

RICS  
**HomeBuyer** Report...

Property address

132 Astonville Street  
LONDON  
SW18 5AG

Client's name

M J Broadie

Date of inspection

18 May 2016



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# A

## 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.

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## About the inspection

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Surveyor's name	Stephen Howes		
Surveyor's RICS number	0074135		
Company name	James Ross & Co		
Date of the inspection	18 May 2016	Report reference number	132 ASTONVILLE
Related party disclosure	I am not aware that there is any conflict of interest as defined in the RICS Valuation standards and the RICS rules of conduct.		
Full address and postcode of the property	132 Astonville Street LONDON SW18 5AG		
Weather conditions when the inspection took place	The weather was cool, intermittently raining and overcast at the time of our inspection		
The status of the property when the inspection took place	The property was unfurnished but was significantly carpeted throughout.		

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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.

3	Defects that are serious and/or need to be repaired, replaced or investigated urgently.
2	Defects that need repairing or replacing but are not considered to be either serious or urgent. The property must be maintained in the normal way.
1	No repair is currently needed. The property must be maintained in the normal way.
NI	Not inspected (see 'Important note' below).

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

**Important note:** We carry out only a visual inspection. This means that we do not take up carpets, floor coverings or floorboards, move furniture or remove the contents of cupboards. Also, we do not remove secured panels or undo electrical fittings.

We inspect roofs, chimneys and other surfaces on the outside of the building from ground level and, if necessary, from neighbouring public property and with the help of binoculars.

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

We note in our report if we are not able to check any parts of the property that the inspection would normally cover. If we are concerned about these parts, the report will tell you about any further investigations that are needed.

We do not report on the cost of any work to put right defects or make recommendations on how these repairs should be carried out. Some maintenance and repairs we suggest may be expensive.



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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## C

# 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

Our inspection of the property revealed no matters that we would classify as significant structural defects. The principal structural elements, comprising the external walls, the main roof and the floors, interact together in such a way as to provide an intact structural framework, the integrity of which has not been compromised.

The property has recently been completely refurbished, both internally and externally, and there are no items that we would put under the heading of 'major maintenance' or 'significant outstanding repair'.

The items that we have drawn to your attention in the body of our report are minor in nature and we have detailed them on the attached snagging list. We assume that you will refer this back to the developer for rectification prior to the completion of your purchase.

3

Section of the report	Element Number	Element Name
G: Services	G6	Drainage

2

Section of the report	Element Number	Element Name
E: Outside the property	E1	Chimney stacks
F: Inside the property	F7	Woodwork (for example, staircase and joinery)

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
	E6	Outside doors (including patio doors)
	E8	Other joinery and finishes
F: Inside the property	F1	Roof structure
	F2	Ceilings

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## C

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

G: Services	F3	Walls and partitions
	F4	Floors
	F5	Fireplaces, chimney breasts and flues
	F6	Built-in fittings (built-in kitchen and other fittings, not including appliances)
	F8	Bathroom fittings
	F9	Other
	G1	Electricity
	G2	Gas/oil
	G3	Water
	G4	Heating

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# D About the property

Type of property	A two-storey mid-terraced house with a converted roof space.
Approximate year the property was built	We would estimate that the property was constructed in or around 1900.
Approximate year the property was extended	We assume that the rear extension has just been added.
Approximate year the property was converted	N/A
Information relevant to flats and maisonettes	N/A

## Accommodation

Floor	Living rooms	Bed-rooms	Bath or shower	Separate toilet	Kitchen	Utility room	Conser-vatory	Other	Name of other
Lower ground									
Ground	1			1	1	1			
First		3	1						
Second		2	1						
Third									
Other									
Roof space									

## Construction

The external walls are of solid brickwork under a pitched timber roof covered with slates, incorporating a significant slate-clad dormer passing through the rear roof slope.

The floors are a mixture of solid slab concrete and suspended timber.

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## D

## About the property (continued)

### Energy

We have not prepared the Energy Performance Certificate (EPC). If we have seen the EPC, then we will present the ratings here. We have not checked these ratings and so cannot comment on their accuracy.

We are advised that the property's current energy performance, as recorded in the EPC, is:

Energy-efficiency rating

70

Environmental  
impact rating

N/K

### Mains services

The marked boxes show that the mains services are present.



