

RICS
HomeBuyer Report...

Property address

77 Water Street
Kingswinford
West Midlands
DY6 7QD.

Client's name

Mr. M. Smith

Date of inspection

Thursday 14th February 2019



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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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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

Property address

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.

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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 traditional three bedroomed detached house is situated close to the centre of Kingswinford within a short distance of local schools and other day to day amenities. The house was built probably in the early 1970's of conventional brick and tile construction as one of three or four similar properties on an infill site in the grounds of one of the older houses in the road. During the course of my inspection, there were no signs of structural distress or major disrepair that need to be attended to, although the house has now reached the stage where some general further upgrading and modernisation is required. The need for further improvement would seem to be reflected in the current day purchase price which would seem to be a fair representation of market value. Our opinion is based on the evidence of other sales in the area that have been completed during the course of the last few months. Under those circumstances, we do not feel there is any reason you should not proceed with your purchase on the agreed terms.

3

Section of the report	Element number	Element name
Outside	E1	Chimney Stacks
Inside	F5	Fireplaces, Chimney Breasts and Flues
Services	G1	Electricity
Services	G2	Gas
Services	G4	Heating

2

Section of the report	Element number	Element name
Outside	E6	Outside Doors
Outside	E7	Conservatory & Porches
Outside	E9	Other
Inside	F8	Bathroom Fittings

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C

Overall opinion and summary of the condition ratings (continued)

Inside	F9	Other
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1

Section of the report	Element number	Element name
Outside	E2	Roof Coverings
Outside	E3	Rainwater Pipes & Gutters
Outside	E4	Main Walls
Outside	E5	Windows
Outside	E8	Other Joinery & Finishes
Inside	F1	Roof Structure
Inside	F2	Ceilings
Inside	F3	Walls & Partitions
Inside	F6	Built-in Fittings
Inside	F7	Woodwork
Services	G3	Water
Services	G5	Water Heating
Services	G6	Drainage
Grounds	H1	Garage

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D About the property

Type of property	Traditional two storey detached private dwelling house of conventional design.
Approximate year the property was built	Whilst we have no specific dates without reference to the Title Deeds, the house would probably appear to have been built around about 1972.
Approximate year the property was extended	The house has not been extended.
Approximate year the property was converted	The house has not been converted.
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	Name of other
Lower ground									
Ground	1				1			1	Cloak cupboard
First		3	1						
Second									
Third									
Other									
Roof space									

Construction

The house has been built out of conventional two storey cavity brick and breeze block construction surmounted by a timber pitched concrete interlocking tiled roof and includes PVC double glazed windows and doors.

To the front left hand corner is a part integral garage of single storey brick with a timber flat felt covered roof as well as an enclosed double glazed porch to the front entrance.

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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

D69

Environmental
impact rating

D65

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 evident.

Grounds

To the front of the house is a brick pavior forecourt with parking space for two vehicles with pedestrian access along the left hand side. That in turn leads to private mature gardens at the rear.

Location

The property is situated in an established residential part of Kingswinford virtually next to and backing onto Kingswinford school. The immediate neighbourhood contains a predominance of detached and semi-detached houses built since the 1950's within a short walking distance of local day to day amenities.

Facilities

The property is located very close to the centre of Kingswinford which provides local shops, schools for all age groups and public transport services. There is also a good road network to

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D

About the property (continued)

the rest of the West Midlands conurbation.

Local environment

Whilst I am not aware of any adverse ground conditions in the area, there is a history of mining activity in certain parts of the Black Country. A report should therefore be obtained from the Coal Authority to confirm there are no old mine workings close by that may have a detrimental affect in terms of future re-sale.

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E

Outside the property

Limitations to inspection

We were unable to examine the brickwork along the right hand side wall of the building due to the proximity of the neighbouring property.
Detailed examination of the main roof was also somewhat restricted due to limited visibility and the proximity of the neighbouring houses.

1 2 3 NI

E1 Chimney stacks

Along the left hand side of the roof there would appear to be some form of vent connected to the gas fire in the living room. The system will need to be tested to ensure its compliance with current safety regulations. (Condition Rating 3).

3

E2 Roof coverings

The main roof is of traditional timber pitched construction which appears to be overlaid with concrete interlocking tiles on timber battens and sarking felt as well as half round ridge tiles set in mortar.

1

Detailed examination was somewhat restricted due to limited visibility from ground level. There would however appear to be no obvious signs of frost damage, slippage or storm water ingress at this stage. (Condition Rating 1).

