

## DESCRIPTION OF THE DHKK HOMEBUYER SERVICE

### THE SERVICE

**A1 The HOMEBUYER Service** comprises:

- an **Inspection** of the Property (Section B below)
- a concise **Report** based on the Inspection (Section C)
- the **Valuation**, which is part of the Report (Section D)

**A2** The Surveyor's main objectives in the HOMEBUYER Service are to give guidance on value to Clients considering buying a particular Property together with the professional advice which will assist them:

- to make a reasoned and informed judgement on whether or not to proceed with the purchase
- to assess at what price it would be reasonable to purchase the Property
- to be clear what decisions and actions should be taken before making an offer to purchase

**A3** The HOMEBUYER Service therefore covers the general condition of the Property and particular features which affect its present value and may affect its future resale. The Report focuses on what the Surveyor judges to be urgent or significant matters. *Significant matters are those which, typically, would be reflected in the offer made.*

### B The Inspection

**B1** The Inspection is a general surface examination of those parts of the Property which are accessible: in other words, *visible and readily available for examination from ground and floor levels, without risk of causing damage to the Property or injury to the Surveyor.* Due care is therefore exercised throughout the Inspection regarding safety, practicality and the constraints of being a visitor to the Property (which may be occupied). Furniture, floor coverings and other contents are not moved or lifted; and no part is forced or laid open to make it accessible.

**B2** The services are inspected (except, in the case of flats, for drainage, lifts and security systems), but the Surveyor does not test or assess the efficiency of electrical, gas, plumbing, heating or drainage installations, or compliance with current Regulations, or the internal condition of any chimney, boiler or other flue. Also, the Surveyor does not research the presence (or possible consequences) of contamination by any harmful substance. However, if a problem is suspected in any of these areas, advice is given on what action should be taken.

**B3** Where necessary, parts of the Inspection are made from adjoining public property. Such equipment as a damp-meter, binoculars and torch may be used. A ladder is used for hatches and also for flat roofs not more than three metres above ground level. Leisure facilities and non-permanent outbuildings (such as pools and timber sheds) are noted but not examined. In the case of flats, exterior surfaces of the building containing the Property, as well as the communal areas within the building, are examined in order to assess their general condition; accessible roof spaces are inspected.

### C The Report

**C1** The Report provides the Surveyor's opinion of those matters which are urgent or significant and need action or evaluation by the Client before an offer to purchase is made. It includes some or all of the following:

- *urgent repairs* (e.g. gas leak; defective chimney stacks – for which the Client should obtain quotations where appropriate;
- *significant matters requiring further investigation* where essential (e.g. suspected subsidence) – for which the Client should obtain reports and quotations from suitable contractors;
- *significant but not urgent repairs and renewals* (e.g. new covering for flat roof before long);
- *other significant considerations* (e.g. some potential source of inconvenience) which the Surveyor wishes to draw to the attention of the Client;
- *legal matters* (e.g. a possible right of way) which the Client should instruct the Legal Advisers to include in their inquiries.

**C2** Matters assessed as not urgent or not significant are outside the scope of the HOMEBUYER Service and are generally not reported. However, other matters (such as safety) are constructive. If a part or area normally examined is found to be not accessible during the Inspection, this is reported; if a problem is suspected, advice is given on what action should be taken.

**C3** The Report is in a standard format arranged in the following sequence: *Introduction & Overall Opinion; The Property & Location; The Building; The Services & Site; Legal & Other Matters; Summary; Valuation.*

#### **D The Valuation and Reinstatement Cost**

**D1** The last section of the Report contains the Surveyor's opinion both of the Market Value of the Property and of the Reinstatement Cost, as defined below.

**D2** 'Market Value' is the estimated amount for which a property should exchange on the date of valuation between a willing buyer and a willing seller in an arm's-length transaction after proper marketing wherein the parties had each acted knowledgeably, prudently and without compulsion. In arriving at the opinion of the Market Value, the Surveyor also makes various standard assumptions covering, for example: vacant possession; tenure and other legal considerations; contamination and hazardous material; the condition of uninspected parts; the right to use mains services; and the exclusion of curtains, carpets, etc., from the valuation. (If required, details are available from the Surveyor.) In the case of flats, the following further assumptions are made that:

- there are rights of access and exit over all communal roadways, corridors, stairways etc. and to use communal grounds, parking areas and other facilities;
- there are no particularly troublesome or unusual legal restrictions;
- there is no current dispute between the occupiers of the flats, or any outstanding claims or lawsuits; and the costs of repairs to the building are shared among the co-proprietors on an equitable basis.
- Any additional assumption, or any found not to apply, is reported.

**D3** 'Reinstatement Cost' is an estimate for insurance purposes of the current cost of rebuilding the Property in its present form, unless otherwise stated. This includes the cost of rebuilding the garage and permanent buildings, site clearance and professional fees, but excludes VAT (except on fees).