



LEVEL 1

Your survey report

Property address

Client's name

Consultation date (if applicable)

Inspection date

Surveyor's RICS number

1140596

1

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A

About the inspection and report

This RICS Home Survey – Level 1 has been produced by a surveyor, who has written this report for you to use. If you decide not to act on the advice in this report, you do so at your own risk.



About the inspection and report

As agreed, this report will contain the following:

- a physical inspection of the property (see 'The inspection' in section L) and
- a report based on the inspection (see 'The report' in section L).

About the report

We aim to give you professional advice about:

- the construction and general condition of the property on the date it was inspected
- any defects that need urgent attention or are serious
- things that need further investigation to prevent serious damage to the fabric of the building and
- serious defects or issues that may be hazardous to safety and where further enquiries are needed.

Any extra services we provide are not covered by these terms and conditions, and must be covered by a separate contract.

About the inspection

- We only carry out a visual inspection.
- 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 will visually inspect the parts of the roof structure and other features that can be seen from the access hatch. We will not remove secured access panels and/or lift insulation material, stored goods or other contents.
- We will inspect the surfaces of exposed floors and under-floor spaces so far as there is safe access to these, but we will not lift carpets, floor coverings, floorboards or move furniture. We will assess floors for excessive deflection by a 'heel-drop' test. We are not able to assess the condition of the inside of any chimney, boiler or other flues. Also, we do not remove secured panels or undo electrical fittings.
- 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.
- We inspect the inside and outside of the main building and all permanent outbuildings, but we do not force or open up the fabric of the building. We also inspect 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 sections D, E, F and G, we describe the part that has the worst condition rating first and then briefly outline the condition of the other parts.



Reminder

Please refer to your **Terms and Conditions**, that were sent to you at the point you (the client) confirmed your instructions to us (the firm), for a full list of exclusions.



About the inspection

Surveyor's name

Richard Lake

Surveyor's RICS number

1140596

Company name

Edwin Lake Ltd

Date of the inspection**Report reference number**

ELCS-2556

Related party disclosure

None.

Full address and postcode of the property**Weather conditions when the inspection took place**

During the inspection the weather was overcast but dry. Changeable conditions had persisted prior to the inspection.

Status of the property when the inspection took place

The property was unoccupied but fully furnished at the time of inspection.

B

Summary of condition ratings

This section 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.

Important note

To get a balanced impression of the property, we strongly recommend that you read all sections of the report, in particular section K, *What to do now*, and discuss this with us if required.

B

Summary of condition ratings

To determine the condition of the property, we assess the main parts (the 'elements') of the building, garage and some outside areas. These elements are rated on the urgency of maintenance needed, ranging from 'very urgent' to 'no issues recorded'.



Documents we may suggest you request before you sign contracts

There are documents associated with the following elements. Check these documents have been supplied by your solicitor before exchanging contracts.

Element no.	Document name	Received
H1	Original construction of the property (Planning Permission and Building Regulation approval).	
D5	Windows (FENSA certification).	
F1	Electrical test (Competent Persons Scheme certification).	
F2	Gas safety check (GSR certification).	
F4	Boiler service records (GSR certification).	



Elements that require urgent attention

These elements have defects that are serious and/or need to be repaired, replaced or investigated urgently. Failure to do so could risk serious safety issues or severe long-term damage to your property.

Element no.	Element name	Comments (if applicable)
F1	Electricity	Electrical test recommended.
F2	Gas / oil	Gas safety check required.
F4	Heating	Annual boiler service may be due.
F5	Water heating	Annual boiler service may be due.

Summary of condition ratings

2

Elements that require attention but are not serious or urgent

These elements have defects that need repairing or replacing but are not considered to be either serious or urgent. These elements must also be maintained in the normal way

Element no.	Element name	Comments (if applicable)
D2	Roof coverings	
D3	Rainwater pipes and gutters	
E8	Bathroom fittings	

1

Elements with no current issues

No repair is currently needed. The elements listed here must be maintained in the normal way.

Element no.	Element name	Comments (if applicable)
D1	Chimney stacks	
D4	Main walls	
D5	Windows	
D6	Outside doors	
D7	Conservatory and porches	
D8	Other joinery and finishes	
E1	Roof structure	
E2	Ceilings	
E3	Walls and partitions	
E4	Floors	

B

Summary of condition ratings

E6	Built-in fittings	
E7	Woodwork	
F3	Water	
F6	Drainage	
G1	Garage	

NI

Elements not inspected

We carry out a visual inspection, so a number of elements may not have been inspected. These are listed here.

Element no.	Element name
	Not applicable.

C

About the property

This section includes:

- About the property
- Energy efficiency



About the property

Type of property

The property is a two-storey mid-terraced house.

Approximate year the property was built

The property was built in around 2001.

Approximate year the property was extended

The conservatory was probably built in around 2010.

Approximate year the property was converted

Not applicable.

Information relevant to flats and maisonettes

Not applicable.

