

A young couple with curly hair and a beard are smiling and looking at a smartphone together. The woman is on the left, wearing a dark blue top, and the man is on the right, wearing a denim shirt. They are both looking at the phone held by the man. The background is a blurred indoor setting.

Using your HomePlus Digital Report

User Guide

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Welcome to your HomePlus report

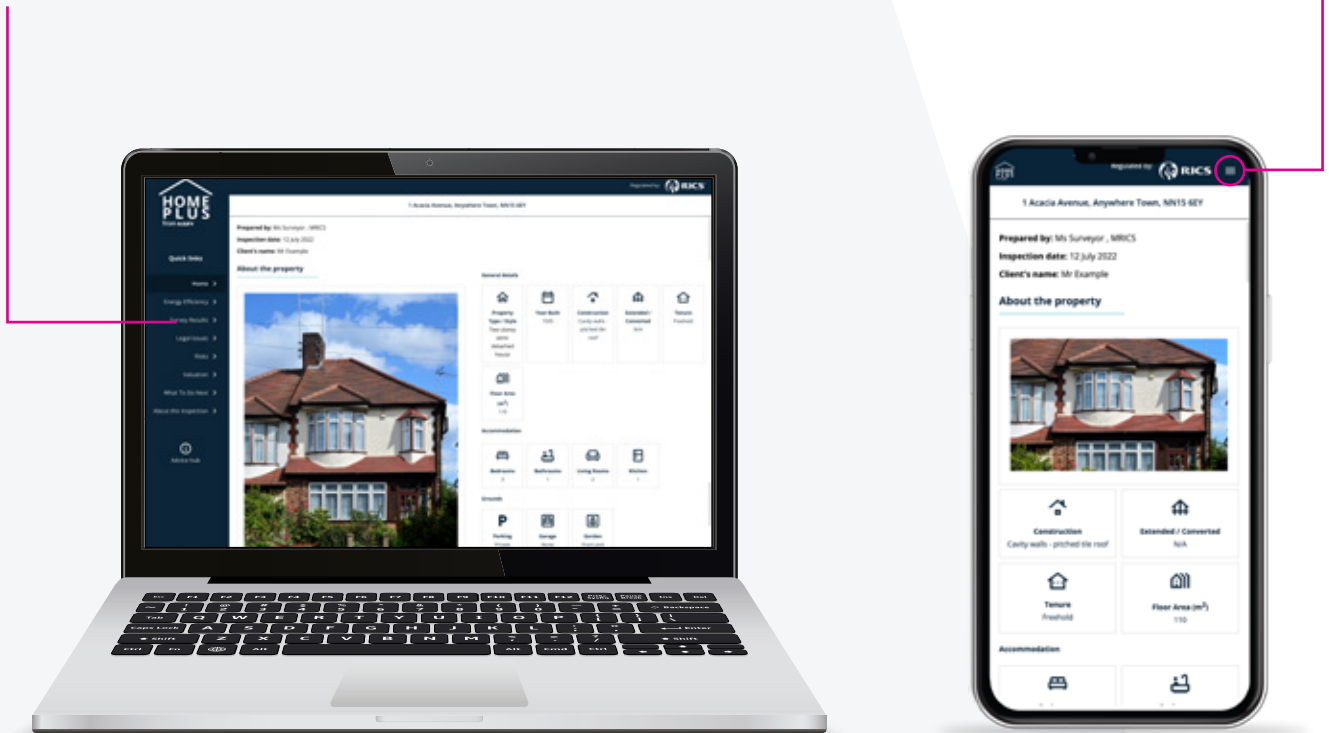
Thank you for choosing the HomePlus Digital Report. Your report is designed to make it easy for you to find the information you need quickly. It is fully optimised for viewing on multiple devices, including phones, tablets, laptops, or desktop computers. This guide will show you how to navigate the digital report effectively.

Viewing the digital report on a laptop or desktop computer

When you click on the digital report URL, you will be taken to the homepage. To explore the report, use the section headings located in the navigation bar on the left-hand side of the page. Selecting any one of the headings displayed will take you directly to that section.

Viewing the digital report on your smartphone or tablet

The digital report will automatically adjust to work with the device you are viewing it on. When viewing on a smartphone or tablet, you can access the menu by clicking on the menu symbol in the top right hand corner as shown below.



Homepage

The Home page displays general details about the property, the surveyor's overall opinion, a summary of the condition ratings, and information about the property's location and facilities, including links to Gov.uk flood maps and a bespoke neighbourhood report.

Property details

An overview of the key property details.

Surveyor opinion and summary

The surveyors notes and an at a glance look at key condition ratings.