The flat roof over the garage is of timber construction covered with green mineral felt which has also been laid over the flat roof of the storm porch. Both surfaces seem watertight at this point in time but will need to be monitored for future repair, as this type of material is prone to failure at any point in time. The surfaces in the meantime have been sealed in the past and there are no signs of internal water ingress. (Condition Rating 1).

E3 Rainwater pipes and gutters

The property has been provided with sections of white plastic gutters discharging rainwater from the main roof into party downpipes and underground drains to the front and rear. The system seems to be generally functional and watertight, but will need to be cleaned out periodically of any silt and moss deposits. (Condition Rating 1).

1

E4 Main walls

The house has been built out of conventional two storey 275 mm cavity brick and breeze block construction including an integral garage to the front left hand corner. The outside walls have been built out of good quality facing brick laid in mortar to an adequate bond with a cavity behind an inner leaf of breeze block. There are no signs of structural distress or major disrepair noted at the time of my inspection, although the right hand side flank wall was inaccessible. (Condition Rating 1).

1

Damp Proof Course:-

The property has been provided with a bitumen felt damp proof course laid in mortar. The system is in good repair and seems generally functional as there were no instrumental or visible signs of dampness where tested internally with an electronic meter. (Condition Rating 1).

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E

Outside the property (continued)

E5
Windows

The property has been provided with replacement uPVC double glazed windows which include fixed and opening lights as well as diamond leadwork to the outside of the double glazed panels. They seem to have been manufactured and fitted to a reasonable standard and there are currently no signs of condensation or other disrepair. By appearance however, they would seem to have been fitted prior to FENSA registration before 2003 and there are unlikely to be any FENSA Certificates available. (Condition Rating 1).

1

E6
Outside doors
(including patio doors)

A PVC double glazed door and side obscure leaded window have been fitted to the front entrance in recent years. At the back of the house are replacement white uPVC double glazed sliding doors leading into the garden. In that location, the brickwork has been trimmed mechanically and the cement mortar and PVC trim is loose to the right hand side jamb and which will need to be modified or repaired. Copies of FENSA Certificates should be provided for the replacement doors at the rear which seem to have been fitted since 2003. (Condition Rating 2).

2

E7
Conservatory
and porches

To the front of the house is a small storm porch of single skin Mucklow brick construction with diamond leaded double glazed doors and side window. The structure itself is of a reasonable standard and generally watertight. There would appear to be some loose tiles or a similar situation beneath the carpeted floor which needs to be examined and repaired. (Condition Rating 2).

2

E8
Other joinery
and finishes

Around the perimeter of the roof at eaves level are sections of softwood timber fascia, soffit and bargeboards including those to the ground floor porch and garage. These joinery components have been clad with PVC panelling to the majority of areas for the purpose of minimising future maintenance. The fittings themselves seem to be of a reasonable standard and no major replacement would appear necessary. The soffits may have been manufactured from Asbestolux or similar material and include aluminium air vents, remain undisturbed and there would appear to be no reason to think about their replacement at this stage. (Condition Rating 1).

1

E9
Other

Outside decoration will be required periodically to the side meter cupboard and the gate to the pedestrian access. The timber doorframe also contains white gloss paintwork which has begun to weather. Outside decoration is therefore required during the course of the next few months following completion. (Condition Rating 2).

2

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F

Inside the property

Limitations to inspection

The majority of floors could not be examined due to carpets and other coverings.

1 2 3 NI

F1 Roof structure

The main roof is of traditional timber pitched construction built out of pre-formed softwood trusses which are covered with a layer of waterproof felt beneath the timber battens and tiled cladding. The structural timbers themselves appear to provide adequate support to the concrete tiles and there are no signs of thrust, deflection or water ingress noted at the time of my inspection. (Condition Rating 1).

1

Thermal Insulation:-

There are layers of fibreglass quilt over the ceiling joists as well as a loose fill insulating material that may have been installed in the cavity walls in the past and has entered the roof void. The degree of insulation does however appear to be fairly adequate to minimise heat loss and comply with Energy Efficiency guidelines. (Condition Rating 1).

F2 Ceilings

Internal ceilings have been created from modern plasterboard panels with a skim coat finish and some areas of artex plasterwork at first floor level. There are some signs of hairline cracks along the joints in the main bedroom which could be the result of minor foot traffic or shrinkage cracks along the joints. The panels still however appear fairly secure and only need to be filled prior to further decoration. (Condition Rating 1).