Construction

The walls of the property are of block cavity construction. It has a timber-framed roof with artificial slate coverings externally. Internal floors are of concrete and suspended timber construction. Internal walls are assumed to be of both masonry and timber-framed construction.

Accommodation

	Living rooms	Bed-rooms	Bath or shower	Separate toilet	Kitchen	Utility room	Conser-vatory	Other
Ground	1			1	1			
First		3	2					



Energy efficiency

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

Energy efficiency rating

C70.

Mains services

A marked box shows that the relevant mains service is present.

☒ Gas ☒ Electric ☒ Water ☒ Drainage

Central heating

☒ Gas ☐ Electric ☐ Solid Fuel ☐ Oil ☐ None

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

Not applicable.

D

Outside the property

SAMPLE



Outside the property

Limitations on the inspection

There were no limitations.

D1 Chimney stacks

1 2 3 NI

There is one chimney stack located to the right side of the property. It is of concrete block construction. Condition rating 1.

The chimney is in satisfactory condition at present with no urgent repairs required.

In time it will be necessary to carry out general maintenance including repointing of the masonry, repair or replacement of flashings and attention to detailing around the top of the chimney.

1

D2 Roof coverings

The roof coverings consist of artificial slate with a traditional bitumen underfelt beneath. Condition rating 2.

The roof coverings are in adequate condition however they will require maintenance over time.

This should include repointing or re-bedding of ridge tiles at the top of the roof and repointing of the exposed verge to the right side edge of the roof. Some deterioration of the mortar pointing was noted in these areas.

Historically manufactured roof slates contained asbestos. It was noted that this property was built after asbestos was banned however it is possible that old stock may have been used so the presence of asbestos cannot be ruled out.

Maintenance should be carried out by a good general roofing contractor.

2

D3 Rainwater pipes and gutters

Rainwater pipes and gutters are of white plastic construction. Condition rating 2.

The fittings are relatively modern and they should still have a satisfactory life expectancy.

Signs of possible blockage and overspill were noted to the gutters to the right rear with staining affecting the wall of the neighbouring house.

You must instruct a good general building contractor or specialist guttering company to remove any debris from inside gutters and pipes, maintain fixings and re-seal gutter and pipe joints as necessary.

2

D4 Main walls

The walls of the property are of cavity masonry construction. Condition rating 1.

No signs of significant cracking or structural problems were noted. There is slight cracking around the front window of the dining room.

The masonry is in satisfactory condition with no urgent repairs required.

Ground levels are correctly positioned in respect of the damp-proof course and in respect of internal floor levels.

1



Outside the property

D5 Windows

Windows are of double-glazed PVC construction. Condition rating 1.
The windows are modern and they are in satisfactory condition.
Your Solicitor must obtain FENSA certification or equivalent and details of guarantees. See Section H1.

1

D6 Outside doors (including patio doors)

The front door and the rear kitchen door are of glazed composite construction. There are double-glazed PVC patio doors between the sitting room and conservatory. Condition rating 1.
Although the doors are in adequate condition, it appears that they date from the time the property was built and they will need to be replaced in the medium term.
At present, the doors were working correctly and all doors have adequate locks.

1

D7 Conservatory and porches

Front Porch

There is a small plastic canopy porch to the front of the property. Condition rating 1.
The porch is in adequate condition with no repairs required.

Conservatory

There is a conservatory extension to the rear. It consists of small masonry walls, double-glazed PVC windows and doors and plastic sheet roof coverings. Condition rating 1.
The conservatory is in adequate condition although it will be hot in the summer and cold in the winter.
Conservatories tend to have a limited life expectancy and you should plan for replacement in the medium or long term with a proper extension.
As a short-term measure, you could consider fitment of an insulated roof however this will reduce levels of natural light in the kitchen and sitting room.

1

D8 Other joinery and finishes

Joinery at eaves level is of PVC construction. Condition rating 1.
The joinery is in satisfactory condition with no repairs required at present.
Periodic cleaning will help maintain the appearance of the property.

1

D9 Other

Not applicable.

E

Inside the property

SAMPLE



Inside the property

Limitations on the inspection

There were no limitations.

E1 Roof structure

1 2 3 NI

The roof is of timber-truss construction. Condition rating 1.

The roof trusses are satisfactory and fitted with cross-bracing to improve strength. No signs of distortion were noted.

There is a retractable metal ladder and light in the loft. The loft is part boarded for storage purposes.

Extra insulation should be installed to a depth of 300mm; this will help reduce heat-loss.

The party walls in the loft are of concrete block construction. No defects were noted.

1

E2 Ceilings

Ceilings are of plasterboard construction. Condition rating 1.

No signs of problems were noted in respect of the supporting structures.

The plasterboard ceiling finishes are satisfactory and only slight hairline cracking was noted. These small cracks can be repaired before next redecoration.

1

E3 Walls and partitions

Internal walls appear to be of both masonry construction with plasterboard finishes and timber-framed construction with similar plasterboard finishes. Condition rating 1.

No signs of significant cracking or other evidence of structural problems were noted.

The plaster and plasterboard wall finishes are satisfactory.

