

Advice for Home Buyers

You are in the early stages of the process for purchasing your home

You may have agreed terms “subject to contract” and instructed your legal adviser to undertake the necessary work

You may have made an application for a mortgage from a bank or building society

What else should you consider?

A report on the condition and value of the property

Even if you are applying for a mortgage, the lender will not have a survey carried out – frequently they do not even arrange an internal inspection of the property –

The valuation report they require will *not* provide you with any useful information about the condition of the property –

Increasingly lenders are not disclosing the report to the mortgage applicant - its only purpose is to confirm to the lender that the property is adequate security for the loan

The RICS HomeBuyer Report will:

- * *forewarn you of any major problems*
- * *allow you to programme and budget for any matters needing attention*
- * *identify matters that might need further investigation*
- * *identify whether tests of any of the services are advisable*
- * *warn you of any significant health and safety issues regarding the property*
- * *help you decide whether to proceed to purchase*
- * *advise you of the reasonable price for the property in its present condition*
- * *advise you as to the proper level of reinstatement cost for buildings insurance*
- * *Identify matters that your legal adviser may need to investigate further*

The report is undertaken by members of the Royal Institution of Chartered Surveyors (RICS) who specialize and are experienced in the appraisal of residential properties.

The service is fast, efficient and extremely cost effective.

What value do you place on peace of mind?

How important is knowing as much as possible about your prospective home?

Ask for an RICS Homebuyer Report to help you in your home-buying decisions



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property
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*Chartered Surveyor specialists
in residential property surveys
in South Devon since 1978*

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The surveyor's inspection

The surveyor inspects the inside and outside of the main building and all permanent outbuildings, but does not force or open up the fabric. They also inspect the parts of the electricity, gas/oil, water, heating and drainage services that can be seen, but they do not test them.

To help describe the condition of the home, the surveyor gives condition ratings to the main parts (or 'elements') of the building, garage, and some parts outside. Some elements can be made up of several different parts. For example, a home can have a pitched (sloped) roof to the main building and a flat roof to an extension. In this case, the surveyor will give each a condition rating and use the worst one to define the element in section C.

In the element boxes in parts E, F, G and H, the surveyor will 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.

Condition rating	Definition
	Defects which are serious and/or need to be repaired, replaced or investigated urgently.
	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.
	No repair is currently needed. The property must be maintained in the normal way.
	Not inspected. (See 'Important note' in the panel opposite.)

The report focuses on matters that, in the surveyor's opinion, need to be dealt with or may affect the value of the property.

Important note

The surveyor will carry out only a visual inspection. This means that they do not take up carpets, floor coverings or floorboards, move furniture or remove the contents of cupboards. Also, they do not remove secured panels or undo electrical fittings.

The surveyor will 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.

They will inspect the roof structure from inside the roof space if there is access (although they will not move or lift insulation material, stored goods or other contents). They will examine floor surfaces and under-floor spaces so far as there is access to these (although the surveyor will not move or lift furniture, floor coverings or other contents). The surveyor is not able to assess the condition of the inside of any chimney, boiler or other flues.

The surveyor will note in their report if they were not able to check any parts of the property that the inspection would normally cover. If the surveyor is concerned about these parts, the report tells you about any further investigations that are needed.

The surveyor will 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 the surveyor suggests may be expensive.

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