Gas



Electricity



Water



Drainage

### Central heating



Gas



Electric



Solid fuel



Oil



None

### Other services or energy sources (including feed-in tariffs)

None.

### Grounds

The property occupies a traditional rectangle defined by a mixture of brick walls and timber fences. There are garden areas to both front and rear.

### Location

The property is located on a mainly residential road, with properties of broadly similar type.

### Facilities

The property is within easy reach of a range of facilities and is convenient for local amenities.

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# D

## About the property (continued)

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### Local environment

The property is located in an established residential area.

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## E

# Outside the property

## Limitations to inspection

We had no view of the flat crown to the rear dormer, the left side parapet to the same dormer or the small area of sloping slatework immediately behind the dormer.

We had no access to the roof light above the stairwell at second floor level.

We did not access the roof lights to the kitchen, due to the potential damage that our ladder would have caused on the new paintwork.

We had a restricted external view of the left side wall to the conservatory.

1 2 3 NI

### E1 Chimney stacks

There is a chimney stack of traditional brick construction passing up through the main roof on the right side party line. The chimney stack is plumb, with no distortion from a vertical upright profile observed. 2

The brickwork to the stack is weathered, but not specifically defective, as viewed from ground level and from the adjacent roof lights. One brick is spalling at high level but this is not a material matter.

The stack has had the benefit of some recent re-pointing work.

To the right/left sides of the front slope to the main roof, solid brick parapet walls covered with render are in position. No specific defects were noted to the render, although there is some general unevenness, which may be a reflection of some hollow patches. No specific repair works are required at the present time, but as time passes, some limited repair work to the render might be required.

The parapet walls are finished with angled clay ridge tiles, and probably form the weakest feature of the property. This type of clay ridge tiles are not wide enough, and therefore do not throw water off the parapet wall render beneath. They are almost certainly not seated on a damp-proof course. In theory therefore, the parapets are slightly vulnerable in respect of future water penetration, although there was no evidence of any such water ingress at the time of our inspection.

We were also able to view the parapet to the rear right corner of the roof from one of the first floor windows. The brickwork to the parapet wall is in satisfactory condition, but the capping detail on top is not wide enough, and at the time of our inspection, rain was driving directly into the brickwork beneath the coping stones. Ideally, the parapet wall should be covered with copings that are much wider, similar to those found on the party line to the right side of the rear subsidiary roof.

This is also likely to apply to the parapet wall to the left side of the dormer, only the end of which parapet wall was visible from ground level standing in the rear garden.

### E2 Roof coverings

The main roof is of pitched timber construction covered with artificial slates. 1

The roof has recently been re-covered as part of the refurbishment works, and the slates are all in satisfactory condition.

At the abutment where the front gable runs into the front slope of the main roof, valley

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## E

## Outside the property (continued)

gutters are in position. These have been re-covered as part of the re-roofing works and are in good condition.

Passing through, and now fully occupying, the rear slope to the main roof is a substantial dormer construction, with no distortion noted to the profile, as viewed from the second floor windows and from the rear garden.

The sides of the dormer are covered with vertical artificial slates, all in satisfactory condition.

We had no view of the flat crown to the dormer, but we assume that this is new and that the covering has been laid as part of the dormer construction.

To the rear of the property, there are areas to both the main roof and the dormer construction, both vertical and sloping, which have been covered with sheet lead. The lead has been laid to a satisfactory standard, with no defects evident.

The front subsidiary roof is of lean-to construction covered with clay tiles, all in satisfactory condition.

The perimeter detailing comprises a modern rigid waterproof material, all in satisfactory condition.

There is a very slight crack and some surface render degradation to the parapet wall to the left side of this roof.

The rear subsidiary roof, of lean-to/pitched timber construction is covered with a high-class modern waterproofing membrane, with no defects observed.

A sheet metal flashing in good condition waterproofs the vulnerable joint between the waterproof membrane and the point of abutment where it meets the brick walls to the main body of the building.

To the right side of this particular roof, on the party line, there is a dwarf parapet wall. The wall is surmounted by high quality, twice weathered concrete coping stones, which are in good condition and project out far enough on both sides to be able to perform their waterproofing function.

E3  
Rainwater pipes  
and gutters

The gutters and downpipes to the property are all of modern PVC.

