

THE RICS  
**HOMEBUYER**  
SURVEY & VALUATION

**Property:** Flat 5  
136 Fordwych Road  
London  
NW2 3PB

**Client:** Miss L Glynn  
158C Langham Road  
Tottenham  
London  
N15 3LX

**Inspected on:** 11 March 2008.

**Inspected by:** LGSS - Mill Hill  
1-3 Churchfield Court  
Barnsley  
South Yorkshire S70 2JT

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PLEASE READ  
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 EXTRA CARE

■ OBJECTIVE

## A: INTRODUCTION

*Please note that this Report is solely for your use and your professional advisers', and no liability to anyone else is accepted. Should you not act upon advice contained in the Report, no responsibility is accepted for the consequences.* [Standard Terms of Engagement, Clause 6]

The Report has been prepared in line with the *Description of the HOMEBUYER Service* already provided (an additional copy is attached). If any addition to the standard Service was agreed before the Inspection, this is confirmed at the foot of the last page.

### Objective

The principal objective of the Report and Valuation is to assist you to:

- make a reasoned and informed judgement on whether or not to proceed with the purchase;
- assess at what price it would be reasonable to purchase the Property;
- be clear what decisions and actions should be taken;
  - in ENGLAND AND WALES before contracts are exchanged;
  - in SCOTLAND before concluding an offer to purchase,

■ CONTENT

### Content

The general condition and particular features of the Property are covered, but the Report focuses on the matters which I judge to be urgent or significant.

*Urgent matters* are defects judged to be an actual or developing threat to the fabric of the building; it will be advisable to have these put right as soon as possible after purchase (in some cases even before). *Significant matters* are defined as matters which could reasonably be expected in negotiations over price to be reflected in the amount finally agreed.

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 legal and safety considerations) may be reported where I judge this to be helpful and constructive.

■ ACTION

### ACTION

If - after reading and considering all the information and advice in the Report - you decide to proceed with the purchase, then there are probably some things on which you should take action at once. Each such item is highlighted in the Report with the word ACTION and is also listed in Section F: *Summary* together with advice on what to do next.

## OVERALL OPINION

Below are my conclusions, in brief, on the price at which it would be reasonable to purchase the Property, and on particular features which affect its present value and may affect its future resale. The opinion takes no account of factors outside the scope of the HOMEBUYER Service.

It is hoped that this overall view will help you to keep in perspective the detailed facts and advice which follow. You are asked to bear in mind particularly that it can be misleading to treat individual matters in isolation. So that you may use this Report to best advantage in reaching your decision on whether or not to proceed with the purchase of this Property, *you are most strongly advised to read and consider its contents as a whole.*

■ OVERALL  
 OPINION

We are advised by Abbey that the proposed purchase price of the property is £160,000. The property is considered to be a reasonable proposition for purchase provided that you are prepared to accept the cost and inconvenience of dealing with the various repair/ improvement works reported. However, whilst the agreed price is within valuation tolerances, you may wish to renegotiate it on the basis of the cost of the necessary repairs.

# THE BUREAU

Very Important

## METHOD

The first step in the process is to identify the problem. This is done by gathering information and analyzing it. The next step is to develop a plan of action. This involves setting goals and determining the steps that need to be taken to achieve them. The final step is to implement the plan and evaluate the results.

## CONCLUSION

The process described above is a general one and can be applied to a wide range of situations. It is important to remember that the process is iterative and that it may be necessary to revise the plan as more information is gathered or as circumstances change.

## APPENDIX

The following information is provided for your reference. It is not intended to be a substitute for professional advice.

The information in this appendix is based on the best available data at the time of writing. It is subject to change without notice.

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Flat 5 136 Fordwych Road NW2 3PB

PLEASE READ  
 THESE NOTES

## B: THE PROPERTY & LOCATION

This section covers the important general background information on the Property and its location, including amenities and features of the vicinity as well as any environmental and other wider considerations. It also includes who appeared to be in occupation, the weather at the time of the Inspection, and any limitations on the Inspection.

*Please note that, throughout the Report, the principal features and parts of a property are given in the left-hand margin thus:  
 - often followed by a list of supplementary items, such as:*

**B1**  
**THE PROPERTY**  
 ■ Type and age

### B1 THE PROPERTY

■ Type and age

A self contained converted flat on the first floor of a three storey detached house originally constructed in about 1900. We do not know when the house was converted into flats.

■ Construction

The property is of traditional construction with solid brick walls under a pitched slated roof and with suspended timber floors.

■ Accommodation

First Floor:- Studio room, kitchenette, shower/WC.

■ Garage and grounds

No garage or permanent outbuildings noted.

The property stands on a flat site. There is a garden at the rear which we understand is for the communal use of the flats in the building (your Legal Advisor to confirm).

There is a small paved area at the front.

### B2 THE LOCATION

Located in an established residential area close to amenities and facilities.

### B3 CIRCUMSTANCES OF THE INSPECTION

At the time of the inspection the weather was overcast and dry.

The property was vacant but had close fitted coverings to all floors.

There was no access to the roof space or floor above.

# PROPERTY

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PROPERTY

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