Lighting was in place, the underside of roof has spray foam roof insulation. This can cause condensation within a material - for example within a roof structure.

I inspected the main rafters to the gable and middle and found readings to be on the low side with weather elements being considered.

The Vents which have been fixed in place UPVC Tubes have aided on the roof space.

More or bigger vents will be benefit long term in the eradication of Condensation.

Only 70 mm insulation in place - 250 mm is BS Standard in loft area.

Interstitial Condensation is caused by there being a substantial difference in temperature between the inside and the outside and condensation occurs normally where the insulation meets the roof covering whether tiles or slates.

This condensation therefore has a path where it goes into the timber and in due course will cause rot.

A roof breathes without - spray foam insulation to some extent and it also allows you to see where any dampness is occurring and be able to repair it in this area.

As in this roof there are minor signs of staining from water over the years. However at the time of inspection the Timber Chip Joists - which have been replaced did not show any signs of damp.

Many of the tiles have a BBA Approval or BBA Approval which means the same thing as a BBA Approval.

Some of the tiles are over 10 years old. This is an area for the inspector to consider.

My main concern is the removal of the Timber Beam Timber Straps. They have been removed possibly to accommodate the Timber Flooring.

Reinstatement of timber straps is required to stop movement to outer walls, roof and cracking to ceiling.

There is a timber post in the entry to loft which is cracked. This will need additional timber for smaller similar support in this area.

I have noted a condition rating of 3 at time of survey.

This is due to the movement of the brickwork at the time of the survey see E4 (Main walls)

F
Ceiling

built, plasterboard ceilings which have artex and plain smooth skim coat plaster finishes to both horizontal and sloping ceilings.

Condition Rating Evidence of typical joint/edge shrinkage cracks, which is more noticeable

Property address

F

Inside the property (continued)

to ground floor kitchen. There was a repair which has possibly come from a leak in the bathroom above, at some time. It has been poorly repaired.

Both the Front Bed room and Landing, along with the ground floor walls appear to be of asbestos, however no samples were taken at time of survey. Further investigation would be required to confirm..

F3
Walls and partitions

Damp Proof Course –This was inspected in a number of areas

Protometer - Instrumental Reading 0% to 4%

We do not feel damp proof work is required based on instrumental readings undertaken in all rooms, excluding behind partition in kitchen.

Please note that the inspection was restricted to non-invasive methods, no samples taken.

Orientation - A window from the elevation. Re-tilt of the wall to 1st floor bedroom. The wall plaster and over window show signs of minor cracking due to movement on external wall see E4 (Main walls)

I can confirm that the seal has been used on most construction over door and windows.

A wooden beam has been seen in the kitchen opening. This is confirmed by the aid of metal detector but I cannot confirm the size. There may be further work to confirm this when completed.

1

F4
Floors

Concerns were noted in the ground floor near the fire place floor area which was uneven. Further investigation is required via Structural Engineer Report.

Existing floors have laminate floor covering in place

For air bricks are sufficient to reduce the moisture content and prevent wet rot build up in ground floor timbers, which are under the threshold of decay at 20% .

Although vents are present to the gable a further to the front and rear will help with cross flow

B/S Regulations require a minimum of two vents per 1600 meter runs to external walls and sleeved to bridge cavity, with tubes to un-vented areas.

Vents must have clearance at all times.

3

F5
Fireplaces, chimney
breasts and flues

Further investigation

Fireplaces, Flues and Chimney Breasts. A Gas Safe approved engineer should be asked to inspect gas fires.

Chimney breasts which are redundant should have UPVC vent to help reduce build up of Condensation

3

Property address

F

Inside the property (continued)

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

Probably the original 'u' shaped worktops to the Kitchen with paneled, finished drawers and cupboards under and matching wall cupboards over. 2

Condition Rating 2. There are a few chips to the units which also need cleaning.

The laminate is starting to detach at the rear of the sink worktop and some minor repairs are required.

As the units are now some 13 years old they should be regarded by some prospective purchasers of the property as slightly dated and before they may require to be upgraded.

F7
Woodwork (for example, staircase and joinery)

Description The staircase to first floor of the property was of original timber. 1

Condition The staircase is in good condition except for some wear on the nosing and is free from vibration in normal use.

F8
Bathroom fittings

The bathroom is complete with shower head shower, sink and toilet were functional at time of survey. 2

I have noted a condition of the roof at time of survey. This is due to no extractor fan and poorly sealed ceiling lights in the loft causing further condensation build up in loft area over time.

