

## What's Covered...

<b>Building Survey</b>	<b>The RICS Homebuyer Report</b>
<p><b>A Market Valuation is NOT included but is available upon request as a separate item</b></p>	
<ul style="list-style-type: none"> <li>• Type of property</li> <li>• Construction</li> <li>• Accommodation</li> <li>• General and specific location</li> <li>• Condition of roof structure and coverings</li> <li>• Chimney Stacks - Flues &amp; Associated Flashings</li> <li>• Rainwater fittings (gutters, etc)</li> <li>• The main walls (including comments and advice with regard to actual or potential subsidence, heave or landslip)</li> <li>• Airbricks and Damp Proof Course</li> <li>• External joinery such as doors and windows</li> <li>• External decoration</li> <li>• The Site - Boundaries, Walls, Footpaths etc</li> <li>• Drainage - Soil and Waste Water</li> <li>• The interior roof space</li> <li>• Ceilings</li> <li>• Floors</li> <li>• Internal walls and partitions</li> <li>• Fireplaces and chimney breasts</li> <li>• Internal joinery</li> <li>• Windows and doors</li> <li>• Kitchen and sanitary fittings</li> <li>• Internal decorations</li> <li>• Thermal and Sound Insulation</li> <li>• The Services including electricity, gas, cold and hot water, plumbing and heating</li> <li>• Dampness including rising and penetrating damp</li> <li>• Timber defects (including comments and advice with regard to actual or potential woodworm and wet and dry rot)</li> <li>• Lighting and Ventilation and Compliance with Local Authority Requirements</li> <li>• General Information in respect of Tenure, Road Charges and Town Planning</li> <li>• Advice in respect of general maintenance of properties - either Freehold or Leasehold</li> </ul>	<p>A : INTRODUCTION TO THE REPORT</p> <p>B : ABOUT THE INSPECTION</p> <ul style="list-style-type: none"> <li>* Surveyor details</li> <li>* Full property details</li> <li>* Related party disclosure</li> <li>* Full address and postcode</li> <li>* Weather conditions and Status of property at time of inspection</li> </ul> <p>C : SUMMARY OF THE CONDITION RATINGS</p> <ul style="list-style-type: none"> <li>* Condition ratings are given in the order of seriousness</li> <li>* The surveyor's overall opinion of the property</li> </ul> <p>D : ABOUT THE PROPERTY</p> <ul style="list-style-type: none"> <li>* Accommodation; Energy; Main Services; Central heating; Outside the property; The location; Facilities; Local environment</li> </ul> <p>E : OUTSIDE OF THE PROPERTY</p> <ul style="list-style-type: none"> <li>* Chimneystacks; Roof coverings; Rainwater pipes and gutters; Main walls; Windows; Outside doors (including patio doors); Conservatory and porches; Other joinery and finishes; Other</li> </ul> <p>F : INSIDE OF THE PROPERTY</p> <ul style="list-style-type: none"> <li>* Roof structure; Ceilings; Walls and partitions; Floors; Fireplaces, chimney breasts and flues; Built-in fittings (built-in kitchen and not including the appliances); Woodwork (for example, staircase and joinery); Bathroom fittings; Other</li> </ul> <p>G : SERVICES</p> <ul style="list-style-type: none"> <li>* Electricity; Gas/oil; Water; Heating; Water heating; Drainage; Common services</li> </ul> <p>H : GROUNDS (including shared areas for flats)</p> <ul style="list-style-type: none"> <li>* Garage; Other; General</li> </ul> <p>I : ISSUES FOR YOUR LEGAL ADVISERS</p> <ul style="list-style-type: none"> <li>* Regulation; Guarantees; Other matters</li> </ul> <p>J : RISKS</p> <ul style="list-style-type: none"> <li>* Risks to the building; Risks to the grounds; Risks to people; Other</li> </ul> <p>K : VALUATION</p> <p>L : SURVEYOR'S DECLARATION</p> <p>ADDENDA</p> <ul style="list-style-type: none"> <li>* What to do now: Description of Homebuyer service: House diagram</li> </ul>