

RICS  
**HomeBuyer Report...**

Property address  
129 Thornhill Park Road,  
SOUTHAMPTON, SO185TE

Client's name  
Pete Smith

Date of Inspection  
Tue 30/06/2020

# Contents

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# A

## Intoduction to the report

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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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the mark of  
property  
professionalism  
worldwide

RICS  
**HomeBuyer Report...**

**B**

## About the Inspection

Surveyor's name	Mohammed Rizwan Shaikh		
Surveyor's RICS number	test123		
Company name	HouzeCheck Limited		
Date of the inspection	Tue 30/06/2020	Report reference number	HC0011623
Related party disclosure	We are not aware of any conflict of interest as defined by the Royal Institution of Chartered Surveyors.		
Full address and postcode of the property	129 Thornhill Park Road, SOUTHAMPTON, SO185TE		
Weather conditions when the inspection took place	At the time of inspection it was dry with bright sunshine with parts of the structure and grounds in dark shadow.		
The status of the property when the inspection took place	<p>The property was unoccupied and furnished with some items obstructing the inspection.</p> <p>At the time of inspection there was evidence the property is likely to be tenanted and your legal adviser should confirm this. Your legal adviser should confirm if the property will be with vacant possession or confirm to you if the tenant is to remain in occupation and the terms applicable including the passing rent and nature of the tenancy.</p> <p>The property has been valued assuming a tenure leasehold as detailed in Section K.</p>		

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**B**

## About the Inspection

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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 underfloor 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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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

The property is considered to be a satisfactory prospect for purchase with no visible evidence of significant problems.

However, the proposed purchase price exceeds our opinion of value and we recommend you renegotiate the purchase price. We would not anticipate any problems on reselling the property, at our valuation, if brought to a normal market in a similar condition.

It is vital that you read the whole of this report. In the main part of the report we will notify you of the actions you need to take prior to exchange of contracts or any financial commitment being made by you.

Where the Condition Ratings are either 2 or 3 we refer you to the section at the end of the report "What to do Now".

You must have all the recommended repairs or defects raised in the report investigated and obtain quotations for the work from competent contractors before proceeding to any legal or financial commitment. If you not do so, you proceed at your own risk.

The Condition Ratings in the report are assessed from a visual inspection only, from within the grounds or available public observation points and it is quite easy for a Condition rating 2 in the report, when the defect is not attended to, to quickly become a Condition rating 3.

This report should be considered a brief comment upon the visual condition of the property and it is not to be considered as a detailed inventory of every single defect. The report is compiled upon the basis of the condition as at the inspection date and no liability can be accepted for any deterioration or fault in its condition after the date of inspection.

The property is considered to be a reasonable purchase in the current market although there are a number of defects which require attention and some expenditure in addition to the agreed purchase price.

Besides the issue of the purchase price you may also incur additional costs of Stamp Duty Land Tax, HM Land Registry charges, VAT on repairs and professional fees, legal and surveying costs, together with any charges for mortgage application fees together with the cost of removing, new carpets, decorating and general household improvements.

This report must be read in conjunction with our Letter of Engagement, the description of

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the RICS HomeBuyer Service and our Standard Conditions of Engagement for an RICS Home Buyer Report.

3

Section of the report	Element Number	Element Name
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2

Section of the report	Element Number	Element Name
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E Outside the property	E0	E0 Limitations to inspection
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1

Section of the report	Element Number	Element Name
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**D**

# About the property

**Type of property**

The property is a two bedroom converted bungalow..

There is a single integral garage.

The flat is located on the ground floor of a block containing flats.

**Approximate year the property was built**

**Approximate year the property was extended**

**Approximate year the property was converted**

**Information relevant to flats and maisonettes**

The flat is contained within a former office block which has been converted to flats. This may have been done under Permitted Development Rights for planning regulation purposes but would have required Building Regulation Consent. Your legal advisor should make full enquiries in this respect.

## Accommodation

Ground Floor: Study

First Floor: one bedroom

Second Floor: three bedrooms

## Construction

The main external walls are of cavity masonry construction. The cavity has been filled with cavity insulation to improve thermal efficiency.

The floors are constructed in part timber and part solid construction.

The roof is pitched and covered with stone slates. These are popular in the North of England and are very durable. The slates can be turned over after the first side has become worn exposing a clean and virtually as new second side. Carefully looked after the slates may have a useful life as a building material as long as five hundred years. It is important to keep moss growth cleaned off annually every Autumn to ensure the proper run off of water.

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**D**

# About the property

## 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

Environmental impact rating

## 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 feedin tariffs)

## Grounds

The property has a front and rear garden.

## Location

The property is located in a rural location and is close to local facilities.