1

F3 Walls and partitions

At ground floor level the internal walls seem to be of single skin breeze block with a plastered finish and on the first floor, timber stud partitions with modern plasterboard panelling. These are all designed to support the floor and ceiling joists above. The walls are perpendicular, generally secure and could find no signs of internal distress of any significance. There is a slight vertical gap to the wall tiles underneath the window in the bathroom, but does not seem to be related to any major structural distress, although the brickwork above the window reveal itself is supported by the PVC frame. (Condition Rating 1).

1

F4 Floor

The whole of the ground floor is of solid construction which appears to have been built out of concrete or similar material. This has been laid to a fairly level surface including carpets and clay tiles and there were no obvious signs of movement or other disrepair.

NI

The first floor is of timber construction built from conventional softwood floorboards on suspended wooden joists. Where a heel test was applied, there were no signs of excessive bounce or movement under foot. Detailed examination was however restricted due to carpets and items of furniture. (Condition Rating NI).

F5 Fireplaces, chimney breasts and flues

Along the left hand wall of the lounge is a Mucklow stone fireplace in front of a chimney breast with a concrete slabbed hearth and a 'Baxi' gas fire connected to an external flue. The installation is somewhat dated. I would therefore recommend that a Gas Safe Engineer

3

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F

Inside the property (continued)

be commissioned to examine the existing flue which may need to be replaced, depending upon current regulations. (Condition Rating 3).

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

The kitchen contains a relatively modern range of base units and wall cupboards in chipboard melamine carcassing with gloss laminated MDF doors and contrasting worktops. These provide an adequate range of storage cupboards of a reasonable standard and no further improvement is required at this stage. (Condition Rating 1).

1

F7
Woodwork (for
example, staircase
and joinery)

Internal joinery components comprise softwood skirting boards, door linings and architraves with glazed hollowfill panelled doors to the lounge and kitchen and other panelled fittings with brass furniture and lever latch mechanisms to the internal rooms.

1

From the right hand side of the hall is a staircase leading up to the first floor landing built out of wooden treads and risers supported by strings either side with a balustrade and handrail. The structure appears to be fairly secure and all of the fittings of an acceptable standard. (Condition Rating 1).

F8
Bathroom fittings

The main bathroom upstairs contains a pink vanity wash basin with mixer tap as well as replacement low flush WC and a shower compartment with sliding doors with an aluminium screen and a 'Triton Rapide' electric shower unit in a boarded surround. The fittings all seem to be generally functional and adequate, although the ceiling extractor does not seem to be operative and will need to be replaced. (Condition Rating 2).

2

F9
Other

There are a mixture of wallpaper as well as anaglypta coverings and blown vinyl to the internal walls and ceilings which have an emulsion paint finish as well as white gloss paintwork to the joinery. Certain areas are now soiled due to general wear and tear, although no major attention is required prior to taking up occupation. (Condition Rating 2).

2

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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

The gas supply was not fully tested.
The electrical lighting and power circuits were not examined.
The gas heating and hot water system was not fully tested.
The underground drains and sewers were not fully tested.
Internal heating and plumbing pipework as concealed in places

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.

Electric is supplied to lighting and power circuits with an external meter cupboard and a fuse box inside the garage. The installation seems to be somewhat dated and there would also appear to have been some additions carried out in the past. I would therefore recommend that before you proceed, an Electrical Contractor's Report and estimate is obtained for the cost of upgrading or replacing the wiring circuits to comply with current NICEIC regulations. (Condition Rating 3).

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.

Inside the garage is a wall mounted meter supplying draw off points at ground floor level. The system seems to be functional but was not fully tested.

Service Records or a Test Certificate should be obtained from the vendors, or a Gas Safe Heating Engineer to ensure the reliability of the installation. (Condition Rating 3).

G3 Water

Domestic cold water is supplied by a rising main and stop tap feeding directly to draw off points at ground and first floor level following the decommissioning of the original storage tanks and is connected to a water meter on the public footway to the front. The supply was working and seems to be of adequate pressure, but was not fully tested. (Condition Rating 1).

G4 Heating

Gas fired central heating to conventional water filled steel panelled radiators is provided by a 'Ferroli F30 B' combination gas boiler inside the garage. The installation seemed to be working, but was not fully tested.

Service Records should therefore be obtained from the owners prior to purchase to ensure

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Services (continued)

its level of efficiency and reliability. (Condition Rating 3).