No evidence of dampness was noted in the lower walls or around window openings.

1

E4 Floors

Floors are of suspended concrete (beam and block) construction at ground floor level and suspended timber construction with chipboard coverings at first floor level. Condition rating 1.

No signs of problems were noted in respect of the floors at ground floor level. There are a reasonable number of sub-floor air vents present in the lower walls.

Chipboard flooring, as present at first floor level, has a tendency to creak underfoot. It may be necessary to replace chipboard when the fittings in the bathroom and shower room are renewed.

1



Inside the property

E5 Fireplaces, chimney breasts and flues

There are no fireplaces or chimney breasts present.

It is possible that the property was originally constructed with provision for a fireplace to the right side of the sitting room. It appears that a flue may rise within the thickness of the party wall and it extends to a tile vent in the roof.

E6 Built-in fittings (built-in kitchen and other fittings, not including appliances)

Kitchen fittings consist of a range of wall units and base units with work surfacing over. Condition rating 1.

The fittings are relatively modern and in adequate condition. There is a degree of wear and tear consistent with normal use.

Kitchen appliances were not tested. It is recommended that the gas hob be checked by a GSR registered contractor before use and then annually when the central heating boiler is serviced.

1

E7 Woodwork (for example staircase joinery)

Internal joinery consists of matching light-weight panelled doors. Skirtings and other joinery may be of both timber and manufactured board construction, for example MDF. Condition rating 1.

The joinery is in satisfactory condition overall with no urgent repairs required.

1

E8 Bathroom fittings

Sanitary fittings in the bathroom consist of a bath with electric shower over, WC and washbasin. There is a tiled shower cubicle with electric shower, WC and washbasin in the en-suite shower room and a separate WC and washbasin at ground floor level. Condition rating 2.

The sanitary fittings date from the time the property was built. Consequently, they are now of a slightly dated style and there is a degree of general wear and tear consistent with normal use.

Subject to undertaking maintenance in the short term, replacement could be delayed into the medium term.

It may be necessary to replace extractor fans in order to help avoid problems of condensation.

2

E9 Other

Not applicable.

F

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.



Services

Limitations on the inspection

Most of the underground drainage pipes and water pipes were hidden from view.

F1 Electricity

1 2 3 NI

Safety warning: Electrical Safety First 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 Electrical Safety First.

Mains electricity is connected with the meter and consumer unit being located under the stairs. Condition rating 3.

3

The electrical system dates from the time of original construction. The wiring circuits and most fittings are modern however some works of improvement will be required.

It is recommended that you instruct a qualified electrical contractor to test the system and provide further advice on any improvements required. You may wish to install extra power points and new light fittings to suit your own requirements. If checked and confirmed as satisfactory, this element can have a condition rating 1.

It is recommended that you install a more comprehensive fire detection and alarm system with a heat detector in the kitchen and linked smoke alarms in the hall and landing. Carbon monoxide alarms must be maintained in all rooms with gas appliances.

The property has an old burglar alarm installed. It was not tested and it is not known if it is in working order.

F2 Gas/oil

Safety warning: All gas and oil appliances and equipment should be regularly inspected, tested, maintained and serviced by a registered 'competent person' 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 connected with the meter being located externally to the front at ground level. Condition rating 3.

3

The gas meter is relatively modern, pipes are of copper construction and they have an electrical earth connection. No smell of gas was detected.

It is recommended that you instruct a GSR registered contractor to check the gas installation each year when the central heating boiler is serviced. If checked and confirmed as satisfactory, this element can have a condition rating 1.

The meter housing is broken and should be replaced.



Services

F3 Water

Mains water is connected with the external stop-tap located adjacent to the gas meter and with an internal stop-tap beneath the kitchen sink. Condition rating 1.

The pipes leading into the property will be of modern blue plastic construction. Cold water pressure was found to be satisfactory.

There are cold water storage tanks located in the loft. The tanks are relatively modern with fitted covers and lagging. The tanks have independent overflows and adequate support.

1

F4 Heating

Space heating is provided by the 'Glow-worm Micron' boiler which is located in the kitchen. Condition rating 3.

The heating boiler is old and will need to be replaced in the medium term and sooner if faults develop.

The service history of the boiler is not known. You must instruct a GSR registered contractor to check, test and service the heating system and provide a quotation for any improvements required. The boiler must then be serviced annually.

Radiators should be periodically flushed to remove deposits and corrosion inhibitor added to the water. Old radiators will need to be replaced over time.

There is a separate electric heater in the conservatory to supplement the radiator.

3

F5 Water heating

Water heating is provided primarily by the 'Glow-worm' boiler. There is a hot water tank in the landing airing cupboard. The tank has an electric immersion heater. Condition rating 3.

Due to the nature of the hot water system, hot water pressure is relatively low and it is probably for this reason that electric showers have been fitted.

See Section F4.

3

F6 Drainage

The property is connected to the mains drainage system. Condition rating 1.

The lids to two of the inspection chambers were lifted revealing drains of plastic construction. From this limited inspection, no signs of defects were noted.