1

On this mainly dry day, it was not possible to detect specific leaks, but no area of significant mechanical damage was noted to either gutters or downpipes.

E4  
Main walls

The external walls are of solid brickwork, with some ornamental detailing around the openings to the front elevation.

1

Our inspection of the external elevations revealed no matters that we would classify as significant structural defects, with no severe cracking, distortion or unevenness observed. The individual bricks and the pointing between are also in satisfactory condition.

The brickwork to the left side wall to the rear single-storey extension is untidy, as it has been laid over hand, but it is still in satisfactory condition.

There is no projecting sill to the triangular window at high level to the rear of the single-storey extension, which poses a theoretical risk that prolonged heavy, driving rain might

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## E

## Outside the property (continued)

soak into the brickwork beneath the window and make its way through to the interior, although in reality, this is unlikely.

The rear single-storey extension is of fair-faced cavity brickwork, in satisfactory condition, with no defects or significant matters observed.

Whenever an extension is constructed against the main original body of the building, there is the possibility that differential foundation movement between two structures built at different times may cause cracking at vulnerable abutments or alternatively shrinkage may develop where the two structures of dissimilar age abut. There were no signs of any such cracking or shrinkage at the time of our inspection.

We are unable to confirm as to whether a damp-proof course is provided at low level to the external walls to the main body of the building, with none clearly visible at low level.

The rear single-storey extension will have been constructed with a damp-proof course at low level.

E5  
Windows

The windows to the subject property are all of a replacement type, in a mixture of double-hung timber sashes and traditional side-opening casements. **1**

The windows are all of good quality and in satisfactory condition.

Sometimes with modern replacement windows, there can be an issue with condensation forming in the double-glazing void, as a result of the hermetic seal breaking down. We were particularly alert for this at the time of our inspection, but no such condensation or trapped water vapour was observed.

The windows are double-glazed which increases the level of thermal insulation.

The two Velux windows to the front slope of the main roof are in satisfactory condition, with the handles opening and closing the roof slights securely into position.

As previously mentioned, we did not attempt access to the roof lights above the kitchen/dining area, but from a visual inspection only, both internally and externally, no significant matters were observed.

E6  
Outside doors  
(including patio doors)

The front external door is of a modern double-glazed timber type, in satisfactory condition, with no significant defects observed. **1**

The folding doors to the rear of the property are of a double-glazed metal type. With this type of door, the tolerance in order for the doors to slide to the fully open position is very fine. However, we did open the doors fully and found that they were sliding smoothly within the frame.

Both doors are double-glazed, which increases the level of thermal insulation.

E7  
Conservatory  
and porches

None to the subject property. **NI**

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## E

## Outside the property (continued)

E8  
Other joinery  
and finishes

The various roof slopes oversail the external walls, creating a small, projecting eaves detail around the perimeter, which is finished in the traditional manner with softwood fascia boards. These elements have recently been re-decorated and no significant defects were visible from ground level.

1

The property has been decorated externally in the recent past to a good standard.

E9  
Other

There are no additional external matters to cover that have not been dealt with under other headings.

NI

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## F

# Inside the property

## Limitations to inspection

There were no specific restrictions of our view of the interior.

1 2 3 NI

### F1 Roof structure

Our inspection of the main roof from ground level revealed no significant distortion or unevenness in the profile of the roof slopes and the dormer construction. 1

The roof space has been incorporated within the main body of the property and is used for habitable purposes, with none of the structural elements visible. We are therefore unable to comment.

Within the eaves cupboard to the front of the second floor bedroom, breathable sarking felt is in position between the rafters and the slates.

Also within the front eaves cupboard, there is a large steel beam running from side to side, which now forms an integral part of the main roof construction and provides significant structural strength.

There appears to be no fibre insulation quilt in position to the front of the eaves area between the joists, and we are unable to confirm whether it is present beneath the chipboard decking within this area.

The rigid insulation batts between the stud wall to the front of the second floor bedroom need to be restrained and held in position, as some of the batts are currently misaligned.

No defects were noted to the profile of the two subsidiary roofs from an external viewing only.

### F2 Ceilings

The ceilings throughout the property are of plasterboard with a skim plaster finish. 1

No significant defects were noted in respect of the ceilings.

