

The Directors  
PPNL SPV 12 Limited  
71 Queen Victoria Street  
London  
EC4V 4AY

Our ref: SD074666

Date: 8<sup>th</sup> March 2017

Dear Sirs

**RE: 34 WATERFORD HOUSE, THORNEY MILL ROAD, WEST DRAYTON, MIDDLESEX UB7 7DL**

We refer to your recent instructions requesting us to carry out a desk-top valuation of the above-mentioned property.

On the assumption that there have been no material changes to the property since the original inspection on the 6th May 2015, we are of the opinion that the property's value is now in the region of £295,000 (two hundred and ninety five thousand pounds).

We trust that the contents of this letter are satisfactory for your purposes.

Yours faithfully

*Holly Allen*  
Holly Allen (Mar 30, 2017)

Holly Allen, BA MSc MRICS  
Surveyor  
**MAP Chartered Surveyors**



Property Partner London  
71 Queen Victoria Street  
London  
EC4V 4AY

Our ref: SD072144

Dear Sirs,

**DESKTOP VALUATION: 34 WATERFORD HOUSE, THORNEY MILL ROAD, WEST DRAYTON, MIDDLESEX, UB7 7DL**

Thank you for your recent e-mail instructions to undertake a Desktop Valuation on the above property previously inspected by ourselves on 6<sup>th</sup> May 2015.

For the purpose of this valuation the assumed date of valuation is 2<sup>nd</sup> December 2016.

As this is a Desktop valuation, we have assumed that the property is in similar condition and layout as to that when inspected on 6<sup>th</sup> May 2016 and that there have been no material changes.

The valuation below is on the same market valuation basis defined as “the estimated amount for which a property should exchange on the date of valuation between a willing buyer and a willing seller in an arms length transaction after proper marketing wherein the parties had each acted knowledgeably, prudently and without compulsion.”

In arriving at the valuation we have considered current market conditions, property readily available on the market and recent agreed sales together with completions.

In this respect we value the property in the sum of £285,000 (Two hundred and eighty five thousand pounds) leasehold with vacant possession.

We trust that we have supplied you with sufficient information but should you have any queries then please do not hesitate to contact this office.

Yours faithfully

  
Holly Allen (Dec 2, 2016)

ELECTRONICALLY SIGNED BY  
Holly Allen, BA MSc MRICS  
For and on behalf of  
**MAITLANDS ACORN PROFESSIONAL LIMITED**



— CHARTERED SURVEYORS —

Property Partner London  
71 Queen Victoria Street  
London  
EC4V 4AY

Our ref: SD069423

Date of Valuation: 6<sup>th</sup> September 2016

Dear Sirs,

**DESKTOP VALUATION: 34 Waterford House, Thorney Mill Road, West Drayton, UB7 7DL**

Thank you for your recent e-mail instructions to undertake a Desktop Valuation on the above property previously inspected by ourselves on 6 May 2015.

For the purpose of this valuation the assumed date of valuation is 6<sup>th</sup> September 2016.

As this is a Desktop valuation, we have assumed that the property is in similar condition and layout as to that when inspected on 6 May 2015 and that there have been no material changes.

The valuation below is on the same market valuation basis defined as “the estimated amount for which a property should exchange on the date of valuation between a willing buyer and a willing seller in an arms length transaction after proper marketing wherein the parties had each acted knowledgeably, prudently and without compulsion.”

In arriving at the valuation we have considered current market conditions, property readily available on the market and recent agreed sales together with completions.

In this respect we value the property in the sum of £285,000 (Two hundred eighty five thousand pounds) with vacant possession.

We trust that we have supplied you with sufficient information but should you have any queries then please do not hesitate to contact this office.

Yours faithfully

  
S Ghauri (Sep 13, 2016)

ELECTRONICALLY SIGNED BY  
S Ghauri MRICS  
For and on behalf of  
**MAITLANDS ACORN PROFESSIONAL LIMITED**



Property Partner London  
WeWork Moorgate  
5<sup>th</sup> Floor  
1 Fore Street  
London  
EC2Y 5EJ

Our ref: SD066009

Date of Valuation: 16th June 2016

Dear Sirs,

**DESKTOP VALUATION: 34 Waterford House, Thorney Mill Road, West Drayton, Middlesex UB7 7DL**

Thank you for your recent e-mail instructions to undertake a Desktop Valuation on the above property previously inspected by ourselves on 6th May 2015.

For the purpose of this valuation the assumed date of valuation is 16<sup>th</sup> June 2016.

As this is a Desktop valuation, we have assumed that the property is in similar condition and layout as to that when inspected on 6th May 2015 and that there have been no material changes.

The valuation below is on the same market valuation basis defined as “the estimated amount for which a property should exchange on the date of valuation between a willing buyer and a willing seller in an arms length transaction after proper marketing wherein the parties had each acted knowledgeably, prudently and without compulsion.”

In arriving at the valuation we have considered current market conditions, property readily available on the market and recent agreed sales together with completions.

In this respect we value the property in the sum of £285,000 (two hundred eighty five thousand pounds) with vacant possession.

We trust that we have supplied you with sufficient information but should you have any queries then please do not hesitate to contact this office.

Yours faithfully

*s ghauri*

s ghauri (Jun 20, 2016)

ELECTRONICALLY SIGNED BY

S Ghauri MRICS

For and on behalf of

**MAITLANDS ACORN PROFESSIONAL LIMITED**



Property Partner London  
5<sup>th</sup> Floor, 1 Fore Street  
London  
EC2Y 5EJ

Our ref: SD062995

Date of Valuation: 22 February 2016

Dear Sirs,

**DESKTOP VALUATION: 34 Waterford House, Thorney Mill Road, West Drayton, UB7 7DL**

Thank you for your recent e-mail instructions to undertake a Desktop Valuation on the above property previously inspected by ourselves on 6 May 2015.

For the purpose of this valuation the assumed date of valuation is 22 February 2016.