There is an internal soil vent pipe which passes through the property to the left rear.

1

F7 Common services

Not applicable.

G

Grounds

(including shared areas for flats)

SAMPLE



Grounds (including shared areas for flats)

Limitations on the inspection

Stored items in the garage restricted the inspection.

G1 Garage

1 2 3 NI

There is a single garage to the rear. Condition rating 1.

The garage walls are of slender concrete block construction with pier support. It has an up-and-over door to the front and a pedestrian door to the side. The slender walls may be found to be affected by condensation, dampness and mustiness in winter months.

The garage is in adequate condition overall although normal maintenance will be required in respect of internal and external elements.

This should include maintenance of the roof coverings and rainwater fittings, future replacement of the side (pedestrian) door and maintenance of the main up-and-over door which was found to be difficult to close using modest force.

1

G2 Permanent outbuildings and other structures

There are no outbuildings.

G3 Other

The property occupies a small plot with a low-maintenance garden to the rear. The garden would benefit from general works of maintenance and improvement.

There are no boundaries to the front.

Boundaries to the rear consist of timber fencing. The fencing probably dates from the time the property was built and, in time, it will need to be replaced. It is likely that rot will start to affect the supporting posts at ground level.

H

Issues for your legal advisers

We do not act as a 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, to state you should check whether there is a warranty covering replacement windows). You should show your legal advisers this section of the report.



Issues for your legal advisers

H1 Regulation

Your Solicitor should obtain confirmation that the following works were undertaken with all necessary Local Authority approvals and permissions:

- Original construction of the property (Planning Permission and Building Regulation approval).
- Installation of replacement windows (FENSA certification).
- Service records for the central heating boiler, gas hob and any gas safety check (GSR certification).
- Evidence of any recent electrical test (Competent Persons Scheme certification).

H2 Guarantees

Guarantees may be available for the following items:

- Replacement windows.

H3 Other matters

We advise that you raise the following matters with your Solicitor or other Legal Advisers and seek sufficient clarification prior to entering into any legally binding contract:

- Confirm tenure and details of any restrictive covenants.
- Ensure that there are no outstanding debts in respect of credit agreements to the property, fittings or contents remaining.
- Ensure that there are no road improvement or development proposals which would be detrimental to the property.
- Confirm adoption status of the road and any estate charges.
- Confirm, where possible, the ownership of boundaries and responsibility for maintenance.
- Ensure that there are no outstanding statutory, public health, legal or other notices affecting the property.
- A detailed environmental report should be obtained to provide further information on flood, contamination, radon, mining and past land use.

Any adverse discovery may have a serious effect on the resale potential of the property and a possible detrimental effect upon its value. It may therefore be important for you to refer any such matter back to us before you proceed to exchange of contracts.

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. They may have existed for some time and cannot be reasonably changed.

Risks

I1 Risks to the building

Structural Movement

The property does not appear to have been affected by significant structural movement in the past. No signs of significant cracking were noted to internal or external walls.

Slight cracking may affect the walls on a seasonal basis due to changes in moisture content of the soil and thermal factors.

Rising and Penetrating Dampness

No evidence of rising dampness was noted in the lower walls of the property and no signs of penetrating dampness were noted either around window openings, beneath the chimney or elsewhere.

Condensation

No signs of condensation were noted at the time of inspection however condensation can become a problem, particularly in cold winter weather. It is important to take steps to manage moisture generation within the living accommodation and this should include maintenance / provision of good mechanical ventilation in the kitchen, bathroom and en-suite shower room.

Timber Defects

No evidence of rot or wood-beetle activity was noted to accessible timbers.

I2 Risks to the grounds

The property is located in an area of clay subsoil / bedrock.

The property is not in a flood risk area (rivers or sea).

The property is not in a former coal mining area.

A detailed environmental report should be obtained to provide further information on flood (surface / ground water), contamination, radon and past land use.

I3 Risks to people

Asbestos

Historically manufactured roof slates contained asbestos. It was noted that this property was built after asbestos was banned however it is possible that old stock may have been used so the presence of asbestos cannot be ruled out.

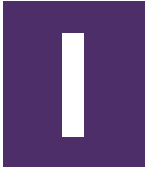
Radon

The property is in an area affected by relatively low levels of radon.

Other

The following may constitute risks to health and safety:

- Unconfirmed certification for the gas system.
- Unconfirmed certification for the electrical installation.
- Unknown service records and certification for the gas central heating boiler and gas hob.
- Inadequate fire detection and alarm system.



Risks

I4 Other risks or hazards

Not applicable.

SAMPLE

J

Surveyor's declaration

SAMPLE



Surveyor's declaration

Surveyor's RICS number

1140596

Phone number

01225 300879

Company

Edwin Lake Ltd

Surveyor's Address

'Mirabelle', Entry Hill Drive, Bath, BA2 5NJ.