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**D**

# About the property

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## Facilities

You may wish to consider staying in the locality to familiarise yourself with the locality before purchase.

## Local environment

The property has been identified from the Environment Agency web site flood map as being at risk of flooding. Our valuation assumes that insurance for flood damage can be obtained on normal terms. You should consult your insurance provider.

However your Legal Adviser should make all necessary enquiries with the relevant agencies prior to exchange of contracts.

The property is believed to be built upon alluvial silt. Such substrates on sloping sites can be subject to landslip.

The granular nature of the material means water can travel through the material and leaking drains can cause the material to be washed away or become semi-fluid. This has the potential to damage foundations causing structural damage to the building.

The property is located in an area of outstanding natural beauty. (AONB) There are special planning restrictions and you should consult the Local Authority with any proposals to alter or extend the property.

You should ensure that your Legal Advisor alerts you to the implications.

All work undertaken on a Listed Building is subject to Regulatory Approvals including past, proposed alterations and remedial works.

You may require approvals from English Heritage and you should first talk with your Local Authority Conservation Officer.

Your Legal Adviser should confirm that all past works were undertaken with all required approvals at the proper time.

As a new owner you may be found responsible for correcting unapproved past work.

See also Section I.

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**E**

# Outside the property

## Limitations to inspection

The inspection was limited to the parts of the building that could be seen from ground level within the property boundary or adjacent public areas.

Condition Ratings provided may be based upon the limitations of the inspection and subject to further discovery if better access is enabled.

We were unable to view the rear of the chimney due to the height and configuration of the building. We can not confirm the condition.

The RICS conditions of service require only limited opening of windows. It is possible for windows not opened or locked to have defects which are not covered in the report.

We noted Himalayan Balsam during the inspection.

1 2 3 NI

E1 Chimney Stacks	<b>NI</b>
E2 Roof coverings	<b>NI</b>
E3 Rainwater pipes and gutters	<b>NI</b>
E4 Main Walls	<b>NI</b>
E5 Windows	<b>NI</b>
E6 Outside doors (including patio doors)	<b>NI</b>
E7 Conservatory and porches	<b>NI</b>
E8 Other joinery and finishes	<b>NI</b>
E9 Other	<b>NI</b>

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**F**

# Inside the property

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## Limitations to inspection

**1** **2** **3** NI

F1 Roof Structure	NI
F2 Ceilings	NI
F3 Walls and partitions	NI
F4 Floors	NI
F5 Fireplaces, Chimney breasts and flues	NI
F6 Builtin fittings (builtin in kitchen and other fittings, not including appliances)	NI
F7 Woodwork (for example, staircase and joinery)	NI
F8 Bathroom fittings	NI
F9 Other	NI

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# G Services

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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

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.

NI

**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

NI

**G3 Water**

NI

**G4 Heating**

NI

**G5 Water Heating**

NI

**G6 Drainage**

NI

**G7 Common Services**

NI

**G8 Other services/features**

NI

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**H**

# Grounds (including shared areas for flats)

## Limitations to inspection

**1** **2** **3** NI

H1  
Garage

**NI**

H2  
Other

**NI**

H3  
General

**NI**

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**I**

## Issues for your legal advisers

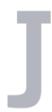
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We do not act as 'the legal adviser' and will not comment on any legal documents. However, if during the inspection we identify issues that your legal advisers may need to investigate further, we may refer to these in the report (for example, check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

I1 Regulation	<input type="text"/>
I2 Guarantees	<input type="text"/>
I3 Other matters	<input type="text"/>

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## Risks

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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	<input type="text"/>
J2 Risks to the grounds	<input type="text"/>
J3 Risks to people	<input type="text"/>
J4 Other	<input type="text"/>

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# Valuation

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In my opinion the Market Value on  as inspected was:

£

(amount in words)

Tenure

Area of property (sq m)

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

£

(amount in words)

In arriving at my valuation, I made the following assumptions

With regard to the materials, construction, services, fixtures and fittings, and so on I have assumed that:

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

With regard to legal matters I have assumed that:

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

Any additional assumptions relating to the valuation

Your legal advisers, and other people who carry out property conveyancing, should be familiar with these assumptions and are responsible for checking those concerning legal matters.

My opinion of the Market Value shown here could be affected by the outcome of the enquiries by your legal advisers (section 1) 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.