As this is a Desktop valuation, we have assumed that the property is in similar condition and layout as to that when inspected on 6 May 2015 and that there have been no material changes.

The valuation below is on the same market valuation basis defined as “the estimated amount for which a property should exchange on the date of valuation between a willing buyer and a willing seller in an arms length transaction after proper marketing wherein the parties had each acted knowledgeably, prudently and without compulsion.”

In arriving at the valuation we have considered current market conditions, property readily available on the market and recent agreed sales together with completions.

In this respect we value the property in the sum of £280,000 (Two hundred eighty thousand pounds) with vacant possession.

We trust that we have supplied you with sufficient information but should you have any queries then please do not hesitate to contact this office.

Yours faithfully *s ghauri*  
s ghauri (Feb 29, 2016)

ELECTRONICALLY SIGNED BY  
S Ghauri MRICS  
For and on behalf of

**MAITLANDS ACORN PROFESSIONAL LIMITED**



— CHARTERED SURVEYORS —

Property Partner London  
WeWork Moorgate  
5<sup>th</sup> Floor, 1 Fore Street  
London  
EC2Y 5EJ

Our ref: SD060238

Date of Valuation: 16 November 2015

Dear Sirs,

**DESKTOP VALUATION: 34 Waterford House, Thorney Mill Road, West Drayton, Middlesex UB7 7DL**

Thank you for your recent e-mail instructions to undertake a Desktop Valuation on the above property previously inspected by ourselves on 6 May 2015.

For the purpose of this valuation the assumed date of valuation is 16 November 2015.

As this is a Desktop valuation, we have assumed that the property is in similar condition and layout as to that when inspected on 6 May 2015 and that there have been no material changes.

The valuation below is on the same market valuation basis defined as “the estimated amount for which a property should exchange on the date of valuation between a willing buyer and a willing seller in an arms length transaction after proper marketing wherein the parties had each acted knowledgeably, prudently and without compulsion.”

In arriving at the valuation we have considered current market conditions, property readily available on the market and recent agreed sales together with completions.

In this respect we value the property in the sum of £275,000 (Two hundred seventy five thousand pounds) with vacant possession.

**Head Office:** Homebuyer House, 2<sup>nd</sup> Floor, 142-148 Main Road, Sidcup Kent DA14 6NZ  
**T:**0845 63 44 187 **E:** surveys@mapsurveyors.co.uk **W:** www.mapsurveyors.co.uk  
Maitlands Acom Professional Ltd Registered in England Company No. 5043613  
**throughout London and the South East**

**s ghauri**

E-signed 2015-11-23 05:21PM GMT

sgh@mapsurveyors.co.uk



We trust that we have supplied you with sufficient information but should you have any queries then please do not hesitate to contact this office.

Yours faithfully

  
\_\_\_\_\_

s ghauri (Nov 23, 2015)

ELECTRONICALLY SIGNED BY  
S Ghauri MRICS  
For and on behalf of

**MAITLANDS ACORN PROFESSIONAL LIMITED**

**s ghauri**

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— CHARTERED SURVEYORS —

Property Partner London  
5<sup>th</sup> Floor, 1 Fore Street  
London  
EC2Y 5EJ

Our ref: SD057279

Date of Valuation: 28 August 2015

Dear Sirs,

**DESKTOP VALUATION: 34 Waterford House, Thorney Mill Road, West Drayton, UB7 7DL**

Thank you for your recent e-mail instructions to undertake a Desktop Valuation on the above property previously inspected by ourselves on 6 May 2015.

For the purpose of this valuation the assumed date of valuation is 28 August 2015.

As this is a Desktop valuation, we have assumed that the property is in similar condition and layout as to that when inspected on 6 May 2015 and that there have been no material changes.

The valuation below is on the same market valuation basis defined as “the estimated amount for which a property should exchange on the date of valuation between a willing buyer and a willing seller in an arms length transaction after proper marketing wherein the parties had each acted knowledgeably, prudently and without compulsion.”

In arriving at the valuation we have considered current market conditions, property readily available on the market and recent agreed sales together with completions.

In this respect we value the property in the sum of £267,500 (Two hundred sixty seven thousand five hundred pounds) with vacant possession.

We trust that we have supplied you with sufficient information but should you have any queries then please do not hesitate to contact this office.

Yours faithfully

*s ghauri*  
s ghauri (Sep 4, 2015)

ELECTRONICALLY SIGNED BY  
S Ghauri MRICS  
For and on behalf of

**MAITLANDS ACORN PROFESSIONAL LIMITED**

**Head Office:** Homebuyer House, 2<sup>nd</sup> Floor, 142-148 Main Road, Sidcup Kent DA14 6NZ  
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throughout London and the South East

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sgh@mapsurveyors.co.uk



# RICS **HomeBuyer** Report

Property address

34 Waterford House  
Thorney Mill Road  
West Drayton  
UB7 7DL

Client's name

Property Partner London

Date of inspection

06 May 2015



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- Description of the RICS HomeBuyer Service
- Typical house diagram

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# Introduction 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.

If you want to complain about the service, please refer to the complaints handling procedure in the 'Description of the RICS HomeBuyer Service' at the back of this report

Property address



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# B

## About the inspection

3

Surveyor's name Suleman Ghauri

Surveyor's RICS number 1245403

Company name MAP Chartered Surveyors

Date of the inspection 06 May 2015 Report reference number 1015-09-MAP

Related party disclosure This report has been prepared solely for the benefit of the named client and their professional advisors and should not be reproduced in whole or in part or relied upon by third parties for any use without the express written authority of the surveyors. No liability is accepted to any third party.

Full address and postcode of the property 34 Waterford House  
Thorney Mill Road  
West Drayton  
UB7 7DL

Weather conditions when the inspection took place It was raining when I inspected the property.

The status of the property when the inspection took place At the time of my inspection the property was occupied and furnished.  
The vendor was in residence on the date of inspection.

Property address 34 Waterford House, Thorney Mill Road, West Drayton, UB7 7DL



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## 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.