Qualifications

BSc DipSurv MRICS

Email

richard@edwinlake.co.uk

Website

www.edwinlake.co.uk


Property address

Client's name

Date this report was produced

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

Signature



K

What to do now

SAMPLE



Further investigations and getting quotes

We have provided advice below 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. 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 them to put their quotation 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 ask an appropriately qualified person, although 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.

L

Description of the RICS Home Survey – Level 1 service and terms of engagement

SAMPLE



Description of the RICS Home Survey – Level 1 service and terms of engagement

The service

The RICS Home Survey – Level 1 service includes:

- a physical **inspection** of the property (see 'The inspection' below) and
- a **report** based on the inspection (see 'The report' below).

The surveyor who provides the RICS Home Survey – Level 1 service aims to:

- describe the part or element in enough detail so that it can be properly identified
- provide a clear and concise expression of the surveyor's professional assessment of each part or element
- describe the condition of the part or element that justifies the surveyor's assessment and
- help you gain an objective view of the condition of the property.

Any extra services provided that are not covered by the terms and conditions of this service must be covered by a separate contract.

The inspection

The surveyor inspects the inside and outside of the main building and all permanent outbuildings, recording the construction and significant visible defects that are evident. This inspection is intended to cover as much of the property as is physically accessible. Where this is not possible, an explanation is provided in the 'Limitations on the inspection' box in the relevant section of the report.

The surveyor does not force or open up the fabric of the building. This includes taking up fitted carpets, fitted floor coverings or floorboards; moving heavy furniture; removing the contents of cupboards, roof spaces, etc.; removing secured panels and/or hatches; or undoing electrical fittings.

The surveyor will not remove secured access panels and/or lift insulation material, stored goods or other contents. The surveyor will visually inspect the parts of the roof structure and other features that can be seen from the access hatch.

If necessary, the surveyor carries out parts of the inspection when standing at ground level, from adjoining public property where accessible. This means the extent of the inspection will depend on a range of individual circumstances at the time of inspection, and the surveyor judges each case on an individual basis.

The surveyor uses equipment such as a damp meter, binoculars and torch, and uses a ladder for flat roofs and for hatches no more than 3m above level ground (outside) or floor surfaces (inside) if it is safe to do so.

The surveyor also carries out a desk-top study and makes oral enquiries for information about matters affecting the property.

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. It also does not investigate the plumbing, heating or drainage installations (or whether they meet current regulations); or the internal condition of any chimney, boiler or other flue.



Description of the RICS Home Survey – Level 1 service and terms of engagement

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. Where there are restrictions to access (e.g. a creeper plant prevents closer inspection), these are reported and advice is given on any potential underlying risks that may require further investigation.

Buildings with swimming pools and sports facilities are treated as permanent outbuildings and are therefore inspected, but the surveyor does not report on the leisure facilities, such as the pool itself and its equipment internally and externally, landscaping and other facilities (for example, tennis courts and temporary outbuildings).

Flats

When inspecting flats, the surveyor assesses the general condition of the outside surfaces of the building, as well as its access and communal areas (for example, shared hallways and staircases that lead directly to the subject flat) and roof spaces, but only if they are accessible from within and owned by the subject flat. The surveyor does not inspect drains, lifts, fire alarms and security systems.

External wall systems are not inspected. If the surveyor has specific concerns about these items, further investigation will be recommended before making a legal commitment to purchase.

Dangerous materials, contamination and environmental issues

The surveyor does not make any enquiries about contamination or other environmental dangers. If the surveyor suspects a problem, they should recommend 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 such 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 2012* ('CAR 2012'). However, the report should properly emphasise the suspected presence of asbestos containing materials if the inspection identifies that possibility. With flats, the surveyor assumes that there is a 'dutyholder' (as defined in CAR 2012), and that there is an asbestos register and an effective management plan in place, which does not present a significant risk to health or need any immediate payment. The surveyor does not consult the dutyholder.



Description of the RICS Home Survey – Level 1 service and terms of engagement

The report

The surveyor produces a report of the inspection results 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 is aimed at providing you with an understanding of the condition of the property to allow you to make an informed decision on serious or urgent repairs, and on the maintenance of the issues reported.

The RICS Home Survey – Level 1 report does not include advice on repairs or ongoing maintenance issues.

Where the surveyor is unable to reach a conclusion with reasonable confidence, a recommendation for further investigation should be made.

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:

- **R** – Documents we may suggest you request before you sign contracts.
- **Condition rating 3** – Defects that are serious and/or need to be repaired, replaced or investigated urgently. Failure to do so could risk serious safety issues or severe long-term damage to your property. Written quotations for repairs should be obtained prior to legal commitment to purchase.
- **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** – Elements 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.

Energy

The surveyor has not prepared the Energy Performance Certificate (EPC) as part of the RICS Home Survey – Level 1 service for the property. Where the EPC has not been made available by others, the most recent certificate will be obtained from the appropriate central registry where practicable. If the surveyor has seen the current EPC, they will review and state the relevant energy efficiency rating in this report.



Description of the RICS Home Survey – Level 1 service and terms of engagement

Issues for legal advisors

The surveyor does not act as a 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, to state you should check whether there is a warranty covering replacement windows).

