

THE RICS

HOMEBUYER

SURVEY & VALUATION

Property:

Clients:

Inspected on:

Inspected by: Home Survey Reports

Puma House, Lower Woodhill Road, Bury BL8 1AA

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(Agreement No 10341A)*

Sample Report

INTRODUCTION

Please note that this Report is solely for your use and your professional advisers', and no liability to anyone else is accepted. Should you not act upon specific, reasonable advice contained in the Report, no responsibility is accepted for the consequences. [Standard Terms of Engagement, Clause 6]

The Report has been prepared in line with the *Description of the HOMEBUYER Service* already provided (an additional copy is attached). If any addition to the standard Service was agreed before the Inspection, this is confirmed at the foot of the last page.

Objective

The principal objective of the Report and Valuation is to assist you to:

- make a reasoned and informed judgement on whether or not to proceed with the purchase;
- assess at what price it would be reasonable to purchase the Property;
- be clear what decisions and actions should be taken:
 - in England and Wales before contracts are exchanged;
 - in Scotland before concluding an offer to purchase.

Content

The general condition and particular features of the Property are covered, but the Report focuses on the matters which I judge to be urgent or significant.

Urgent matters are defects judged to be an actual or developing threat to the fabric of the building; it will be advisable to have these put right as soon as possible after purchase (in some cases even before).

Significant matters are defined as matters which could reasonably be expected in negotiations over price to be reflected in the amount finally agreed.

Matters assessed as *not urgent* or *not significant* are outside the scope of the HOMEBUYER Service, and are generally not reported. However, other matters (such as legal and safety considerations) may be reported where I judge this to be helpful and constructive.

ACTION

OVERALL OPINION

If, after reading and considering all the information and advice in the Report, you decide to proceed with the purchase, then there are probably some things on which you should take action at once. Each such item is highlighted in the Report with the word ACTION and is also listed in Section F: *Summary* together with advice on what to do next.

Below are my conclusions, in brief, on whether or not this Property is a reasonable purchase at the agreed price, and on particular features which affect its present value and may affect its future resale. The opinion takes no account of factors outside the scope of the *HOMEBUYER Service*.

It is hoped that this overall view will help you to keep in perspective the detailed facts and advice which follow. You are asked to bear in mind particularly that it can be misleading to treat individual matters in isolation. So that you may use this Report to best advantage in reaching your decision on whether or not to proceed with the purchase of this Property, *you are most strongly advised to read and consider its contents as a whole*.

The property is considered a reasonable proposition for purchase. Subject to our recommendations being undertaken and repaired to a satisfactory standard, then we cannot see any reason why there should be any special difficulties on resale under normal market conditions.

B THE PROPERTY & LOCATION

This section covers the important general background information on the Property and its location, including amenities and features of the vicinity as well as any environment and other wider considerations. It also includes who appeared to be in occupation, the weather at the time of the Inspection, and any limitations on the Inspection.

Please note that, throughout the Report, the principal features and parts of a property are given in the left-hand margin thus:- often followed by a list of supplementary items, such as:

B1. The Property

Type & Age:

The property is a mid terraced two / three storey house which we believe we believe was constructed in the 1890's.

Construction:

The property is of solid brick elevations beneath a pitched and hipped slate covered roof

There is a solid basement floor and a suspended timber upper floors.

Accommodation:

Ground Floor: lounge, sitting room, kitchen/diner

First Floor: Three bedrooms, bathroom with W.C.

Second Floor: Two bedrooms

Garages and Grounds:

No garage.

Small front garden and enclosed rear yard.

B2. The Location

The property fronts a pedestrianised communal front access path.

The property is close Christies Hospital and to Withington centre where all local amenities are situated.

B3. Circumstances of the Inspection

The property was occupied and furnished at the time of inspection. Fitted floor coverings prevented an inspection of floor surfaces where these were laid. The property was very cluttered particularly the cellar areas limiting our inspection. There was no access to the roof voids.

The weather at the time of inspection was fine with preceding rainy periods.

All descriptions within the report are given as facing the front elevation of the property from outside.