G5
Water heating

Instantaneous domestic hot water is supplied by the same combination gas boiler. The system was functional and seems to be of adequate pressure where examined, but was not fully tested. (Condition Rating 1).

1

G6
Drainage

Foul waste discharges into a soil and vent pipe from the first floor toilet facility. Waste from the kitchen as well as the bathroom and surface water from the roof feed into underground drains. These in turn appear to run along the side of the house and discharge into public sewers close by, confirmation of which should be obtained by your solicitors from the Water Authority. Where the inspection cover was lifted there were no obvious signs of blockage but the drains were not fully tested. (Condition Rating 1).

1

G7
Common services

There are no obvious signs of common services between this and any of the adjoining dwellings, although confirmation should be obtained from the Water Authority. (Condition Rating NI).

NI

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H

Grounds (including shared areas for flats)

Limitations to inspection

1 2 3 NI

H1
Garage

To the front left hand corner of the house is a part integral single garage with a metal up and over door in a wooden frame and a fire door to the hallway. The structure appears to be generally secure and watertight with no obvious signs of disrepair. (Condition Rating 1).

1

H2
Other

There are no other outbuildings of a permanent nature. (Condition Rating NI).

NI

H3
General

To the front of the house is a brick pavior driveway with parking space which is slightly uneven around the inspection cover and needs to be re-laid. There is a footpath along the side. This in turn leads through a timber gate which needs to be repaired as the left hand gate post is loose and will need to be re-fitted.

At the back of the property is a concrete paved patio with lawn, well stocked flower borders, concrete slabs with a step down to a further lawned area, all enclosed by a mixture of timber fencing which seems to have been maintained to a reasonable standard. There are however some areas of fencing along the left hand side boundary which will need to be replaced and the Title Deed Plan should be examined to determine responsibility for maintenance.

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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

During the course of my inspection of the property, I did not detect any signs of structural alterations, extensions or other building work that would have required Planning or Building Regulation Consent from the Local Authority.

I2 Guarantees

During the course of my inspection, there were no signs of specialist work, warranties or guarantees relating to the building structure or internal fixtures and fittings.

I3 Other matters

Roads & Footpaths: These appear to be made up and adopted, confirmation of which should be obtained from the Highways Authority.

Drains & Sewers: The property appears to be connected to public sewers close by, confirmation of which should be obtained from the Water Authority.

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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

Structural Movement: There is no visual evidence of structural distress to the building fabric.

Dampness: There are no instrumental signs of dampness to the property.

Timber Defects: There are no visible signs of timber degrade, although detailed investigation was prohibited due to floor coverings.

J2
Risks to the grounds

Mining: There is a history of old mining activity within the area and a report should be obtained from the Coal Authority to ensure there are no adverse conditions within the immediate vicinity.

Landfill & Contamination: From enquiries made of the appropriate authorities, I am not aware of any high levels of Radon, Methane or other deposits, although confirmation should be obtained from the Environmental Agency.

Flooding: I have no knowledge of any history of flooding in the neighbourhood from enquiries made of the appropriate authorities, but once again this should be verified by the Environmental Agency.

J3
Risks to people

In order to comply with current Health & Safety guidelines, the following items require clarification prior to exchange of contracts:

F5:- The flue to the fireplace in the lounge will need to be tested prior to further use.

G1:- An Electrical Contractor's Report and estimate should be obtained for the cost of upgrading the wiring circuits to comply with current regulations.

G4:- Copies of service records should be obtained for the central heating and hot water system to ensure its reliability.

J4
Other

N/A

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Valuation

In my opinion the Market Value on Thursday 14th February 2019 as inspected was:

£ 200,000

Two hundred thousand pounds.

(amount in words)

Tenure Freehold

Area of property (sq m)

Main Dwelling: 115 sq.m. Storm
Porch: 2 sq.m.

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

£ 161,000

One hundred and sixty one thousand pounds.

(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

Our Valuation Report assumes there are no adverse comments as a result of local searches or specialist reports.

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

There are no additional assumptions.

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 line with current Building Regulations and other legal requirements. This will help you decide on the amount of buildings

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K

Valuation (continued)

insurance cover you will need for the property.