F9

N/A

NI

Property address

G

Services

Services are generally hidden within the construction of the property. It 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

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 be to the appropriate regulations. For more advice contact the Electrical Safety Council.

Main underground supply of modern electricity meter with modern consumer unit - 3
situated in wall under the stairs.

Visual wiring is inspected and there are generally modern outlets and switches.

Condition Rating 2. There is no evidence the installation has been inspected or tested recently and since this is now over 5 years old, you should ask an appropriately qualified person to inspect the electrical system and advise on any repairs or upgrading of the installation.

Equipment should regularly be inspected, tested, maintained and serviced by NICEIC approved electrician.

Minor fault noted: one switch tripped at time of survey, however there was danger tape in place. It is noted that this is due to a loose box. This will need to be confirmed.

G2
Gas/Oil

Safety warning: 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 and the supply is piped to serve the ground floor gas-fired boiler. 3

Condition Equipment should regularly be inspected, tested, maintained and serviced by Gas Safe approved contractor.

G3
Water

Circular Water Authority stopcock, located to front pavement. Internal stopcock . 1

Condition Rating 1. Since all fittings are supplied direct from the main supply there is no independent cold water storage within the property and if the mains are turned off for any reason this could cause temporary inconvenience.

Property address

G Services (continued)

G4 Heating	<p>Older possibly original wall hung gas-fired combination boiler, with external balanced flue.</p> <p>Supplies enameled radiators for room heating.</p> <p>Condition Rating 2. The heating installation should be inspected and serviced annually by an appropriately qualified person who is registered under the Government Approved Competent Persons Scheme. The Competent Person will have appropriate documentation with the Home Owner and identifies the time taken to complete the work. As there is no evidence the boiler has been recently checked, you should arrange for an inspection and servicing for new occupancy.</p>	2
G5 Water heating	<p>The gas-fired combination boiler supplies non-pressurised domestic hot water.</p> <p>Condition Rating 2. There is no evidence the boiler has been recently checked, you should arrange for an inspection and servicing by a Registered Gas Safe Engineer.</p>	2
G6 Drainage	<p>Bathroom and Kitchen wastes are believed to connect into a main sewer soil pipe and the pipe connections could not be inspected.</p> <p>Top water in B.I.G Block at full flow was leaking when tested.</p> <p>Condition Rating 3. POOR FLOOR DRAINAGE</p> <p>The below ground drainage is believed to connect into inspection chambers in the rear garden area, however this could not be inspected.</p> <p>After checking with the client who informed me that the main manhole has been covered over by the previous owner for safety reasons.</p> <p>The inspection points and chambers could not be located.</p> <p>Condition Rating 3. The route of the foul drainage connection into the inspection chambers should be verified that waste is taking the right course into the main sewer.</p>	3
G7 Common services	<p>I believe the bins are stored to the rear of the property.</p>	1

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Grounds (including shared areas for flats)

Limitations to inspection

Manhole - Restricted access -(see G6)

1 2 3 NI

H1
Garage

The garage to the rear of the property is constructed as cast or Set with asbestos
base materials used. 2

At the present time its used for storage

Refurbishment would seem to be an economy of this age due to a and it would be
best to budget for repairs in the future

H2
Other

NI

Front Garden. Rear garden enclosed by garden with boundary fence to shared footpath
drive way.

This area of road surface is cracked and leads to rear with a channel gridded drain, which
has been overgrown with grass. The concrete has cracks, this is due to a lack of
expansion joints and a build up to the main property.

Work is only undertaken on first construction and conforming to regulations at that
time

Legal documents describe the ownership of the house (Deeds) and usually describe which
of the neighboring properties are responsible for the upkeep of the boundaries and should
also describe the pedestrian and vehicular rights of way and liabilities for maintenance and
repairs.

You should ask your Legal Adviser to establish further on this (see I3 below).

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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

You should ask your Legal Advisor to confirm whether there are valid guarantees or Warranties for the replacement windows and doors (E4, E5, E6), the Kitchen cooker(F6) and whether these are to be transferred to you on Completion. I3 Other matters

I2
Guarantees

Part of the property is shared with the neighboring properties (Roofs (R1)) shared with neighboring, mainly party walls (E4, E5) shared with neighboring Ground Drainage (G1) are shared with all properties of the development. In addition the boundaries and footpaths (H3) are also shared with neighbouring properties, together with the common drive, which provides access and service to the property. You should ask your legal adviser to confirm the details regarding these and explain the implications to you. Your legal adviser should also check that the site of the property has not been previously contaminated.