C THE BUILDING

Movement, timber defects and dampness are, in their various forms, the three greatest potential threats to the structure of a building. Where evidence is found of any of these conditions, advice is given on what action should be taken. (Where a problem is judged to be serious, it might prove necessary for a separate, detailed examination to be undertaken - perhaps by specialists. For example, the foundations might have to be laid open to analyse the cause of some structural movement, or the full extent of timber defects might require further investigation.)

C1. Movement

The building has suffered from structural movement in the past as noted in the Structural Engineers reports provided by the vendor and carried out by Clancy Consulting.

I have read these reports (5 over the past 12 years) and to summarise the movement to the front of the property is old and longstanding. The repair works specified to the drains have been carried out. We are unsure if the lateral restraint at first floor level has been carried out and you should obtain confirmation in writing of these works prior to legal completion.

C2. Timber Defects

There was no inspection of the structural timbers within the roof space as we could not gain access.

The cellar area was heavily boarded and cluttered hampering our inspection, we have recommended an inspection of the timbers and damp proof course by a member of the Property Care Association once these areas have been cleared of debris.

Those timbers we could inspect were free from defect.

C3. Dampness

Damp Proof Course:

We could not detect a damp proof course to the exterior of the property.

The internal floor levels were an adequate height above the external ground level.

Rising and Penetrating Damp:

An inspection of the ground floor walls was made and these were tested in a number of places with an electronic moisture meter. There were some abnormal moisture readings recorded in the walls to the rear of the property particularly the rear sitting room

ACTION: A timber and damp proofing company who are members of the Property Care Association (PCA) should be asked to inspect the property and comment on any remedial works. This may involve some internal replastering to damp affected areas. **Please also see section F1**

C4. Condensation and Insulation

Condensation will be experienced in areas where water vapour is produced i.e. kitchen and bathroom. There did not appear to be any undue condensation problems but if upon occupation condensation is found to be significant and unacceptable additional mechanical extraction in the form of extractor fans could be provided to these areas.

There was no access to the roof space it is doubtful that any insulation is provided in this area. In order to conform to current standards glass fibre quilt insulation laid between ceiling joists is recommended to a 300mm thickness laid over upper floor ceiling joists.

ACTION: Provide insulation to upper ceiling joists to 300mm thickness. **Please also see section F1**

C: THE BUILDING *(continued)*

The roofs, chimneys and other external surfaces of the building are examined from ground level, where necessary from adjoining public property and with the help of binoculars. The roof structure is examined from inside the roof space where accessible (insulation material, stored goods and other contents are not moved or lifted). The efficiency of rainwater fittings (gutters and downpipes) can only be assessed properly during the Inspection if there is heavy rain.

C5. The Exterior

Roof Structure and Covering:

The main roof is of pitched and hipped construction covered with natural slates and matching ridge tiles. We could only inspect the front section of this roof due to the proximity of neighbouring properties to the rear.

The roof slope to the front dips slightly and the slates were in poor condition, we noted numerous slipped and broken slates.

It is suspected the rear roof will be in similar condition.

The front single storey bay roof was of flat roof construction and covered in mineral felt – this was aged, blistered and patch repaired. This should be recovered

ACTION: Repair the slipped and broken slates and recover the front lounge bay roof. A trap should be cut and these areas inspected by a PCA Member – you should anticipate some further repair works in these areas **Please also see section F1**

Chimneys:

To the front of the property there was a chimney stack. This was of brick elevations bedded on sand and cement mortar with lead flashings suitably dressed into brickwork and over the roof tiles. The chimney stack appeared in acceptable condition.

We were unable to view any chimney stack to the rear elevation.

ACTION: A reputable roofing contractor should be asked to inspect any rear chimney stack. **Please also see section F1**

Rainwater Fittings:

Rainwater goods are a mixture of original cast iron and uPVC gutters and downspouts, discharging to gridded gullies. There was a secret lead lined box type gutter to the front elevation which we could not inspect from our ground floor inspection. The gutters and downspouts appeared in acceptable condition. However it was not raining during our inspection and therefore difficult to detect any minor leaks. Lead lined box type gutters such as these are prone to problems and whilst we could detect no obvious problems, the roofing contractor must be asked to inspect this area and provide comment prior to completion.