Local information

An interactive map showing the properties exact location with key details about the property and its surrounding area. This section also gives you useful links so you can explore further should you wish.

Neighbourhood report

Takes you to your in depth neighbourhood report

Details the surveyor's findings in respect of the energy efficiency of the property.

Link to the Energy Savings Trusts energy efficiency tool.

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Energy efficiency

Where we have seen a copy of the Energy Performance Certificate (EPC), the findings will be presented here. We have not prepared the EPC, this will have been supplied to us, but we check the EPC for any obvious discrepancies between this certificate and the subject property.

Energy efficiency rating

We are advised that the property's current energy performance as recorded in the EPC is as stated below.

Score	Energy rating	Current
92+	A	
81 - 91	B	
69 - 80	C	
55 - 68	D	65 - D
39 - 54	E	
21 - 38	F	
1 - 20	G	

This graph shows this property's current energy efficiency. Properties are given a rating from A (most efficient) to G (least efficient) - properties are also given a score. The higher the number the lower your fuel bills are likely to be. For properties in England and Wales the average energy rating is D; the average energy score is 60.

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Home Energy Efficiency Tool

We have teamed up with the Energy Saving Trust to bring you a Home Energy Efficiency Tool. The tool provides practical guidance on how you could improve both the short and long-term energy efficiency of the property you're thinking about buying.

The Home Energy Efficiency Tool is simple and easy to use, all you need to do is answer a few questions about the property, and you will receive a personalised report that includes an action plan for improving the energy efficiency of your future home.

[Click here to get started](#)

About the Energy Saving Trust

- Energy Saving Trust is an independent organisation helping UK homes and businesses to save energy and help slow climate change.
- It works with governments to deliver energy programmes and helps millions of householders every year to make better energy choices. It also supports businesses with research and strategies that enable everyone to play their part in building a sustainable future.


[Click here to learn more about the Energy Saving Trust](#)

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Survey results

In arriving at our assessment of the condition ratings we consider the condition of the main parts (the 'elements') of the building, outbuildings, and grounds. These elements are then rated on the urgency of the maintenance needed ranging from 'very urgent' (Red - Condition Rating 3) to only normal maintenance required (Green - Condition Rating 1). Grey - Not Inspected represents those elements that could not be inspected.

- 3 Ceilings
- 3 Walls and partitions
- 3 Floors



Possible rot to floor due to adjoining dampness.

Limitations on the inspection
Fixed floor coverings have been applied to some of the floors. I am therefore unable to confirm the condition of the floor beneath and there is a possibility that some defects may exist.

Description of the element
The floors throughout are of suspended timber construction.

Condition and Recommendations
Dampness was detected to the internal walls it is possible therefore that there is rot present to the adjacent timber floors and a precautionary check of the sub-floor timbers is strongly recommended. You should instruct a PCA registered contractor to carry out a precautionary investigation of these timbers and follow their recommendations.

Condition Rating 3.

Cost guides are brought to you by **Checkatrade**

- [Wooden flooring cost](#)
- [How much does it cost to tile a kitchen or bathroom?](#)
- [How much does asbestos removal cost?](#)
- [Sub floor ventilation cost](#)
- [Cost of replacing joists and floorboards](#)
- [How much does woodworm cost to treat?](#)

⚠ Cost guides are for guidance only. You should get formal, written quotations from appropriate organisations prior to a legal commitment to purchase the property.

- 1 Outside doors (including patio doors)
- 1 Other primary and finishes
- 1 Roof Structure
- 1 Fireplaces, chimney breasts and flues
- 1 Built-in fittings (e.g. built-in kitchen and other fittings, not including appliances)
- 1 Water
- 1 Permanent Outbuildings
- 1 Other - Grounds

- Displays a summary of the surveyor's findings arranged in order of significance using our traffic light system.
- Click on each element to view the surveyors' opinions, advice, and photographs.
- Click on the photograph, zoom in and understand fully what the surveyor has seen.
- Email specific elements to a contractor to obtain a formal quotation for the necessary remedial works or further investigation. We have provided some helpful links to help you find reputable tradespeople and specialist contractors.

Legal Issues Page

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Issues for your legal advisers

Whilst we will attempt to identify legal issues upon which you may require legal advice, we do not act as a legal adviser and will not comment on any legal documents. Where we have identified matters that your legal advisers may need to investigate further, you should send these issues to your legal advisers for further advice.

Regulation

You should ask your legal adviser to check whether Local Authority notifications, approvals and completion certificates have been obtained. If necessary, for any issues detailed within this report and specified below. They should also confirm that all statutory inspections have been made and appropriate completion certificates issued. If regulations have been breached or work carried out without the necessary approvals and certificates, then extensive and costly alteration works may be needed to ensure compliance.