I3
Other

N/A

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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 noted 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

N/A

J2
Risks to the grounds

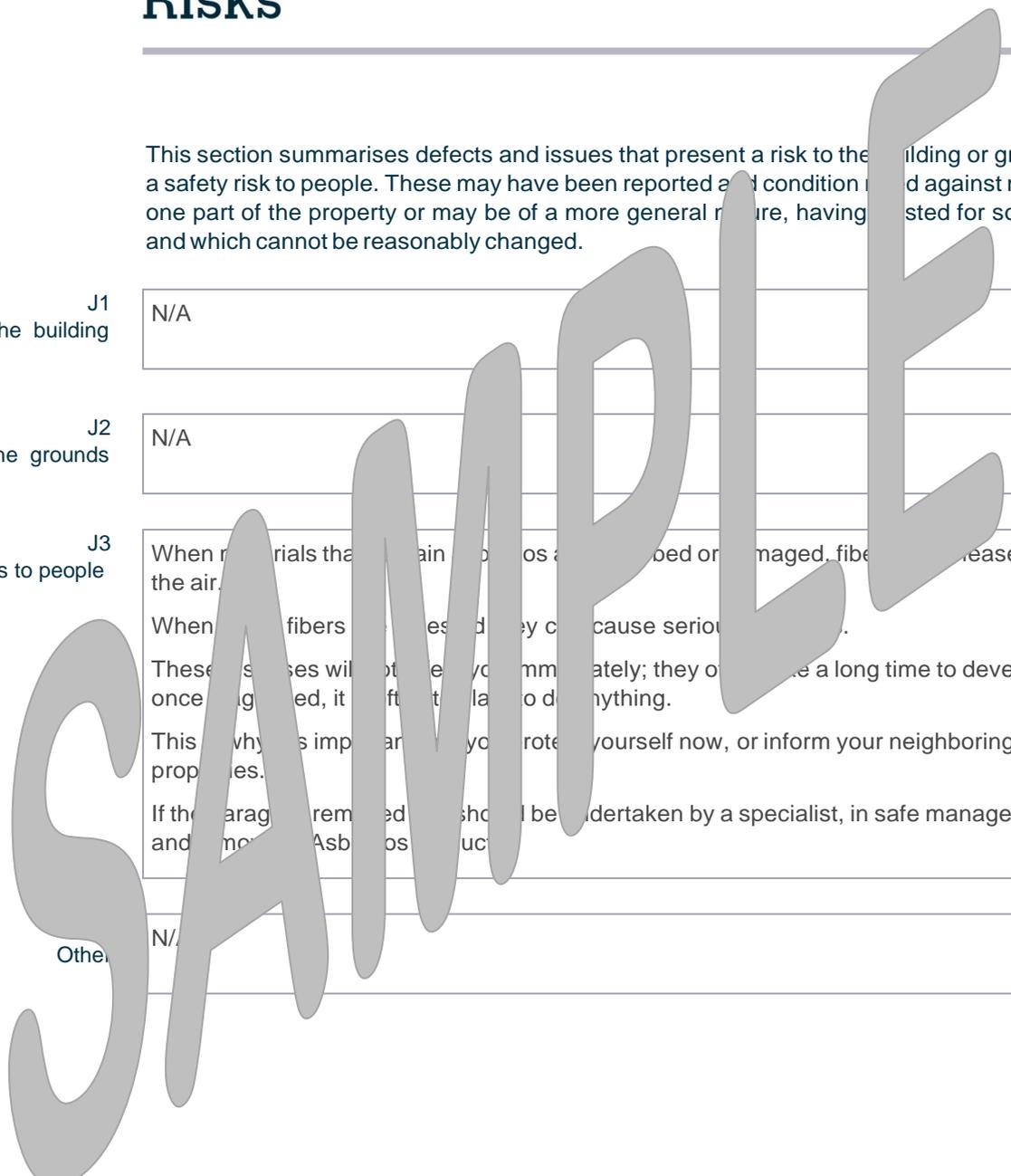
N/A

J3
Risks to people

When materials that contain asbestos are disturbed or damaged, fibers are released into the air.
When fibers are released they can cause serious illness.
These illnesses will not be felt immediately; they often take a long time to develop, but once diagnosed, it is difficult to do anything.
This is why it is important to protect yourself now, or inform your neighboring properties.
If the material removed should be undertaken by a specialist, in safe management and removal of Asbestos products.