ACTION: A roofing contractor must be asked to inspect lead lined box type gutter to the front elevation and provide comment prior to completion. **Please also see section F1**

Main Walls:

The main walls are of solid brickwork bedded on sand and cement mortar. We noted minor undulation and signs of past movement which we consider longstanding and not significant (see structural engineers final report and conclusions dated 13/11/2007).

Lateral restraint straps have been recommended in the past and you should verify these have been installed prior to completion.

The walls appeared generally satisfactory and in serviceable condition.

ACTION: Lateral restraint straps have been recommended you should verify these have been installed prior to completion. **Please also see section F1**

External Joinery and Decoration:

External joinery comprises largely original timber sash windows, fascias and timber doors.

The windows and doors were noted to be ill fitting and with loose and broken mechanisms. Minor wet rot was noted.

A thorough overhaul or replacement is required.

The timber to the fascias and soffits were weathered and require repainting

ACTION: Overhaul or replace the external timbers. It may prove cost effective to replace the windows with new units. **Please also see section F1**

Other:

None other external matters needing comment were identified.

C: THE BUILDING *(continued)*

Floor surfaces and under-floor spaces are examined so far as they are accessible (furniture, floor coverings and other contents are not moved or lifted). If a part or area normally examined was found to be not accessible, this is reported; if a problem is suspected, advice is given on what action should be taken. It is not possible to assess the internal condition of any chimney, boiler or other flues. (In some cases, furnishings may conceal defects.)

C6. The Interior

Roof Space:

There was no trap to inspect the roof void therefore no comment can be given in this area.

ACTION: A trap should be cut and these areas inspected by a PCA Member – you should anticipate some further repair works in these areas. **Please also see section F1**

Ceilings:

The ceilings to the property are of original lath and plaster. Cracking and undulations were noted throughout the ceilings as one would expect to a property of this type and age. These can be made good during preparation for normal redecoration.

Floors:

The upper floors to the property are of suspended timber construction.

We noted undulations and sloping areas indicative of past movement. This movement appears of longstanding and is considered acceptable.

Some of the ground floor timbers had been replaced indicating previous timber and damp proofing work – you should obtain any guarantees which exist for this work.

Internal Walls and Partitions:

Internal walls and partitions are a mixture of solid and timber studwork with plaster finish. The internal walls surfaces are generally in satisfactory condition for a property of this type and age however there were some loose / hollow sounding plaster areas. You should budget for some replastering work as part of preparation for normal redecoration.

Fireplaces etc:

There were original what appeared to be original solid fuel fireplaces fitted to the property.

These appeared in acceptable condition however we are not heating engineers and the fireplaces and flues should be inspected and tested prior to legal completion

ACTION: The fireplaces and flues must be inspected by an approved heating engineer prior to legal completion. **Please also see section F1**

Internal Joinery and Decoration:

Internal joinery consists of timber panel doors, skirting boards, architraves and timber staircase. These were in poor condition and repairs are required. There were numerous ill fitting, broken and loose doors/handles. Several sash cords were broken to the original windows. Overhaul and replacement is required.

Kitchen fittings comprise floor and walls mounted units of timber/laminate/chipboard. These were in acceptable condition.

There was no handrail provided to the cellar stair case

Internal decorations consist of gloss painted joinery and emulsion painted walls and ceilings. These are in poor condition and redecoration is required.

ACTION: Internal joinery requires an overhaul and some replacement/repair is required particularly to the doors and windows. You should not underestimate the cost of these works particularly to the sash windows. A handrail should be provided to the cellar stair case. **Please also see section F1**

Other:

The cellar area was particularly difficult to inspect due to the household storage and the fabric cladding to the underside of the ceiling to one main area.

A thorough inspection is required once this area has been cleared out.

We noted new timber joists had been provided to some areas. You should obtain any guarantees which exist for the previous timber works.

ACTION: A thorough inspection is required once this area has been cleared out by a PCA member. You should obtain any guarantees which exist for the previous timber works. Ventilation in this area should be improved. **Please also see section F1**

D THE SERVICES & SITE

The efficiency, compliance with regulations and adequacy of design of services can only be assessed by tests conducted by suitably qualified specialists. Although surveyors are not specialists in these particular areas, an informed opinion can be given on the basis of the accessible evidence. Where possible, drainage inspection-chambers are examined (except in the case of flats), but drains are not tested during the Inspection. However, in all cases advice is given if there is cause to suspect a problem. Leisure facilities and non-permanent outbuildings are noted but not examined.