With modern plasterboard ceilings, the sheets of plasterboard need to be covered with an adhesive material, known as scrim tape, before the finishing skim coat of plaster is applied. In some cases, where the tape was of insufficient strength, or was incorrectly applied when the ceilings were constructed, straight hairline cracks can open up, causing a considerable degree of disfigurement. We are able to report that no such cracking was observed to the ceilings of the subject property at the time of our inspection.

### F3 Walls and partitions

Internal walls and partitions are a mixture of solid construction and timber stud. 1

No significant defects were noted during the course of our inspection.

The internal walls throughout have a traditional plaster finish to both masonry and timber stud structures. No significant defects were observed over and above the normal blemishes one would expect to find through the wear and tear of normal usage.

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## F

## Inside the property (continued)

F4  
Floors

The upper floors are of suspended timber, whilst the ground floor is a mixture of suspended timber and solid slab concrete. **1**

Whilst the presence of fitted floor covering throughout greatly limited our inspection, we are of the overall opinion that the floor constructions are sound, as far as can be ascertained by walking upon the same.

There is some limited vibration to areas of the first floor when walked upon. This is the result of the original floor timbers being undersized by modern-day standards but, under conditions of normal residential loading, we do not see this as a significant issue.

There is some slight ridging of the floorboards beneath the carpeted finish to areas of the upper floors. As time passes by and the carpets are walked upon, the slight ridging of the boarding beneath might become more apparent, although this is not a specific defect as such.

Wherever suspended timber is found as the floor construction at ground floor level, which is the case to the front reception room and passage floors, it is important to provide sub-floor ventilation to prevent a build up of damp moist air affecting the sub-floor timbers. There are two of vents at low level to the front elevation, but the construction of the concrete floor to the rear of the property has blocked off any through ventilation. In theory, therefore, there is an inadequate level of sub-floor ventilation. However, manifestations of problems with the sub-floor timbers at ground floor level are usually evidenced by excessive vibration or deflection to the floors when walked upon and we are pleased to report that in the case of the subject property, the suspended timber ground floors were generally solid underfoot.

F5  
Fireplaces, chimney  
breasts and flues

There is an open fireplace to the front reception room. The fireplace is in visually satisfactory condition but you will appreciate that we were unable to test either the fireplace or the associated flue. **1**

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

A range of fitted units is provided to the kitchen, of above average quality and in good condition. **1**

The various built-in cupboards/units throughout the property are in satisfactory condition, subject to some very minor easing and adjusting that will be detailed in the snagging list.

F7  
Woodwork (for  
example, staircase  
and joinery)

The internal doors are predominantly of a timber-panelled type, in generally satisfactory condition but several of the doors are not opening/closing smoothly and minor easing and adjusting works are required. **2**

At ground floor level, the doors to the utility room, separate WC and kitchen are all of a sliding type, set within the internal partitioning, with several of the doors needing easing and adjusting.

There are flights of traditional timber stairs running up through the property, all in satisfactory condition, with the treads solid underfoot and the associated handrails/balustradings stable.

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## F

# Inside the property (continued)

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F8  
Bathroom fittings

The sanitary fittings are serviceable, of well above average quality, and all were operating satisfactorily at the time of our inspection.

1

F9  
Other

The property has been recently redecorated throughout to a good standard, although to an extremely basic colour scheme.

1

Bearing in mind the scope of the internal works and the amount of new timber incorporated within the refurbishment, it is almost certain that there will be some shrinkage and open jointing to the paint finish in the initial stages of your occupation.

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## Services

Services are generally hidden within the construction of the property. This means that we can only inspect the visible parts of the available services, and we do not carry out specialist tests. The visual inspection cannot assess the services to make sure they work efficiently and safely, and meet modern standards.

### Limitations to inspection

Our inspection of the services was on a visual basis only. No testing of any sort was carried out.

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.*

Mains electricity is supplied to the property and is distributed via a network of traditional power and lighting circuits. The electric meter and the associated consumer unit are located in a cupboard to the ground floor passage. 1

All of the extract fans to the bathrooms were working at the time of our inspection.

The whole electrical installation has been renewed, with confirmation on a label on the fuse box that a satisfactory test was carried out on 21 February 2016 by an NICEIC registered contractor, all of which is sufficient.