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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	<i>Paul Jackson</i>		
Surveyor's RICS number	59353	Qualifications	FRICS
For and on behalf of			
Company	Paul Jackson Surveyors Ltd		
Address	'Rockmount', 7 Dark Lane,		
Town	Kinver,	County	South Staffs.
Postcode	DY7 6JA	Phone number	+441384877848
Website	www.pjsurveyors.co.uk	Fax number	
Email	paul@pjsurveyors.co.uk		
Property address	77 Water Street , Kingswinford , West Midlands , DY6 7QD.		
Client's name	Mr. M. Smith	Date this report was produced	19th February 2019

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Property address 77 Water Street , Kingswinford , West Midlands , DY6 7QD.

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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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_2016.pdf

https://isurvworksmart.com/leasehold_dhs_final.pdf

Property address



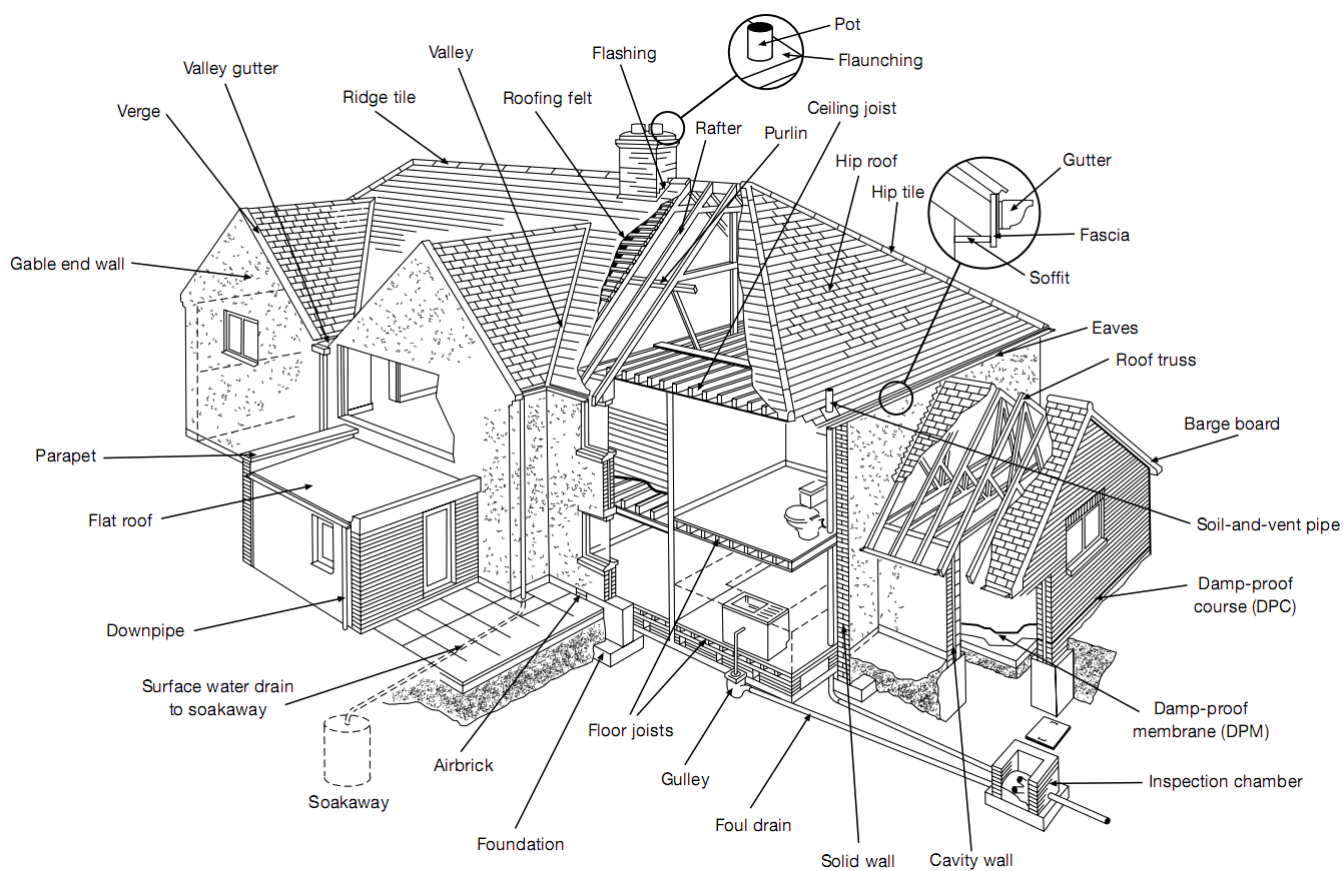
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HomeBuyer Report...

Typical house diagram

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



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