Any additional assumptions relating to the valuation

**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 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

Surveyor's RICS number

test123 Qualifications Faculty

For and on behalf of

Company

HouzeCheck Limited

Address

houzecheck strret

Town

watford County Hertfordshire

Postcode

WD187NE Phone Number 123455677

Website

testwebsite Fax number 123-45-45665-

Email

houzecheck@gmail.com

Property address

129 Thornhill Park Road, SOUTHAMPTON, SO185TE

Client's Name

Pete Smith Date this report was produced 2020-07-05 16:33:36

## RICS Disclaimers

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

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

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

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# What to do now

## Getting quotations

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

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

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

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

## Further investigations

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

## Who you should use for these further investigations

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

## What the further investigations will involve

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

## When to do the work

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

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

## Warning

Although repairs of elements with a condition rating 2 are not considered urgent, if they are not addressed they may develop into defects needing more serious repairs. Flat roofs and gutters are typical examples. These can quickly get worse without warning and result in serious leaks. As a result, you should regularly check elements with a condition rating 2 to make sure they are not getting worse.

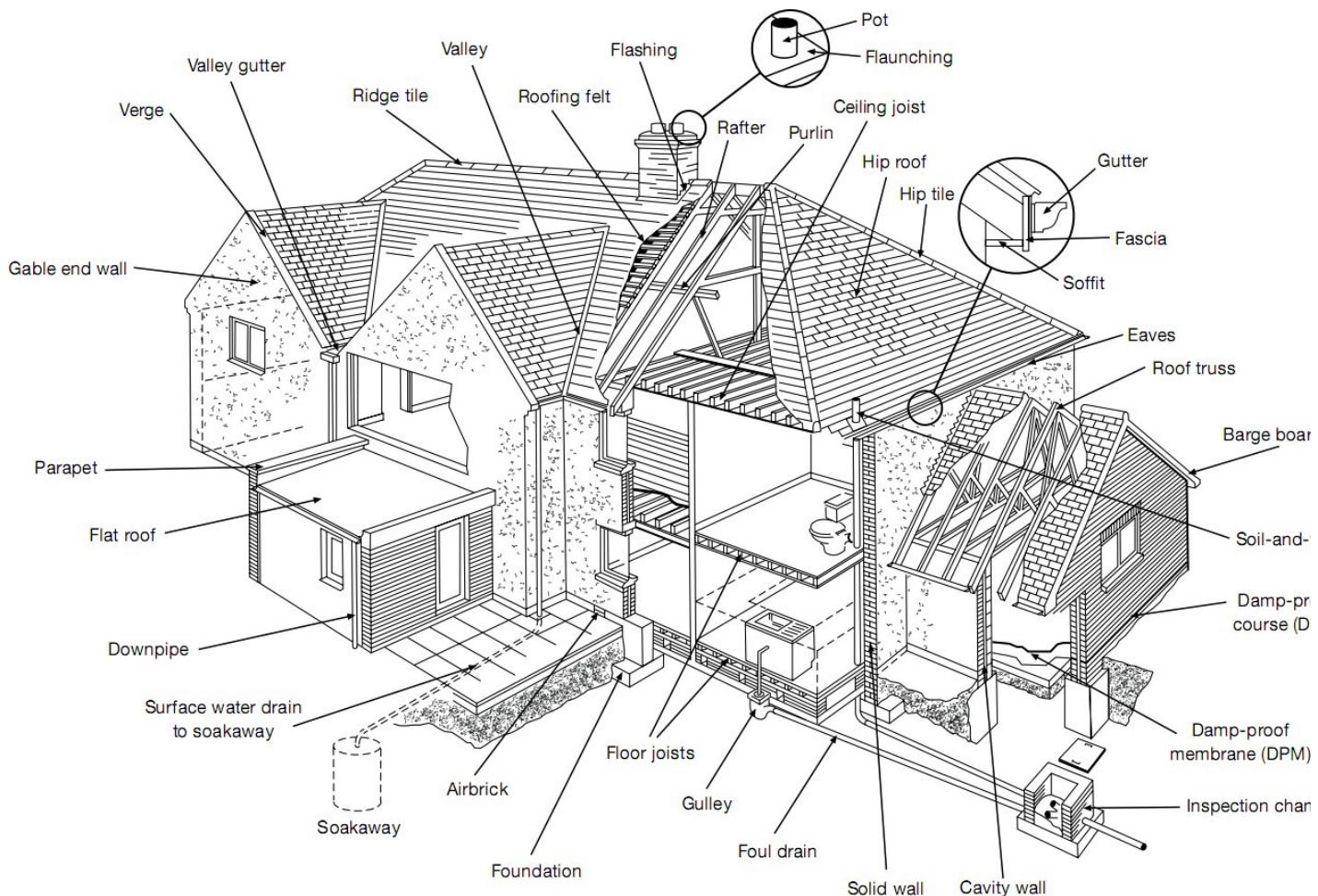
In order to access the Terms of Engagement and Description of Service please copy and paste the links on your browser

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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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