There is a security alarm fitted to the property. We have not inspected this. You should ensure that you know how it operates.

#### 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.*

Mains gas is supplied to the property and is used for central heating, hot water and cooking purposes. 1

No defects were noted from a visual inspection.

#### G3 Water

No cold water storage tank was readily visible within the curtilage of the property and therefore we assume that cold water is supplied direct from the mains. 1

Water is distributed throughout by a network of copper pipes.

There was an adequate supply of water at the draw-off points when tested individually.

#### G4 Heating

Both central heating and hot water are provided by a gas-fired, wall-mounted Glow-Worm boiler located in the ground floor separate WC. 1

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## Services (continued)

Hot water is supplied from the Joule hot water cylinder in the utility room cupboard. Adjacent is a TWS MainsBoost-plus™ unit which improves water performance throughout the property by increasing water pressure which allows unvented cylinders, combination boilers and high performance showerheads to perform as their manufacturer intended and the capability for baths to be run and showers used at the same time with no reduction in pressure or flow.

Central heating is emitted via a system of pressed steel radiators.

There is no hot water cylinder, as hot water is supplied to the sanitary fittings direct from the boiler on demand.

There is under-floor heating to the rear of the ground floor.

The whole central heating and hot water system has been renewed throughout.

G5  
Water heating

Please see under the previous heading.

NI

G6  
Drainage

Soil and waste water almost certainly enter the mains drain but the inspection chamber located to the rear of the property has a cover that is raised using plastic lifting handles. On several properties recently, in attempting to raise such covers, the handles tore off and therefore we did not attempt to lift the cover at the time of our inspection. We are therefore unable to comment under this heading.

3

Rainwater discharge to both the front and rear of the property is into open gullies, which have their water seals intact, which is a positive factor.

The exception is the downpipe draining the front subsidiary roof, which currently discharges into thin air, and if it is meant to provide a permanent watering solution for the hanging basket directly beneath, then this is bizarre.

Because rainwater drainage provision has not been carried out before the front was landscaped, the only option is for it to be connected into the gully to the right side of the front elevation, which will need the paving taken up, or alternatively left to discharge across the front landscaped area, which is an unsatisfactory arrangement.

There is a rainwater channel running across the rear of the patio, which takes the relevant rainwater run-off.

G7  
Common services

There are no matters to detail under this heading.

NI

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## H

# Grounds (including shared areas for flats)

## Limitations to inspection

We are unable to comment in respect of whatever lies beneath the artificial lawn areas to the rear garden.

1 2 3 NI

H1  
Garage

There is no garage to the subject property.

NI

H2  
Other

There are no permanent outbuildings to the property.

NI

H3  
General

There are no major defects to report in respect of the site.

The front boundary walls have been rebuilt with good quality coping stones, with new paved landscaping to the rear of the property and new timber fences surrounding the rear garden.

The only item that we would point out is that the underside of the horizontal rails to the front metal railings, and probably the low-level railing to the gate, have not been gloss painted, and therefore over time the metal will corrode and cause the brick walls and the cappings to become rust stained. It is imperative that you ask the developer to paint the underside of all of the various rails.

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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

You should obtain written confirmation via your solicitor that the rear extension and the loft space conversion have been constructed with the proper Planning Permissions and Building Regulations Approvals.

I2  
Guarantees

We are not aware of any guarantees that are available in respect of the property.

I3  
Other matters

There are no additional matters to consider.

Property address

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## J

## Risks

This section summarises defects and issues that present a risk to the building or grounds, or a safety risk to people. These may have been reported and condition rated against more than one part of the property or may be of a more general nature, having existed for some time and which cannot be reasonably changed.

J1  
Risks to the building

**Structural movement:**

There were no signs of significant, ongoing structural movement affecting any of the principal structural elements, such as the roof, the walls and the floor.

There are no trees either within the curtilage of the subject property or adjacent thereto which we feel pose any threat to the fabric of the subject property due to the deleterious effects of their root systems.

**Dampness:**

Regular moisture meter readings were taken throughout the ground floor of the property at approximately two metre intervals, furniture and stored items permitting. No significant readings were recorded, confirming that the property is substantially free from rising dampness.

There were no signs of active condensation within the property at the time of our inspection.