This report has been prepared by a surveyor merely in their capacity as an employee or agent of a firm, company or other business entity ('the Company'). The report is the product of the Company, not of the individual surveyor. All of the statements and opinions contained in this report are expressed entirely on behalf of the Company, which accepts sole responsibility for them. For their part, the individual surveyor assumes no personal financial responsibility or liability in respect of the report, and no reliance or inference to the contrary should be drawn.

In the case of sole practitioners, the surveyor may sign the report in their own name, unless the surveyor operates as a sole trader limited liability company.

Nothing in this report excludes or limits liability for death or personal injury (including disease and impairment of mental condition) resulting from negligence.

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. They may have existed for some time and cannot be reasonably changed. The RICS Home Survey – Level 1 report will identify and list the risks, but give no further explanation.

Note: The Home Survey – Level 1 service does not include an opinion on either the market value of the property or the reinstatement cost.



Description of the RICS Home Survey – Level 1 service and terms of engagement

Standard terms of engagement

1 The service – the surveyor provides the standard RICS Home Survey – Level 1 service described in this section, unless you agree with the surveyor 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 and reinstatement costs.

2 The surveyor – The service will be provided by an AssocRICS, MRICS or FRICS member of the Royal Institution of Chartered Surveyors (RICS) who has the skills, knowledge and experience to survey and report on the property.

3 Before the inspection – Before the inspection, you should tell us if there is already an agreed or proposed price for the property, and if you have any particular concerns about the property (such as a crack noted above the bathroom window or any plans for extension).

4 Terms of payment – You agree to pay our fee and any other charges agreed in writing.

5 Cancelling this contract – You should seek advice on your obligations under *The Consumer Contracts (Information, Cancellation and Additional Charges) Regulations 2013* ('the Regulations') and/or the *Consumer Rights Act 2015* in accordance with section 2.6 of the current edition of the *Home survey standard* RICS professional statement.

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.

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

This report is for use in the UK

Complaints handling procedure

The surveyor will have a complaints handling procedure and will give you a copy if you ask for it. The surveyor is required to provide you with contact details, in writing, for their complaints department or the person responsible for dealing with client complaints. Where the surveyor is party to a redress scheme, those details should also be provided. If any of this information is not provided, please notify the surveyor and ask for it to be supplied.