<b>3</b>	Defects that are serious and/or need to be repaired, replaced or investigated urgently.
<b>2</b>	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.
<b>1</b>	No repair is currently needed. The property must be maintained in the normal way.
<b>NI</b>	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.



Please read the 'Description of the RICS HomeBuyer Report Service' (at the back of this report) for details of what is, and is not, inspected.

Property address



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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 property is, on the whole, a reasonable proposition for purchase. I found no evidence of any significant problems, and I cannot foresee any special difficulties arising on resale in normal market conditions.

3

Section of the report	Element number	Element name
E: Outside the property		
F: Inside the property		
G: Services	G1	Electricity
	G4	Heating
H: Grounds (part)		

2

Section of the report	Element number	Element name
E: Outside the property	E8	Other joinery and porches
F: Inside the property		
G: Services		
H: Grounds (part)		

1

Section of the report	Element number	Element name
E: Outside the property	E2	Roof coverings
	E3	Rainwater pipes and gutters
	E4	Main walls
	E5	Windows

Property address 34 Waterford House, Thorney Mill Road, West Drayton, UB7 7DL



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## Overall opinion and summary of the condition ratings (continued)

	E6	Outside doors (including patio doors)
F: Inside the property	F2	Ceilings
	F3	Walls and partitions
	F4	Floors
	F6	Built-in fittings
	F7	Woodworks
	F8	Bathroom fittings
	F9	Other
G: Services	G3	Water
	G5	Water heating
H: Grounds (part)		

Property address



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## About the property

Type of property

Approximate year the property was built

Approximate year the property was extended

Approximate year the property was converted

Information relevant to flats and maisonettes

### Accommodation

Floor	Living rooms	Bed-rooms	Bath or shower	Separate toilet	Kitchen	Utility room	Conser-vatory	Other	Name of other
Lower ground									
Ground									
First	1	2	2		1				
Second									
Third									
Other									
Roof space									

### Construction

Property address



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## 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

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 feed-in tariffs)

### Grounds

### Location

The property is set in an established residential area with surrounding properties of medium density development.

Access is via an adjacent and made up and adopted road.

We understand that the property is listed and therefore a number of planning restrictions may exist. Legal advisers should make further enquiries.

Property address



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## About the property (continued)

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### Facilities

All usual facilities and amenities are reasonably to hand.

### Local environment

The property is situated within an established residential area comprising similar property types close to all amenities.

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# Outside the property

## Limitations to inspection

1 2 3 NI

E1  
Chimney stacks

NI

E2  
Roof coverings

The main roof is of traditional timber pitched construction.

1

It was not raining heavily at the time of inspection and there may be leaks or defects which only become apparent during periods of heavy rain.

The roof tiling was found to be in reasonable condition to type and age at the time of my inspection with some evidence of staining and moss growth.

Your Legal Advisor to specifically request information on the main roof and whether it is a shared responsibility and if so, what are the costs associated with repairing it when it is anticipated it will need to be repaired.

E3  
Rainwater pipes  
and gutters

The function of the gutters and downpipes is to carry rainwater from the roof to the ground keeping the main structure as dry as possible.

1

It was not raining heavily at the time of inspection and there may be leaks or defects which only become apparent during periods of heavy rain.

The rainwater goods appeared to be in reasonable condition to type and age as inspected from ground level. Some blockage and leak was noted.

Gutters are a potential source of damp penetration problems and should be checked regularly and cleaned out annually. Defective gutters and downpipes are a common cause of dampness that can, in turn, lead to the development of rot in timbers. Regular inspection and adequate maintenance are therefore essential if serious problems are to be avoided.

Gutters and downpipes have been inspected from ground level. As it was not raining heavily at the time of the inspection it is not possible to confirm 100 per cent that the rainwater installation is free from blockage, leakage etc. or that it is capable of coping with long periods of heavy rainfall. Our comments have therefore been based on our best assumptions.

We would recommend you to observe next time it rains heavily and see how well the drains cope with the rainwater particularly looking at the guttering and the joints. We would always recommend that the gutters and downpipes are cleaned out, the joints are checked and the alignment checked to ensure that the gutters fall towards the downpipes.

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## Outside the property (continued)

<p>E4 Main walls</p>	<p style="text-align: right;"><b>1</b></p> <p>We noted no evidence of any significant recent or progressive structural movement within the property although did observe evidence of usual settlement considered to be within acceptable parameters at this stage. Long term monitoring would of course, be necessary to be categoric regarding the structural condition but is not considered warranted on the basis of our single inspection within the limitations imposed.</p> <p>External walls need to perform a variety of functions. These include supporting upper floors and the roof structure, resisting dampness, providing adequate thermal and sound insulation, offering resistance to fire and being aesthetically presentable. The external walls appeared to be in reasonable condition.</p> <p>The foundations have not been exposed. Whilst there is a risk of unseen defects, there are no above ground signs of defective foundations.</p> <p>In a property of this age, it is probable that the foundations are shallow by modern standards and in shrinkable soils such as are found in this area, the risk of structural movement is greater when foundations are shallow. This risk increases as the soil shrinks in hot dry summers. Roots from trees and shrubs can also have a significant contributory effect.</p> <p>The external walls are of cavity brick construction and appeared to be in reasonable condition to type and age. Walls of cavity construction should incorporate ties to hold together the inner and outer leaves of masonry. As there is no access to the cavity it has not been inspected and we cannot comment on the presence or condition of wall ties. However, there is no reason to anticipate wall tie failure and no external evidence of this was noted.</p> <p>The subsoil in this district is predominantly clay. Clay sub-soils are susceptible to shrinkage during periods of extremely dry weather, as the volume of the clay changes in proportion to its moisture content.</p> <p>Plantation noted close to the property. The risk of foundation damage increases significantly when trees or shrubs are planted near buildings. As a general policy it is recommended that no shrubs or trees with high water demand are planted close to any buildings. It should be ensured that your buildings insurance policy includes adequate cover for subsidence and heave damage.</p> <p>Roots of trees, hedges and shrubs can cause damage to foundations and services. It is generally believed that pruning of branches helps to reduce root growth, and it would be prudent therefore to keep the vegetation regularly pruned to a reasonable height.</p> <p>I would recommend you to make sure that your building insurance provide adequate cover against subsidence and heave and that insurer will cover the building under normal terms and conditions.</p> <p>Tests were made to the interior at random intervals using a dampness meter. Please note our tests were not carried out where there were areas of ceramic tiling or wall claddings, stored items, furniture, radiators and other fittings particularly in the kitchen where there are fitted units.</p> <p>It should be noted that seasonal conditions can affect the degree of damp penetration within a property. In terms of dampness we are only able to advise as to the condition of the property at the time of inspection and with restrictions of inspection imposed.</p> <p>No evidence of damp readings was noted.</p>
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Property address