Moisture meter readings were also taken at those points throughout the property generally regarded as being vulnerable to water penetration. No significant readings were recorded.

**Timber Defects:**

Our inspection of the visible and accessible timbers revealed no live woodworm infestation or other significant deterioration of the timbers due to active fungal decay.

J2  
Risks to the grounds

**Contamination:**

We are unaware of any contamination issues relating to the site but your solicitor should confirm this via an environmental search.

**Flooding:**

According to the Environment Agency, (the government organisation responsible for flood control), the property is not in an area that is vulnerable to flooding but your solicitor should confirm this via an environmental search.

J3  
Risks to people

There are no specific matters to detail under this heading.

J4  
Other

There are no additional matters to consider.

Property address

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# Valuation

In my opinion the Market Value on 18 May 2016 as inspected was:

£ 1355000

ONE MILLION THREE HUNDRED AND FIFTY FIVE THOUSAND POUNDS

(amount in words)

Tenure Freehold.

Area of property (sq m) 158

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

£ 490000

FOUR HUNDRED AND NINETY THOUSAND POUNDS

(amount in words)

In arriving at my valuation, I made the following assumptions.

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

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

With regard to legal matters I have assumed that:

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

Any additional assumptions relating to the valuation

None.

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

My opinion of the Market Value shown here could be affected by the outcome of the enquiries by your legal advisers (section I) and/or any further investigations and quotations for repairs or replacements. The valuation assumes that your legal advisers will receive satisfactory replies to their enquiries about any assumptions in the report.

Other considerations affecting value

None.

**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	<input type="text"/>		
Surveyor's RICS number	<input type="text" value="0074135"/>	Qualifications	<input type="text" value="BSc MRICS DipBldgCons"/>
For and on behalf of			
Company	<input type="text" value="James Ross &amp; Co"/>		
Address	<input type="text" value="5 The Green, Steventon"/>		
Town	<input type="text" value="Abingdon"/>	County	<input type="text" value="Oxfordshire"/>
Postcode	<input type="text" value="OX13 6RR"/>	Phone number	<input type="text" value="07711 491000"/>
Website	<input type="text" value="http://"/>	Fax number	<input type="text" value="01235 832353"/>
Email	<input type="text" value="stephenbhowes@aol.com"/>		
Property address	<input type="text" value="132 Astonville Street, LONDON, SW18 5AG"/>		
Client's name	<input type="text" value="M J Broadie"/>	Date this report was produced	<input type="text" value="25 May 2016"/>

## 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.  
  
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.
2. This document is issued in blank form by the Royal Institution of Chartered Surveyors (RICS) and is available only to parties who have signed a licence agreement with RICS.  
  
RICS gives no representations or warranties, express or implied, and no responsibility or liability is accepted for the accuracy or completeness of the information inserted in the document or any other written or oral information given to any interested party or its advisers. Any such liability is expressly disclaimed.



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	<input type="text" value="132 Astonville Street, LONDON, SW18 5AG"/>
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# What to do now

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## Getting quotations

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

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

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

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

## Further investigations

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

## Who you should use for these further investigations

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

## What the further investigations will involve

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

## When to do the work

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

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

## Warning

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

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# 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
- L Surveyor's declaration
  - What to do now
  - Description of the RICS HomeBuyer Service
  - Typical house diagram

## Condition ratings

The surveyor gives condition ratings to the main parts (the '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...



# 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 permissions (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:
  - (a) he or she lacks enough specialist knowledge of the method of construction used to build the property; or
  - (b) 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.