D1. The Services

Note: All services were isolated and/or drained down.

Electricity:

Mains electricity is connected to the property and a modern consumer unit is located in the cellar area. A miniature circuit breaker fuseboard is connected. Whilst we could detect no obvious defects with this installation we would recommend an NICEIC approved contractor inspect the installation prior to exchange.

ACTION: An NICEIC approved contractor should be asked to inspect electrical installation prior to completion. **Please also see section F1**

Gas:

Mains gas is connected to the property and the meter is located in the cellar area. This installation appeared in an acceptable condition.

Water:

Mains water is connected to the property. The internal stopcock could not be located but this is thought to be in the cellar area.

Water was flowing at the time of inspection and the flow appeared adequate.

Internal plumbing is of copper.

Heating:

Central heating is provided by a combination boiler in the cellar.

The cover was off this installation and it appeared repair works were being affected.

We are not heating engineers and would recommend a CORGI approved inspection prior to completion.

ACTION: A CORGI approved heating engineer should be asked to inspect gas fired boiler prior to completion. **Please also see section F1**

Other:

Sanitary fittings comprise – bath with shower over, wash hand basin and wc.

The bathroom fittings were dated and the bath was rusting.

ACTION: The bathroom should be refitted and redecoration is required.

Please also see section F1

D2. Drainage

Mains drainage is connected to the property. There was no manhole inspection chamber located within the curtilage of this property. Therefore we could not inspect and comment the drains. However the sanitary fittings appeared to operate correctly with no apparent blockage or overflow.

D3. The Site

Garage and Outbuildings:

None.

Grounds and Boundaries:

Open front and enclosed rear yard. The front pathway was in poor condition and should be relaid

The garden area was overgrown and should be cut back.

The rear area was in acceptable condition.

Your legal advisors should check the rights and liabilities over the front and rear boundaries to the property which are thought to be shared with the adjoining.

ACTION: Relay the front pathway. The garden area was overgrown and should be cut back. **Please also see section F1**

E LEGAL & OTHER MATTERS

Your Legal Advisers are responsible for checking relevant documents relating to the Property (these might include servicing records and any guarantees, reports and specifications on previous repair works) as well as for carrying out all the standard searches and inquiries. However, if any specific matters are identified which the Legal Advisers should investigate on your behalf, these are reported in this section.

ACTION

You should IMMEDIATELY pass a copy of this Report to your Legal Advisers, asking them to check:

1. the standard searches and inquiries;
2. all the relevant items referred to in sub-sections E1-E4;
3. the assumptions made in arriving at the Market Value

(which are itemised in the footnote to Section G1).

E1. Tenure

We have assumed the property is being offered freehold with vacant possession.

E2. Regulations etc.

The property should have been constructed in accordance with planning and building regulations approval and standards which were relevant at the time.

E3. Guarantees etc.

You should obtain any guarantees which exist for the previous damp proofing/timber work, and the remedial works as recommended by the structural engineers.

E4. Other Matters

Your Legal Advisers should confirm the following:

1. Ownership of boundaries to ensure that your future repair and maintenance liabilities are known.
2. That there are no neighbourhood disputes.
3. Access and maintenance liabilities over the front and rear access rights.
4. Whether this property is in a conservation area.
5. We noted noise emanating from the hospital generators and a sign on one building warning of 'Contamination Hazard'. Your solicitor should look into this matter and you should satisfy yourself that these features will not detract from your enjoyment of the property.

F SUMMARY

Assuming that you decide to proceed with the purchase of this Property, there may be some things on which you should take action, such as obtaining competitive quotations for urgent repairs. (If any further investigation of some urgent matter is recommended, this will involve a second visit to the Property, perhaps by an appropriate specialist who will submit a separate report.)