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## Outside the property (continued)

E5 Windows	<p>The windows to the property consist of double glazed units and are in reasonable condition to type and age with no significant defects.</p> <p>Double glazing can vary in quality particularly in respect of the seals around the edges of the glazing. These seals will deteriorate over time resulting in misting and the subsequent need for repair or replacement.</p> <p>Not every element was inspected in detail. Regular inspections of all moveable parts should be undertaken and suitable easing and adjusting would be considered a normal maintenance feature.</p> <p>Where units have been replaced with double glazed units enquiries should be made of the vendor as to whether they are covered by guarantees. If they were replaced since 1 April 2002, confirmation should be obtained that they comply with the building regulation requirement which was introduced at that date.</p>	1
E6 Outside doors (including patio doors)	<p>The original doors are in reasonable condition to type and age but have suffered some wear and tear.</p>	1
E7 Conservatory and porches		NI
E8 Other joinery and finishes	<p>The external joinery to the property was inspected from ground level and appears to be in reasonable condition.</p> <p>All external joinery should be redecorated at maximum 3 year intervals.</p>	2
E9 Other	<p>Means of Escape; All doors should be kept closed at night to ensure that the escape route is protected from fire in order to minimise the risk to sleeping occupants. Smoke detectors should be maintained/provided to give the earliest possible warning of fire. The provision of fire extinguishers and the fitting of a fire blanket to the kitchen are also recommendations to consider. Further advice can be obtained by contacting the local fire and rescue service.</p> <p>Your legal adviser should check liabilities for maintenance of all external and shared elements.</p>	

Property address 34 Waterford House, Thorney Mill Road, West Drayton, UB7 7DL



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### Limitations to inspection

We have not inspected parts of the property which were covered, unexposed or inaccessible, or not possible to inspect without removing carpets or fittings. We are unable to report that such parts are free from rot, wood boring insect infestation, other pests or defects. We can accept no responsibility for any defect which would have been apparent to us only if we had been able to inspect freely these parts of the property.

It is possible that defects may exist in unseen areas and unless the property is fully inspected prior to purchase commitment, there may be additional costs of repair which must be borne by you.

All floors were concealed by fitted coverings. The property was occupied and furnished at the time of inspection.

1 2 3 NI

F1  
Roof structure

NI

F2  
Ceilings

The ceilings have been inspected from within the rooms and no opening up has been undertaken. The nature of the ceiling materials cannot be ascertained fully without damage being caused.

1

Ceilings where limitedly visible would appear to be of plasterboard construction. These are overlaid with assorted finishes.

Cracked and damaged plaster is likely to be discovered at the time of redecoration and you should budget for some repairs/renewal works. Removal of wallpaper or coverings can often loosen plaster or reveal defects. Ceilings often develop shrinkage or expansion cracks. Cracking of this type is normally only cosmetic and can be dealt with during the course of routine redecoration. Cracks along the lines of plasterboard joints are not unusual. These cracks are not structurally significant and can be filled when redecorating.

F3  
Walls and partitions

The walls and partitions have been inspected within the rooms and no opening up has been undertaken. The precise composition of the wall structures, linings and finishing cannot be ascertained without damage being caused.

1

Internal partitions generally of solid section brick/block. The internal walls and partitions were found to be in generally reasonable condition to type and age.

Cracks were noted to isolated areas and can be filled during the course of normal redecoration. Over the years the bond between plaster and the masonry can become weak and loose. This often occurs around window and door openings that are subject to vibration.

F4  
Floors

The floors are of solid concrete construction. Floors appeared to be in reasonable condition to type and age.

1

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Most areas concealed from view by floor coverings, furnishings and/or fitments generally.

Owing to conditions of occupancy and in accordance with our terms and conditions, no fixed floorboards were lifted which in this instance meant that no inspection of substructural timbers was possible.

The flooring beneath the bath and shower could not be inspected as this would involve damaging investigations which are beyond the scope of a normal survey. If there has been leakage, such as from concealed pipework, or around the bath and shower, dampness may have caused serious damage in the floor.

F5  
Fireplaces,  
chimney breasts  
and flues

NI

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

The kitchen fittings appear to be in reasonable condition. Kitchen appliances were not tested and you will need to verify exactly which appliances are included and ask the vendors to confirm whether they are aware of any defects and obtain any instruction booklets and guarantees if available. If the condition of these is important to your purchase, then they must be fully serviced and tested by an appropriate engineer prior to legal commitment to purchase.

1

It should be remembered that we have not taken out any of the kitchen appliances and cannot verify the adequacy of the connections. Leaks can occur at any time between the date of survey and your taking occupation. If leaks are found when you take up occupation, you should not assume that they were visible, accessible, or indeed in existence at the time of survey. Any such leaks should be promptly rectified. Removal of the appliances can reveal or cause defects in plasterwork and services. This must be accepted when proceeding with your purchase.

F7  
Woodwork (for  
example, staircase  
and joinery)

The internal joinery items comprise of doors, door frames and skirting boards, appeared in reasonable condition to type and age.

1

It has been assumed that a programme of internal decorations will be carried out following occupation.