Other

N/A



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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

xxxxxxx

Qualification Associate Building Surveyor

For and on behalf of

Company

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Property

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Client's name

XXXXXXXXXX

Date this report

was produced

XXXXXXXXXX

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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 need to be done;
- get the contractors to put the quotation 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 investigation

If the surveyor is concerned about the condition of a hidden part of the property, you should only see part of the defect or not know the full extent of the problem. To assess the property fully, the surveyor may recommend further investigations should be carried out to discover the full extent of the problem.

Who you should use for further investigation

You should always use an appropriate 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 belong to different government-approved schemes. If you want further advice, please contact the surveyor.

What the further investigation will involve

This will depend on the type of problem, but to do this properly, parts of the home may have to be dismantled 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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What to do now

In order to access the Terms of Engagement and Description of Service please copy and paste the links on your browser

https://isurvworksmart.com/HBR_DHSSTEupdated_Dec_2018.pdf

https://isurvworksmart.com/leasehold_dhs_final.pdf

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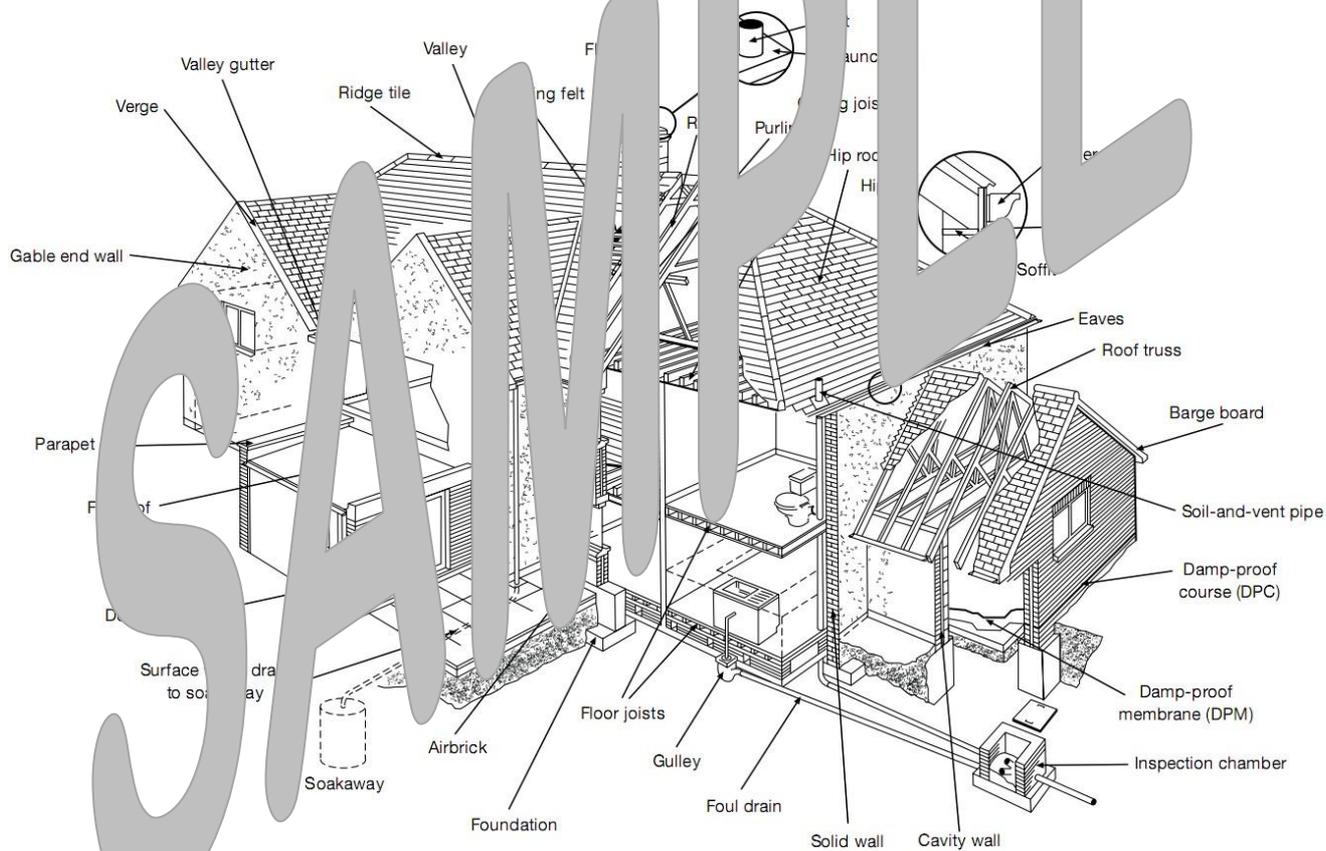
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Typical house diagram

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



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