F1. ACTION

If, after reading and considering this Report, you intend to proceed with the purchase, or in Scotland make an offer, you should IMMEDIATELY pass a copy of this Report to your Legal Advisers – as advised in Section E. They will check

1. the standard searches and inquiries;
2. all the relevant items covered in sub-sections E1-E4; and
3. the assumptions made in arriving at Market Value.

Any ACTION recommendations made in Sections B, C and D are listed below under the relevant headings. In each case (if any), **I strongly advise you to obtain competitive quotations from reputable contractors at once.**

As soon as you have these, as well as the responses from your Legal Advisers, I will be pleased to advise you whether or not they would cause us to change the advice or Valuation given in this Report. Only when you have all this information will you be fully equipped to make an informed judgement on whether or not to proceed.

If you should decide to exchange contracts (or in Scotland, make an offer) without obtaining the information, you might have to accept the risk that some adverse factors might come to light after you are committed to the purchase.

Urgent Matters:

C3 - A timber and damp proofing company who are members of the Property Care Association (PCA) should be asked to inspect the property and comment on any remedial works. This may involve some internal replastering to damp affected areas.

C5 – Repair the slipped and broken slates to the main roof and recover the front lounge bay roof. A trap should be cut and the roof space inspected by a PCA Member – you should anticipate some further repair works in these areas

C5 - A reputable roofing contractor should be asked to inspect any rear chimney stack

C5 - A roofing contractor must be asked to inspect lead lined box type gutter to the front elevation and provide comment prior to completion.

Further Investigation:

D1 – NICEIC approved electrical contractor to carry out inspection and test on electrical installation prior to completion.

D1 – CORGI approved heating engineer to inspect gas fire and central heating boiler prior to completion.

F2. Maintenance Considerations

C5 - Lateral restraint straps have been recommended to the upper main walls by the structural engineers - you should verify these have been installed prior to completion

C5 – Overhaul and/or replace external timbers to include windows and doors. It may prove cost effective to replace the windows with new units. The timber fascias and soffits to the property require painting.

C6 – The fireplaces and flues must be inspected by an approved heating engineer prior to legal completion.

C6 - Internal joinery requires an overhaul and some repair/replacement is required. You should not underestimate the cost of these works particularly to the sash windows. A handrail should be provided to the cellar stair case. A thorough inspection is required once the cellar area has been cleared out by a PCA member. You should obtain any guarantees which exist for the previous timber works. Ventilation in the cellar area should be improved

F3. Other Considerations

C6 - The bathroom should be refitted and redecoration is required.

D3 – Relay the front pathways. The garden area was overgrown and should be cut back.

C6 – Consider upgrading roof insulation to 300mm.

C6 – A thorough redecoration is required

G VALUATION

In arriving at the opinion of the Property's Market Value as defined in Section D2 of the *Description of the HOMEBUYER Service* (attached), a set of standard assumptions* is adopted, subject to any change stated below. Legal Advisers, and others who undertake property conveyancing, should be familiar with the assumptions and are responsible for checking those concerning legal matters. *The opinion of the Market Value given below could be affected by the outcome of the inquiries by your Legal Advisers [Section E] and/or any further investigation and quotations for urgent repairs [Section F]. The valuation assumes that your Legal Advisers will obtain satisfactory replies to their inquiries relating to the assumptions made in this Report.*

G1. Market Value

In our opinion, the market value of the freehold interest with vacant possession, as at 7th Feb. 2008 lies in the region of £290,000 (two hundred and ninety thousand pounds).

G2. Insurance Cover (Reinstatement Cost)

The estimated cost of rebuilding the property is £230,000 (Two hundred and thirty thousand pounds) and the gross external floor area is approximately 90 m².

This Report is provided in accordance with the terms of the *Description of the HOMEBUYER Service* previously supplied, subject to any agreed addition noted below. (An additional copy is attached herewith.)

The Report is solely for your use and your professional advisers', and no liability to anyone else is accepted. Should you not act upon specific, reasonable advice contained in the Report, no responsibility is accepted for the consequences.

I hereby certify that the Property has been inspected by me and that I have prepared this Report, including the opinion of Market Value.