F8  
Bathroom fittings

The fittings to the bathroom appeared to be in reasonable condition to type and age.

1

The plumbing installations were not specifically tested. We recommend a test prior to purchase commitment by an appropriately qualified person to determine the condition under variable operational requirements.

The sealants around the edges of baths and wash hand basin can leak and damage adjacent surfaces. If not repaired quickly, wood rot can soon develop. The boxing and panelling around baths and other appliances can keep these problems hidden.

Sanitaryware appears superficially serviceable. Shower trays, seals and enclosures are prone to leakage and disrepair. Regular checks, therefore, should be made of all pipe connections, surrounds and seals to reduce the risk of water leakage and decay.

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F9  
Other

No condensation noted to the property at the time of inspection. Sometimes condensation might not be present or visible at the time of our inspection but may occur due to seasonal weather variations or creation of water vapour from cooking, running baths or using showers etc. If you should notice any particular problems we should be notified as we may need to give further advice. It would be prudent to ask the vendors whether they are aware of any problems they may have noted with regard to condensation. 1

The control of condensation involves maintaining surface temperatures above the dew point (the humidity related temperature at which water vapour turns into moisture), and the provision of adequate thermal insulation and proper ventilation. Unfortunately, the modern emphasis on draught proofing reduces ventilation in dwellings, increasing the risk of condensation.

The extent of condensation in a dwelling will depend not only on its orientation and construction, but on variable factors such as weather conditions, lifestyle and how the property is heated and ventilated. Adequate heating and ventilation will help to keep condensation to a minimum.

The control of condensation can be significantly improved by installing extract ventilators in bathroom and kitchen areas, with ducts arranged to disperse the humid air to an external position. This will help to remove water vapour at source. The extractors should be operated whenever these rooms are in use.

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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

We have not carried out any testing of any of the service installations and our assessment is based on a visual inspection only. Condition ratings assume that current compliance certificates are available for all services which should be verified. In the absence of appropriate certification, condition ratings would by default reduce to the lowest level, which is condition rating 3.

Services and specialist installations have been visually inspected only. It is impossible to examine every detail of these installations without partially dismantling the structure. Tests have not been applied as these can only be undertaken by suitably qualified engineers. It is strongly recommended that you commission your own specialist testing of all services prior to exchange of contracts.

For the purposes of this report, only significant defects and deficiencies readily apparent from a visual inspection are reported. Compliance with regulations and adequacy of design, condition or efficiency can only be assessed as a result of tests.

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 10 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.*

It is impossible to fully assess the condition of an electrical installation on the basis of a visual inspection only. There are many factors relating to the adequacy of the electrical installations which can only be identified by a test which covers matters relating to resistance, impedance and current etc. 3

The electrical installation was not specifically tested. We recommend a test prior to purchase commitment by a qualified electrical contractor to be categorical regarding supply and condition and all recommendations should be carried out.

Guidance from the Institute of Electrical Engineers recommends electrical systems should be tested by a qualified electrician at least every ten years and on every change of occupancy. If it has not been tested in the last year with documentation to prove this we recommend it be checked before purchase to ensure it meets with current IEE regulations.

If the vendor does have a certificate relating to the electrical system indicating that it has been checked at part of refurbishment it would be wise to have the system checked by an electrician before proceeding notwithstanding that we have not noticed any major/obvious visual deficiencies.

New Building Regulations dictate as from January 2005 certain electrical installation work is required to be carried out and certified by an approved contractor and is notifiable to the relevant Local Authority. Your legal advisor should request any relevant documentation from the vendor.

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It is important not to allow wiring to become buried by insulation since this can cause overheating. PVC sheathing also should not come into contact with any polystyrene materials since there is a chemical reaction between these plastics which result in degradation of the sheathing of the wires.

Where testing or indeed any work is carried out to the electrical installation, it is recommended that you use a contractor who is affiliated to the NICEIC.

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

The plumbing installations were not specifically tested. We recommend a test prior to purchase commitment by an appropriately qualified person to determine the condition under variable operational requirements. 1

Water pressure seemed acceptable when taps were switched on and the toilets flushed. However, adequacy and serviceability of systems can only be ascertained by specialist inspection.

Every property with a mains water supply requires both internal and external stopcocks for proper control of the incoming water supply. It is important to know the position of the stopcocks so that the water can be turned off in an emergency and when carrying out alterations to the plumbing system. They should be checked regularly to ensure that they open and close properly. All occupants of the house should be aware of the stopcock locations. Stopcocks can become stiff and difficult to operate. It would be prudent therefore to periodically open and close the valves to ensure their effectiveness in an emergency.

With respect to showers generally, they should be regularly cleaned, including the heads, to prevent the harbouring of bacteria such as Legionella.

It is very important to ensure that the seals to the sanitary appliances, in particular baths and showers, are maintained in good condition to avoid water penetration to the floors below, which could result in serious decay problems developing. As a precautionary measure it would be advisable to open up, by removing panels as necessary, to check the condition of the floors beneath these fittings.

G4  
Heating

The heating system was not tested. We recommend a test prior to purchase commitment by an appropriately qualified person to be categoric regarding condition under variable operational requirements. 3

G5

The hot water system was not tested. We recommend a test prior to purchase commitment by an appropriately qualified person to confirm condition under variable operational requirements. 1

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# G

## Services (continued)

Water heating Specialist inspection of the electrical fittings forming part of heating and hot water systems, prior to purchase commitment, would be necessary and is recommended to confirm condition.

G6 Drainage The property is presumed connected to mains drainage. Your legal adviser to confirm prior to purchase commitment. **NI**

Air or water testing would be necessary and is recommended prior to purchase commitment to be categoric regarding the condition of underground runs.

Drainage gulleys should be cleaned and maintained on a regular basis to minimise the risk of blockage and as a precaution all surface water gulleys and drainage trenches within curtilage should be flooded prior to purchase commitment to determine their likely adequacy or otherwise under simulated storm conditions.