M

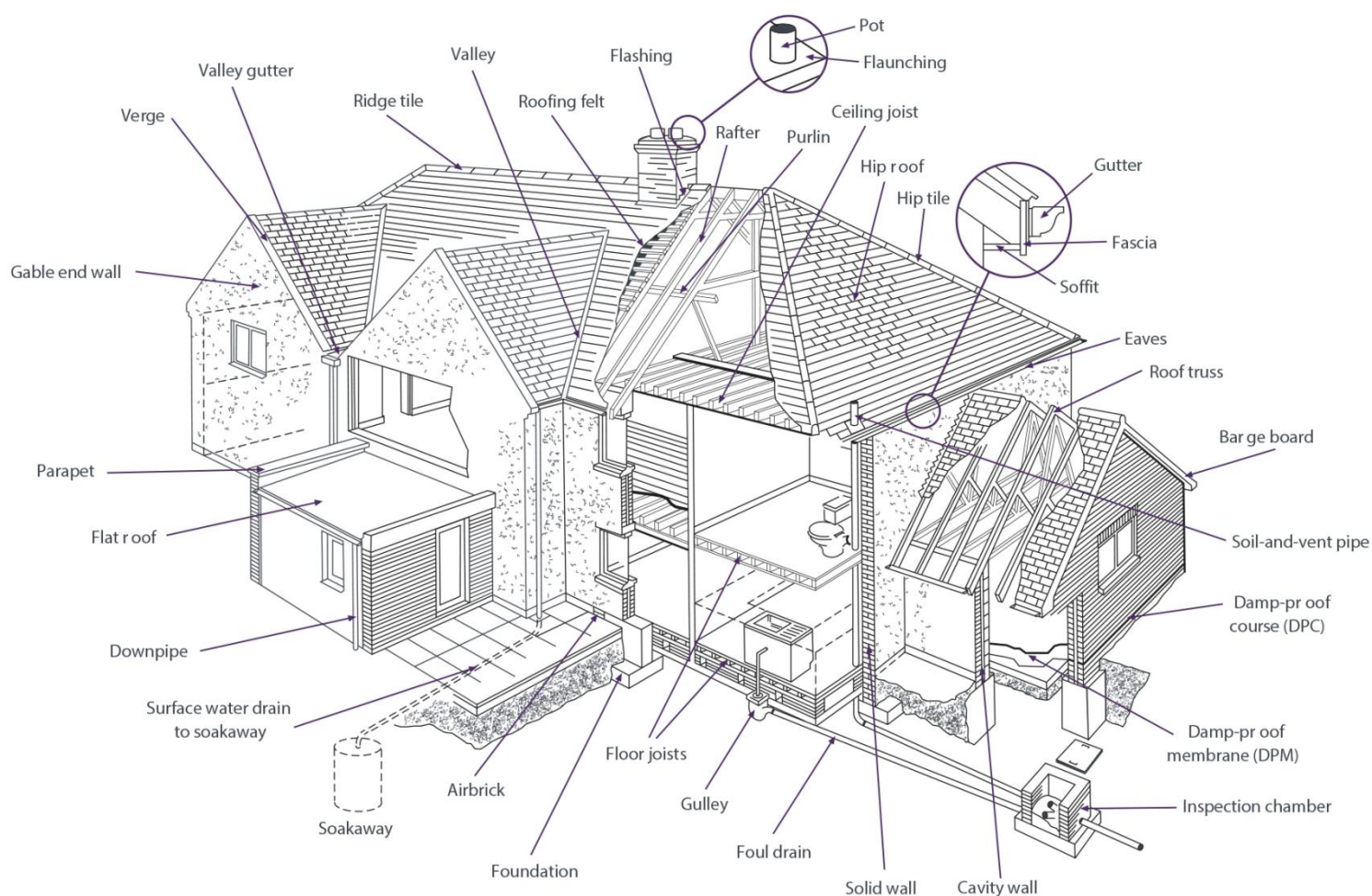
Typical house diagram

SAMPLE



Typical house diagram

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



Glossary of terms

Airbrick	A brick with holes in it by design, used especially underneath timber floors and in roof spaces, to allow ventilation.
Barge Board	Also known as a 'Verge Board'. A board, usually wooden and sometimes decorative, placed on the edge, or verge, of a roof.
Cavity Wall	A wall built with two sets of bricks or blocks, with a gap, or cavity between them. Cavity is usually about 50mm.
Ceiling Joist	Horizontal piece of wood used to support a floor (above), or attach a ceiling (below). Sometimes also metal.
Damp Proof Course (DPC)	A layer of material that cannot be crossed by damp, built into a wall to prevent dampness rising up the wall, or seeping into windows or doors. Various methods can be used.
Damp Proof Membrane (DPM)	A sheet of material that cannot be crossed by damp, laid in solid floors.
Downpipe	A pipe that carries rainwater from the roof of a building.
Eaves	The overhanging edge of a roof.
Fascia	A board, usually wooden, that run along the top of a wall underneath the bottom of a sloping roof.
Flashing	Used to prevent water leaking in at roof joints. Normally made from metal, but can also be cement, felt, or other effective material.
Flat Roof	A roof specifically designed to sit as flat as possible, typically having a pitch of no more than 15 degrees. A flat roof usually has the following components: 1. Waterproofing, 2. Insulation, 3. Vapour Barrier, 4. Substrate or sheathing (the surface that the roof is laid on), 5. Joists, and 6. Plasterboard ceiling.
Flaunching	Shaped cement around the base of chimney pots, to keep the pot in place and so that rain will run off.
Floor Joists	Horizontal piece of wood used to support a floor. Sometimes also metal.
Foul Drain	A pipe that conveys sewage or waste water from a toilet, etc, to a sewer
Foundation	Normally made of concrete, a structural base to a wall to prevent it sinking into the ground. In older buildings foundations may be made of brick or stone.
Gable End Wall	The upper part of a wall, usually triangular in shape, at the end of a ridged roof.
Gully	An opening into a drain, usually at ground level, so that water etc. can be funnelled in from downpipes and wastepipes.

Glossary of terms

Gutter	A trough fixed under or along the eaves for draining rainwater from a roof.
Hip	The outside of the join where two roof slopes connect.
Hip Roof	A roof where all sides slope downwards and are equal in length, forming a ridge at the top.
Hip Tile	The tile covering the hip of a roof, to prevent rain getting in.
Inspection Chamber	Commonly called a man-hole. An access point to a drain with a removable cover.
Parapet	A low wall along the edge of a flat roof, balcony, etc.
Purlin	A horizontal beam in a roof, on which the roof rafters rest.
Rafter	A sloping roof beam, usually wooden, which forms and supports the roof.
Ridge Tile	The tiles that cover the highest point of a roof, to prevent rain getting in.
Roof Truss	A structural framework, usually triangular and made from wood or metal, used to support a roof.
Roofing Felt	A type of tar paper, used underneath tiles or slates in a roof. It can help to provide extra weather protection.
Soakaway	An area for the disposal of rainwater, usually using stones below ground sized and arranged to allow water to disperse through them.
Soffit	A flat horizontal board used to seal the space between the back of a fascia or barge board and the wall of a building.
Soil-and-vent Pipe	Also known as a soil stack pipe. Typically a vertical pipe with a vent at the top. The pipe removes sewage and dirty water from a building, the vent at the top carries away any smells at a safe height.
Solid Wall	A wall with no cavity.
Surface Water Drain	The drain leading to a soakaway.
Valley	Where two roof slopes meet and form a hollow.
Valley gutter	A gutter, usually lined with Flashing, where two roof slopes meet.
Verge	The edge of a roof, especially over a gable.