Signature

Surveyor's name and professional qualification

Name and address of Surveyor's Organisation

Date of Report

Agreed addition (if any) to the *Description of the Service*

**Home Survey Reports Ltd
Lower Woodhill Road
Bury
BL8 1AA**

7th Feb 2008

None

* Full details of these assumptions are available from the Surveyor. The most important are, in brief:

- **concerning the materials, construction services, fixtures and fittings, etc.**, that:
 - No significant defects or cause to alter the valuation would be revealed by an inspection of those parts which have not been inspected;
 - No hazardous or damaging materials or building techniques have been used in the Property; there is no contamination in or from the ground; and the ground is not land-filled;
 - The Property is connected to, and there is the right to use, the report main services; and
 - The valuation takes no account of furnishings,

• **concerning legal matters**, that:

- The Property is sold "with vacant possession";
- No laws are broken by the condition of the Property or by its present or intended use;
- The Property is not subject to any particularly troublesome or unusual restrictions; it is not affected by any problems which would be revealed by the usual legal inquiries; and 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 main services on normal terms; and the sewers, main services and roads giving access to the Property have been "adopted" (i.e. are under local authority, not private, control).

The Service

The HOMEBUYER Service comprises:

- an Inspection of the Property (Section B below)
- a concise Report based on the Inspection (Section C)
- the Valuation, which is part of the Report (Section D)

The Surveyor's main objective in the HOMEBUYER Service is to give Clients considering buying a particular Property the professional advice which will assist them:

- to make a reasoned and informed judgment on whether or not to proceed with the purchase;
- to assess at what price it would be reasonable to purchase the Property;
- to be clear what decisions and actions should be taken before contracts are exchanged; in Scotland to be clear about what decisions and actions should be taken before an offer is concluded.

The HOMEBUYER Service therefore covers the general condition of the Property and particular features which affect its present value and may affect its future resale.

The Report focuses on matters which the Surveyor judges to be urgent and/or significant. *Significant matters are those which, typically, in negotiations over price would be reflected in the amount finally agreed.*

The Inspection

The inspection is a general surface examination of those parts of the Property which are accessible. Accessible is defined as, *visible and readily available for examination from ground and floor levels, without risk of causing damage to the Property or injury to the Surveyor.*

Due care is therefore exercised throughout the Inspection regarding safety, practicality and the constraints of being a visitor to the Property (which may be occupied). So furniture, floor coverings and other contents are not moved or lifted; and no part is forced or laid open to make it accessible.

The services are inspected (except, in the case of flats, for drainage, lifts and security systems) but the Surveyor does not test or assess the efficiency of electrical, gas, plumbing, heating or drainage installations, or compliance with current regulations, or the internal condition of any chimney, boiler or other flue. Also, the Surveyor does not research the presence (or possible consequences) of contamination by any harmful substance. However, if a problem is suspected in any of these areas, advice is given on what action should be taken.

Where necessary, parts of the Inspection are made from adjoining public property. Equipment such as a damp meter, binoculars and torch may be used. A ladder is used for hatches and also for flat roofs not more than three metres above ground level. Leisure facilities and non-permanent outbuildings (e.g. pools and timber sheds) are noted but not examined.

FLATS: In the case of flats, exterior surfaces of the building containing the Property, as well as its access areas, are examined in order to assess their general condition; roof spaces are inspected if there is a hatch within the flat. In Scotland, communal areas within the building are examined and accessible roof spaces are inspected.

B4 The Surveyor will not carry out an asbestos inspection, and will not be acting as an asbestos inspector in completing an inspection of properties that may fall within the *Control of Asbestos in the Workplace Regulations 2002*. In the case of flats it will be assumed that there is a dutyholder, as defined in the Regulations, and that a Register of Asbestos and effective Management Plan is in place, which does not require any immediate expenditure, or pose a significant risk to health. No enquiry of the dutyholder will be made.

The Report

The Report provides the Surveyor's opinion of those matters which are urgent or significant and need action or evaluation by the Client before contracts are exchanged. It includes some or all of the following:

- *urgent repairs* (e.g. gas leaks; defective chimney stacks) - for which the Client should obtain quotations where appropriate
- *significant matters requiring further investigation* (e.g. suspected subsidence) – for which the Client should obtain (and may have to pay for) reports and quotations from suitable contractors;
- significant (but not urgent) repairs and renewals (e.g. new covering for flat roof before long)
- *other significant considerations* (e.g. some potential source of inconvenience) which the Surveyor wishes to draw to the attention of the Client
- *matters identified by Inspection* (e.g. a possible right of way) which the Client should instruct the Legal Advisers to include in their inquiries.