Internal walls - The alterations/removal of internal walls.

Guarantees

Other matters

Print
Download to email

◀ Displays any issues for your legal adviser's attention.

◀ Print or email any issues to your conveyancer.

Risks Page

Expand to see any defects and issues that the surveyor believes may represent a risk to the building, grounds or a safety risk to you.



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Risks

This section summarises defects and issues that, in our opinion, present a risk to the building or grounds, or a safety risk to people.

Risks to the building

Gas - No current test certificate/service records.

Floors - dampness to floors.

There are trees with potential influencing distance of this property.

Drainage - affected by roots/leaking/blocked.

Un-swept flues - fire/fumes/blockages.

Electricity - No valid test certificate.

Possibility of rot to floors.

Risks to the grounds

Risks to people

Other risks or hazards

Print

Valuation Page (if taken as optional extra)

1 Acacia Avenue, Anywhere Town, NN15 6EY

Property valuation

This valuation has been undertaken in accordance with RICS Valuation - Global Standards (Red Book Global Standards), which includes the International Valuation Standards.

- In my opinion the market value on **12 July 2022** as inspected was **£350,000.00** | **Three Hundred and Fifty Thousand Pounds**
- In my opinion the current reinstatement cost of the property (see note below) is **£265,000.00** | **Two Hundred and Sixty-Five Thousand Pounds**

Tenure

Freehold

Area of property (sq. m)

110

◀ Displays the valuation figure and reinstatement cost for the property.

What Next Page

1 Acacia Avenue, Anywhere Town, NN15 6EY

What to do next

Credit: RICS

The Royal Institution of Chartered Surveyors (RICS) has compiled a useful guide on what to do next, now that you have an overview of any work to be carried out on the property. We recommend you make a note of any quotations you receive.

Getting quotations

The cost of repairs may influence the amount you are prepared to pay for 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 them to put their quotations in writing

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

Further investigations and what they involve

If we are concerned about the condition of a hidden part of the building, could only see part of a defect or do not have the specialist knowledge to assess part of the property fully, we may have recommended that further investigations should be carried out to discover the true extent of the problem. This will depend on the type of problem, but to do this properly, parts of the home may have to be disturbed, so you should discuss this matter with the current owner. In some cases, the cost of investigation may be high.

When a further investigation is recommended, the following will be included in your report:

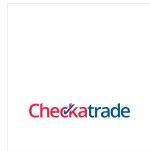
- A description of the affected element and why a further investigation is required
- When a further investigation should be carried out and
- A broad indication of who should carry out the further investigation

Who you should use for further investigations

You should always check that the specialist contractor or trades person is who they say they are and what association they belong to. It is worth contacting the relevant association to find out if they are a member.

Do you need help finding a specialist contractor or trades person?

Checkatrade can help you find local trades people near you. Search Checkatrade's 50,000 vetted trades and service providers for free.



If your report says you have a problem and need specialist advice, Specialist Xpress has the answer. Specialist reports include:

- Structural engineers
- Timber and damp
- Tree (Arboriculturalist)
- Wall Tie
- CCTV drain
- Asbestos...and more

The national service of Specialist Xpress is the most recommended exclusive provider of specialist reports and is trusted by major lenders, surveyor groups and property professionals throughout the UK.



Click [here](#) to visit Specialist Xpress

◀ Sets out a useful guidance from RICS on the next steps.

About the Inspection Page

1 Acacia Avenue, Anywhere Town, NN15 6EY

About the inspection and surveyors' declaration

Surveyor's name:

Ms Surveyor

Surveyor's RICS number:

157543

Surveyor's qualification:

MRICS

Date of the inspection:

12 July 2022

Related party disclosure:

I am not aware of any conflicts of interest (as defined by the RICS Valuation Standards and RICS Rules of Conduct).

Weather conditions when inspection took place:

At the time of my inspection it was dry and was preceded by a period of dry weather.

Status of the property when the inspection took place:

At the time of my inspection the property was vacant, unfurnished although the floors were covered throughout.

I confirm that I have inspected the property and prepared this report.

Electronically signed by:

Please refer to your **Terms and Conditions** that were sent to you at the point you confirmed your instruction to us (these can be found in your e.surv account).

◀ Useful information about your surveyor and the survey undertaken.

Advice Hub



As a customer of e.surv, you get exclusive access to our knowledge base, where you can find advice, hints and tips from our experts about making your move a smooth experience. Simply click the icon on the menu to access this area of our website.



Need more help?

Contact our technical
team on 0333 999 7578 and
we'll be happy to help.

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Chartered Surveyors

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