Without extensive exposure work we are unable to confirm the type or lay-out of the underground rainwater drainage system.

It is assumed that there is a joint liability for sections of underground drainage in curtilage. Your legal adviser to confirm prior to purchase commitment.

No inspection chamber covers found.

G7 Common services Your legal advisor should check and confirm details regarding drainage and any responsibilities for maintaining and repairing any shared sections. Regular maintenance of underground drainage systems is essential and we recommend the system is regularly inspected. If you require any additional information regarding the current condition of the system you should consider commissioning a CCTV examination by a competent specialist. **NI**

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## Grounds (including shared areas for flats)

### Limitations to inspection

1 2 3 NI

H1  
Garage

None

NI

H2  
Other

Your legal adviser should verify liabilities in respect of boundary markers prior to purchase commitment. It should be confirmed there are no known or outstanding boundary disputes.

We would draw your attention to the close proximity of adjacent trees. In principle, the roots of any single tree closer to a property than one and a half times its height at maturity can, under certain circumstances, have a detrimental disturbance effect on the foundations. With groups of trees, the relevant "safe" distance increases. The risk is usually greatest during prolonged dry spells.

H3  
General

The legal documents that describe the ownership of the property (the deeds) usually describe which of the neighbouring owners are responsible for the upkeep of the boundaries.

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## 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).

- |                             |   |
|-----------------------------|---|
| <p>I1<br/>Regulation</p>    | <p>Your legal adviser should check the following:-<br/>If the main sewer has been adopted by the local authority and your rights and responsibilities for the drainage system and that it complies with all public health legislation.</p>  |
| <p>I2<br/>Guarantees</p>    | <p>Your legal adviser should check for the existence, validity and transferability of guarantees and certificates which should be assigned to you as a new owner of the property. The extent of any work should also be confirmed.</p> <p>Your legal adviser should also establish in the pre-contract enquiries the existence and validity of any service agreements or engineers certificates for (where relevant) the central heating system and security alarm in the property. The date of original installation, the name of the service company and when testing/servicing was last carried out should also be determined.</p> <p>Where work has been carried out to the property, it is recommended that guarantees are obtained. These should ideally be indemnified against eventualities such as the contractors going out of business, and should cover workmanship as well as materials. Guarantees are worth little if not backed by insurance. Confirmation should also be obtained that the residue of the guarantees will transfer with the ownership of the property.</p> |
| <p>I3<br/>Other matters</p> | <p>I understand that the property is leasehold. You should ask your legal adviser to confirm this and explain the implications.</p> <p>It is assumed that there are no onerous covenants or restrictions within the lease. Confirmation should be obtained that effective management and insurance is in place, in respect of the whole building of which the proposed security forms a part and that service charges are not excessive or onerous.</p>   |

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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
- We found no evidence of any significant recent or progressive structural movement within the property although we did observe evidence of usual settlement and distortion considered to be within acceptable parameters at this stage. Long term monitoring would of course, be necessary to be categoric regarding the structural condition but is not considered warranted on the basis of our single inspection within the limitations imposed.
- J2**  
Risks to the grounds
- The National Radiological Protection Board has carried out investigations and some areas of the country have been identified as representing a particular risk to properties in those areas as they may contain excessive concentrations of radon gas. We recommend your legal adviser undertakes the appropriate enquiries as part of the environmental searches and advise further. Further advice can be obtained from the Health & Protection Agency.
- Your legal adviser should make further enquiries and advise you on whether the building is located near to, or over a landfill site and what precautions, if any, have been taken to remove, control or prevent any contamination.
- Your legal adviser should make further enquiries and advise you whether the building has been flooded in the past or is at risk from flooding. Enquiries should also be made with the Environment Agency.
- J3**  
Risks to people
- In properties built pre 2000, we would always, as a precaution, recommend an asbestos identification survey by an approved licensed contractor or independent body prior to purchase commitment. To prevent problems on resale MAP Chartered Surveyors recommend that an asbestos identification survey be undertaken prior to purchase commitment and the resultant reports retained with the property to ensure that future resale prospects are not damaged because of the absence of such a report and that future insurances are not invalidated because no attempt to identify the risk of asbestos has been undertaken.
- In addition to the asbestos containing materials, properties of this type and age may contain other asbestos based materials in one form or another. According to the Health and Safety Executive, the presence of asbestos would not normally constitute a health hazard unless the asbestos containing material is disturbed, drilled or damaged. When building work is undertaken in the future, you should therefore be mindful of the possibility of asbestos and if found, a specialist contractor will need to be employed which could be costly.
- New regulations introduced from the 6th April 2012 mean that contractors working on materials likely to contain asbestos need to comply with a range of health and safety and insurance requirements which may well increase the cost of such works.
- There is a legal requirement to ensure that any works which could impact on areas containing asbestos within residential property undertaken after the 6th April 2012 comply with the control of asbestos regulations introduced at that date. Accordingly, your legal advisers should make appropriate enquiries of the vendors to confirm that any works undertaken by them comply with this requirement, and you should also be aware of this requirement moving forwards following transfer of ownership.
- There is no evidence that the heating system has been serviced recently and this should be carried out by a competent contractor.
- There is no evidence that the electrical system has been checked recently and this should be carried out by a competent contractor.

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## J

## Risks (continued)

- J4 Other As regards wants of repair, you are most strongly advised to obtain competitive quotations from reputable contractors before you exchange contracts. As soon as you receive the quotations and reports and also the responses from your legal adviser, we will be pleased to advise whether or not these would cause us to change the advise or valuation which we give in this report. Only when you have all this information before you will you be fully equipped to make a reasoned and informed judgement on whether or not to proceed with the purchase. Remedial works could be costly and quotations are required to determine this.
- We must advise you however that if you should decide to exchange contracts without obtaining this information, you would have to accept the risk that adverse factors might come to light in the future.

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# Valuation

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 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 this report.