Matters assessed as not urgent or not significant are outside the scope of the Homebuyer Service and are generally not reported; however, other matters (such as safety) are reported where the Surveyor judges this to be helpful and constructive. If a part or area normally examined is found to be not accessible during the Inspection, this is reported; if a problem is suspected, advice is given on what action should be taken.

The Report is in a standard format arranged in the following sequence: *Introduction & Overall Opinion; The Property & Location; The Building; The Services & Site; Legal & Other Matters; Summary; Valuation*. In the case of leaseholds, the Report is accompanied by a standard appendix called *Leasehold Properties*.

The Valuation and Reinstatement Cost

The last section of the Report contains the Surveyor's opinion both of the Market Value of the Property and of the Reinstatement Cost, as defined below.

"Market Value" *is the estimated amount for which a Property should exchange on the date of Valuation 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.*

In arriving at the opinion of the Market Value, the Surveyor also makes various standard assumptions covering, for example: vacant possession; tenure and other legal considerations; contamination and hazardous materials; the condition of uninspected parts; the right to use mains services; and the exclusion of curtains, carpets, etc., from the valuation. (If required, details are available from the Surveyor). Any additional assumption, or any found not to apply, is reported.

FLATS: In the case of flats, the following further assumptions are made:

- that there are rights of access and exit over all communal roadways, corridors, stairways, etc. and to use the communal grounds, parking areas and other facilities;
- that there are no particularly troublesome or unusual legal restrictions;
- that there is no current dispute between the occupiers of the flats, or any outstanding claims or lawsuits; and
- that the costs of repairs to the building are shared among the tenants (in Scotland the co-proprietors) on an equitable basis.

"Reinstatement Cost" *is an estimate for insurance purposes of the current cost of rebuilding the Property in its present form, unless otherwise stated. This includes the cost of rebuilding the garage, boundary/retaining wall and permanent outbuildings, site clearance and professional fees, but exclude VAT (except on fees). and permanent outbuildings, site clearance and professional fees, but exclude VAT (except on fees).*

Standard Terms of Engagement

1. The Service. The standard HOMEBUYER Survey and Valuation Service ("the Service") laid out in the preceding *Description of the HOMEBUYER Service* ("the Description") applies unless an Addition to the Service is agreed in writing before the Inspection. (An example of such an Addition is reporting upon parts which are not ordinarily inspected, such as the opening of all windows.)

2. The Surveyor who provides the Service will be a Member of the Royal Institution of Chartered Surveyors, who is competent to survey, value and report upon the Property which is the subject of these Terms.

3. Before the Inspection. The Client will inform the Surveyor if there is already an agreed, or proposed, price for the Property; and if there are any particular concerns (such as plans for extension) which the Client may have about the Property.

4. Terms of payment. The Client agrees to pay the fee and any other charges agreed in writing.

5. Cancellation. The Client will be entitled to cancel this contract by notifying the Surveyor's office at any time before the day of the Inspection. The Surveyor will not proceed with the provision of the Service (and will so report promptly to the Client) if, after arriving at the Property, he or she concludes:

- (a) that it is of a type of construction of which he or she has insufficient specialist knowledge to be able to provide the Service satisfactorily; or
- (b) that it would be in the typical Client's best interests to be provided with a Building Survey, plus Valuation, rather than the HOMEBUYER Service.

In case of cancellation, the Surveyor will refund any money paid by the Client for the Service, except for expenses reasonably incurred. In the case of cancellation by the Surveyor, the reason will be explained to the Client.

6. Liability. The Report provided is solely for the use of the Client and the Client's professional advisers, and no liability to anyone else is accepted. It may not be provided to anyone else.

7. Complaints handling procedure. A copy of the Surveyor's complaints handling procedure is available on request.

Please Note: These Standard Terms of Engagement form part of the Contract between the Surveyor and the Client.