



CASTLE SURVEYORS LIMITED

Chartered Commercial & Residential Property Consultants

PROPERTY DEFECTS COST ESTIMATE REPORT



123 Any Street, Any Town

Castle Surveyors Limited

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Terms & Conditions

This report is commissioned to provide an estimate of the potential cost of works required following the Survey of 123 Any Street, Any Town, Townshire. The survey was carried out by Wayne Norcliffe MRICS on 1st August 2013 and the following report provides cost estimates in respect of defects found on the date of inspection.

The report provides you with guidance on the potential cost of repairs following the inspection, however you should note that these are estimated costs taken from schedules and rates which are only averages, as such local variances may apply and you may also find that quotations obtained from contractors are different to the estimates provided in this report. As such you should only use the information contained in this report as a general guide and **you should ALWAYS obtain 3 quotations from suitably qualified and experienced local contractors before making any decision whether to purchase a property or not.**

The report is formatted so as to give you a general indication of potential costs, but is not detailed or specific and as such does not provide a per square metre or other such detailed breakdown. Cost estimates are provided in bandings, for instance below £500, £500 to £1,000, £1,000 to £1,500, £1,500 to £2,000, £2,000 to £3,000, £3,000 to £5,000, above £5,000. The report cross references to the RICS Homebuyer Report sections and as such should be read in conjunction with those.

The cost estimates are derived from data obtained from the Royal Institution of Chartered Surveyors (RICS) and as such we are totally reliant upon the accuracy of that data and you accept that we cannot be held liable or otherwise responsible for errors or omissions that may arise from our use of that data.

This report has been prepared by Castle Surveyors Ltd, with all reasonable skill, care and diligence within the terms of the Contract with the client, incorporation of our General Terms and Condition of Business and taking account of the resources devoted to us by agreement with the client.

We disclaim any responsibility to the client and others in respect of any matters outside the scope of the above.

This report is confidential to the client and we accept no responsibility of whatsoever nature to third parties to whom this report, or any part thereof, is made known. Any such party relies on the report at its own risk.

This report is provided in conjunction with the RICS Homebuyer or RICS Building Survey Report provided to you and the terms & conditions of engagement agreed in respect of that instruction apply with equal force and effect to the contents of this report also.

Sharing this report with third parties is not authorised, save professional advisers such as legal counsel. Estate Agents and the like are not entitled to receive or otherwise be communicated the contents of this report.

Estimated Cost of Defects Report

SECTION HEADING	Category 3	Category 2
E1 Chimney Stacks	Less than £500	
E2 Roof Coverings		£1,000 to £1,500
E3 Rainwater Pipes and Guttering		Less than £500
E4 Main Walls	Over £5,000	
E5 Windows		Less than £500
E6 Outside Doors (including patio doors)		Less than £500
E7 Conservatory and Porches		£1,500 to £2,000
E8 Other Joinery and Finishes		Less than £500
E9 Other	N/A	N/A

SECTION HEADING	Category 3	Category 2
F1 Roof Space	£1,500 to £2,000	
F2 Ceilings		Less than £500
F3 Walls & Partitions		£2,000 to £3,000
F4 Floors		£3,000 to £5,000
F5 Fireplaces, Chimney Breasts & Flues	N/A	N/A
F6 Built in fittings (not including appliances)	N/A	N/A
F7 Woodwork	N/A	N/A
F8 Bathroom fittings	N/A	N/A
F9 Other	N/A	N/A

SECTION HEADING	Category 3	Category 2
G1 Electricity	Less than £500	
G2 Gas/Oil	£1,500 to £2,000	
G3 Water		Less than £500
G4 Heating		£2,000 to £3,000
G5 Water Heating		£3,000 to £5,000
G6 Drainage	N/A	N/A
G7 Common Services	N/A	N/A
SECTION HEADING	Category 3	Category 2
H1 Garage	N/A	N/A
H2 Other	N/A	N/A
Total Potenti Cost	£10,000	£22,000

Note: This information is obtained from RICS tables and data, being merely a guide as to potential costs and we recommend that you use this information for general guidance purposes only and do not rely upon it to make a decision without first obtaining at least 3 quotations from suitably qualified and experienced local contractors.