#### Other considerations affecting value

**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	Suleman Ghauri  s ghauri (May 20, 2015)		
Surveyor's RICS number	1245403	Qualifications	MRICS
For and on behalf of			
Company	MAP Chartered Surveyors		
Address	142-148 Main Road		
Town	Sidcup	County	Kent
Postcode	DA14 6NZ	Phone number	0208 300 1144
Website		Fax number	0208 308 0798
Email	surveys@mapsurveyors.co.uk		
Property address	34 Waterford House, Thorney Mill Road, West Drayton, UB7 7DL		
Client's name	Property Partner London	Date this report was produced	11 May 2015

## RICS Disclaimers

- 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.

To the extent that any part of this notification is a restriction of liability within the meaning of the *Unfair Contract Terms Act 1977* it does not apply to death or personal injury resulting from negligence.
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Please read the 'Description of the RICS HomeBuyer Report Service' (at the back of this report) for details of what is, and is not, inspected.

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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 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 several 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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# Description of the RICS HomeBuyer Service

## The service

### The RICS HomeBuyer Service includes:

- an **inspection** of the property (see 'The inspection');
- a **report** based on the inspection (see 'The report'); and
- a **valuation**, which is part of the report (see 'The valuation').

### The surveyor who provides the RICS HomeBuyer Service aims to give you professional advice to help you to:

- make an 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.

## The 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. This means that the surveyor does not take up carpets, floor coverings or floorboards, move furniture, remove the contents of cupboards, roof spaces, etc., remove secured panels and/or hatches or undo electrical fittings. If necessary, the surveyor carries out parts of the inspection when standing at ground level from public property next door where accessible.

The surveyor may use equipment such as a damp-meter, binoculars and torch, and may use a ladder for flat roofs and for hatches no more than 3 metres above level ground (outside) or floor surfaces (inside) if it is safe to do so.

### Services to the property

Services are generally hidden within the construction of the property. This means that only the visible parts of the available services can be inspected, and the surveyor does not carry out specialist tests. The visual inspection cannot assess the efficiency or safety of electrical, gas or other energy sources; plumbing, heating or drainage installations (or whether they meet current regulations); or the inside condition of any chimney, boiler or other flue.

### Outside the property

The surveyor inspects the condition of boundary walls, fences, permanent outbuildings and areas in common (shared) use. To inspect these areas, the surveyor walks around the grounds and any neighbouring public property where access can be obtained.

Buildings with swimming pools and sports facilities are also treated as permanent outbuildings, but the surveyor does not report on the leisure facilities, such as the pool itself and its equipment, landscaping and other facilities (for example, tennis courts and temporary outbuildings).

### Flats

When inspecting flats, the surveyor assesses the general condition of outside surfaces of the building, as well as its access areas (for example, shared hallways and staircases). The surveyor inspects roof spaces only if they are accessible from within the property. The surveyor does not inspect drains, lifts, fire alarms and security systems.

### Dangerous materials, contamination and environmental issues.

The surveyor does not make any enquiries about contamination or other environmental dangers. However, if the surveyor suspects a problem, he or she should recommend a further investigation. The surveyor may assume that no harmful or dangerous materials have been used in the construction, and does not have a duty to justify making this assumption. However, if the inspection shows that these materials have been used, the surveyor must report this and ask for further instructions.

The surveyor does not carry out an asbestos inspection and does not act as an asbestos inspector when inspecting properties that may fall within the *Control of Asbestos Regulations 2006*. With flats, the surveyor assumes that there is a 'dutyholder' (as defined in the regulations), and that in place are an asbestos register and an effective management plan which does not present a significant risk to health or need any immediate payment. The surveyor does not consult the dutyholder.

## The report

The surveyor produces a report of the inspection for you to use, but cannot accept any liability if it is used by anyone else. If you decide not to act on the advice in the report, you do this at your own risk. The report focuses on matters that, in the surveyor's opinion, may affect the value of the property if they are not addressed.

### The report is in a standard format and includes the following sections.

- A Introduction to the report
- B About the inspection
- C Overall opinion and summary of the condition ratings
- D About the property
- E Outside the property
- F Inside the property
- G Services
- H Grounds (including shared areas for flats)
- I Issues for your legal advisers
- J Risks
- K Valuation
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### Condition ratings

The surveyor gives condition ratings to the main parts (or 'elements') of the main building, garage and some outside elements. The condition ratings are described as follows.

**Condition rating 3** - defects that are serious and/or need to be repaired, replaced or investigated urgently.

**Condition rating 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.

**Condition rating 1** - no repair is currently needed. The property must be maintained in the normal way.

**NI** - not inspected.

The surveyor notes in the report if it was not possible 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 does not report on the cost of any work to put right defects or make recommendations on how these repairs should be carried out. However, there is general advice in the 'What to do now' section at the end of the report.

### Energy

The surveyor has not prepared the Energy Performance Certificate (EPC) as part of the RICS HomeBuyer Service for the property. If the surveyor has seen the current EPC, he or she will present the energy-efficiency and environmental impact ratings in this report. The surveyor does not check the ratings and cannot comment on their accuracy.

### Issues for legal advisers

The surveyor does not act as 'the legal adviser' and does not comment on any legal documents. If, during the inspection, the surveyor identifies issues that your legal advisers may need to investigate further, the surveyor may refer to these in the report (for example, check whether there is a warranty covering replacement windows).

Continued...



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sg@mapsurveyors.co.uk



# Description (continued)

## 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 reasonably be changed.

If the property is leasehold, the surveyor gives you general advice and details of questions you should ask your legal advisers.

## The valuation

The surveyor gives an opinion on both the Market Value of the property and the reinstatement cost at the time of the inspection. (See the 'Reinstatement cost' section).

### Market Value

'Market Value' is the estimated amount for which a property should exchange, on the date of the valuation between a willing buyer and a willing seller, in an arm's length transaction after the property was properly marketed wherein the parties had each acted knowledgeably, prudently and without compulsion.

When deciding on the Market Value, the surveyor also makes the following assumptions.