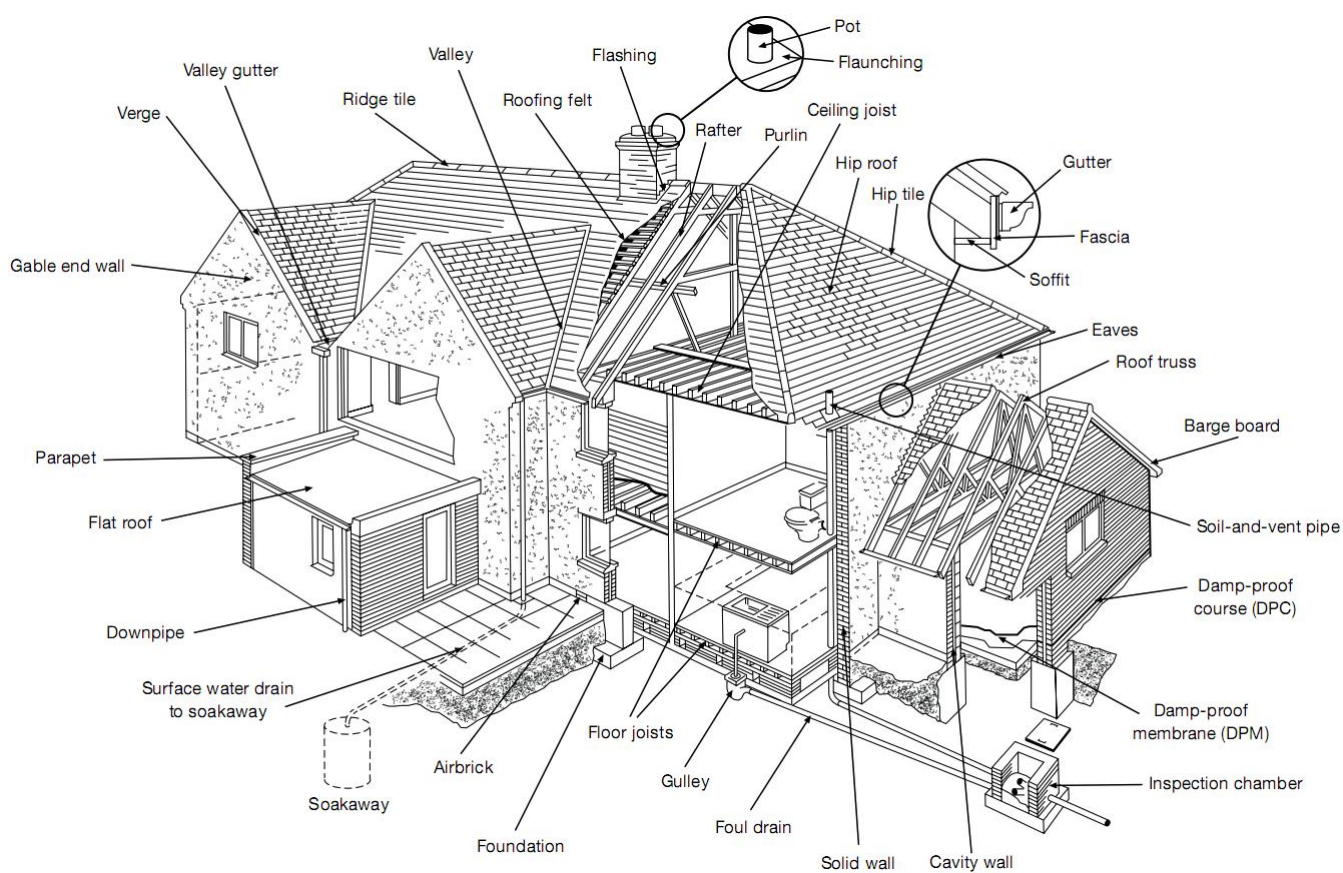
**Note: These terms form part of the contract between you and the surveyor.**

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



# Typical house diagram

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



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FRONT ELEVATION

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REAR ELEVATION

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CHIMNEY STACK WITH NO SIGNIFICANT DEFECTS

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INFERIOR CLAY RIDGE TILES AS THE CAPPING ON THE MAIN ROOF PARAPET WALLS

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REPAIRED RIDGE TILE CAPPING ON TOP OF PARAPET WALL

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GOOD QUALITY LEADWORK COVERING FOOT OF DORMER

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CONCRETE CAPPINGS TO REAR RIGHT PARAPET WALL OF INADEQUATE WIDTH

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GOOD QUALITY/SIZE COPING STONES ON THE PARTY LINE TO THE RIGHT OF THE REAR SUBSIDIARY ROOF

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FRONT DOWNPIPE DISCHARGING INTO THIN AIR

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REAR FOLDING DOORS OPEN TO THEIR FULLEST EXTENT

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VERTICAL INSULATION BATTS OUT OF POSITION TO ROOF SPACE

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NO INSULATION BETWEEN JOISTS TO FRONT OF ROOF SPACE

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