RICS disclaimer



You should know...

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Photographs



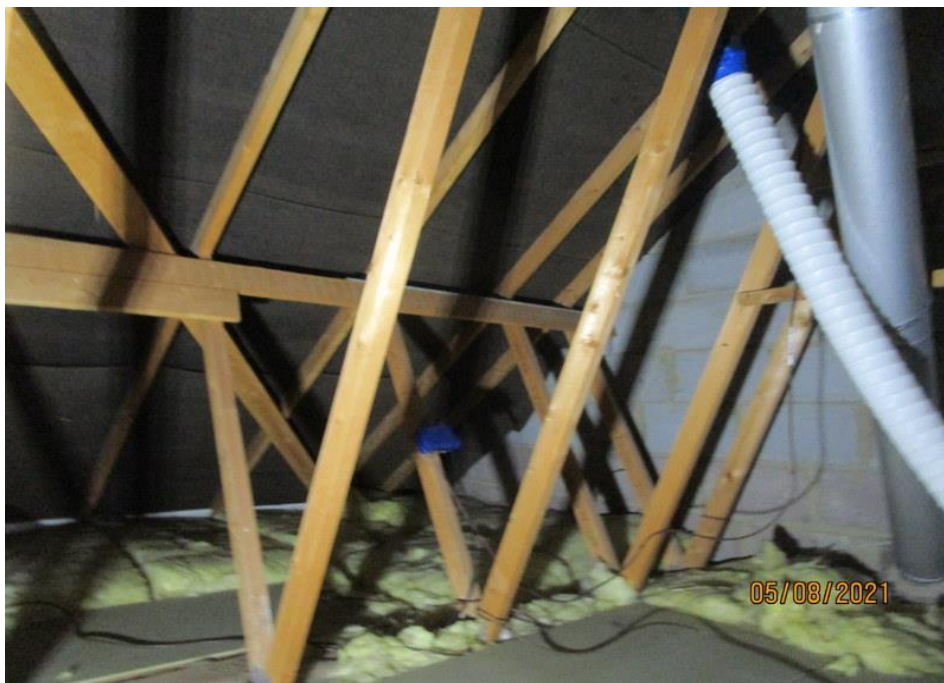
Chimney and roof coverings viewed from the front showing also plastic rainwater fittings.



Signs of overspill around the downpipe to the right rear of the property.



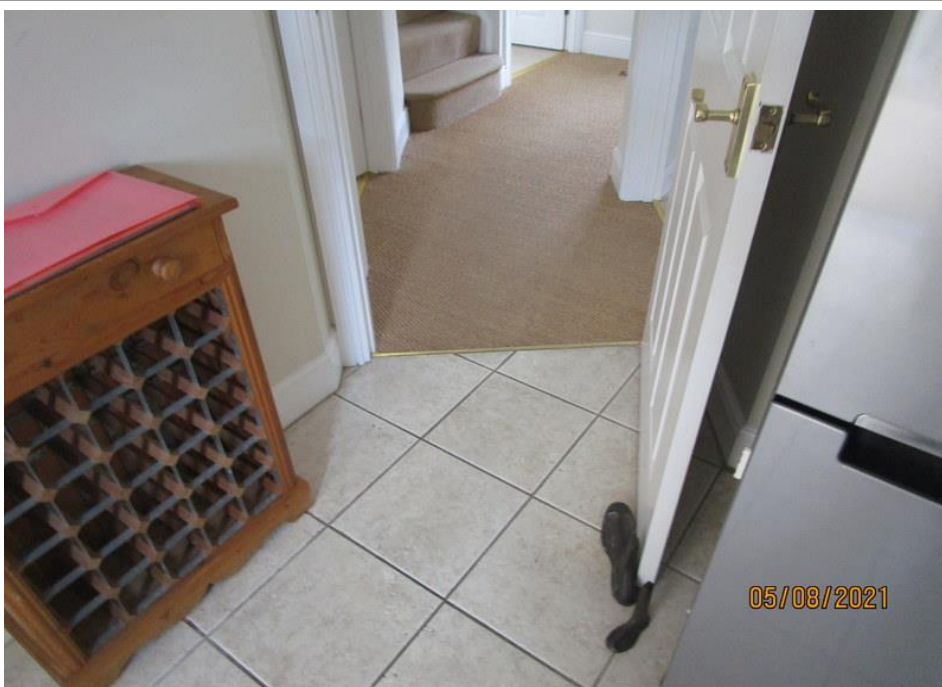
Conservatory extension.



Roof structure.



Ceiling finishes are in satisfactory condition.



Floors are of beam and block concrete construction at ground floor level.



Kitchen fittings showing gas hob.



Sanitary fittings in the bathroom.



Sanitary fittings in the en-suite shower room.



Electrical consumer unit beneath the stairs.



The gas meter is located externally to the front.



The gas central heating boiler located in the kitchen.



Hot water tank.



Cold water tanks in the loft.



Plastic drainage pipes to the front of the property.