### The materials, construction, services, fixtures and fittings, and so on

The surveyor assumes that:

- an inspection of those parts that have not yet been inspected would not identify significant defects or cause the surveyor 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 and sales incentives of any description.

### Legal matters

The surveyor assumes 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 that 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 enquiries and that all necessary planning and Building Regulations permission (including permission to make alterations) have been obtained and any works undertaken comply with such permissions; 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).

The surveyor reports any more assumptions that have been made or found not to apply.

If the property is leasehold, the general advice referred to earlier explains what other assumptions the surveyor has made.

## Reinstatement cost

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 in line with current Building Regulations and other legal requirements.

This includes the cost of rebuilding any garage, boundary or retaining walls and permanent outbuildings, and clearing the site. It also includes professional fees, but does not include VAT (except on fees).

The reinstatement cost helps you decide on the amount of buildings insurance cover you will need for the property.

## Standard terms of engagement

1 **The service** – the surveyor provides the standard RICS HomeBuyer Service ('the service') described in the 'Description of the RICS HomeBuyer Service', unless you and the surveyor agree in writing before the inspection that the surveyor will provide extra services. Any extra service will require separate terms of engagement to be entered into with the surveyor. Examples of extra services include:

- costing of repairs;
- schedules of works;
- supervision of works;
- re-inspection;
- detailed specific issue reports; and
- market valuation (after repairs).

2 **The surveyor** – the service is to be provided by an AssocRICS, MRICS or FRICS member of the Royal Institution of Chartered Surveyors, who has the skills, knowledge and experience to survey, value and report on the property.

3 **Before the inspection** – you tell the surveyor if there is already an agreed, or proposed, price for the property, and if you have any particular concerns (such as plans for extension) about the property.

4 **Terms of payment** – you agree to pay the surveyor's fee and any other charges agreed in writing.

5 **Cancelling this contract** – you are entitled to cancel this contract by giving notice to the surveyor's office at any time before the day of the inspection. The surveyor does not provide the service (and reports this to you as soon as possible) if, after arriving at the property, the surveyor decides that:

- he or she lacks enough specialist knowledge of the method of construction used to build the property; or
- it would be in your best interests to have a building survey and a valuation, rather than the RICS HomeBuyer Service.

If you cancel this contract, the surveyor will refund any money you have paid for the service, except for any reasonable expenses. If the surveyor cancels this contract, he or she will explain the reason to you.

6 **Liability** – the report is provided for your use, and the surveyor cannot accept responsibility if it is used, or relied upon, by anyone else.

## Complaints handling procedure

The surveyor will have a complaints handling procedure and will give you a copy if you ask.

**Note: These terms form part of the contract between you and the surveyor.**

This report is for use in England, Wales, Northern Ireland, Channel Islands and Isle of Man.



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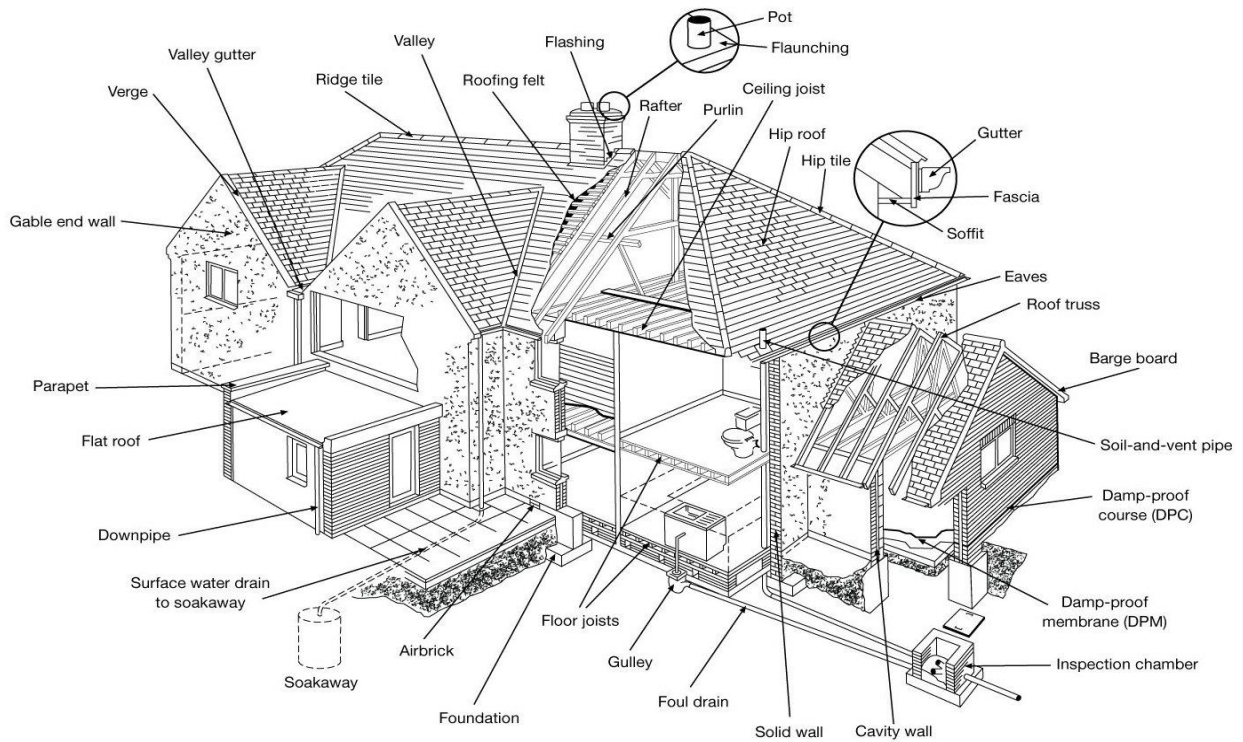
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sgh@mapsurveyors.co.uk



# Typical house diagram

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



Property address



s ghauri

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sgh@mapsurveyors.co.uk

