

LEVEL 1

Your survey report

Property address

Client's name

Consultation date (if applicable)

Inspection date

Surveyor's RICS number

1

Sample Report

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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.

Sample Report

A

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.

Sample Report



About the inspection

Surveyor's name

Surveyor's RICS number

Company name

Date of the inspection

Report reference number

Related party disclosure

I have no links with this transaction.

Full address and postcode of the property

Weather conditions when the inspection took place

The weather was dry and sunny following a week of wet weather.

Status of the property when the inspection took place

The property is owner-occupied and the vendors were present during the inspection. Rooms were furnished (and cluttered in some rooms) and floors were covered.

Orientation and descriptions in the report are given as facing the front of the property from outside unless stated otherwise.

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
	See section H2.	



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	
-	-	
-	-	
-	-	

B

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)
D8	Other joinery and finishes	
G1	Garage	
-	-	
-	-	

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)
D2	Roof coverings	
D3	Rainwater pipes and gutters	
D4	Main walls	
D5	Windows	
D6	Outside doors	
D9	Other	
E1	Roof structure	
E2	Ceilings	
E3	Walls and partitions	
E4	Floors	
E5	Fireplaces, chimney breasts	

B

Summary of condition ratings

	and flues	
E6	Built-in fittings	
E7	Woodwork	
E8	Bathroom fittings	
E9	Other	
F2	Gas/oil	
F3	Water	
F4	Heating	
F5	Water heating	
F6	Drainage	

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
-	-
-	-
-	-

C

About the property

This section includes:

- About the property
- Energy efficiency

Sample Report



About the property

Type of property

Two-storey semi-detached house. The front elevation faces east-southeast.

Approximate year the property was built

2013

Approximate year the property was extended

Not extended.

Approximate year the property was converted

Not converted.

Information relevant to flats and maisonettes

Not applicable.

Construction

The property is conventionally constructed using materials and techniques typical of its age, including part timber clad cavity brick and block walls under a timber-framed and tiled pitched roof. The floors are of suspended timber and suspended concrete construction.

Accommodation

	Living rooms	Bed-rooms	Bath or shower	Separate toilet	Kitchen	Utility room	Conser-vatory	Other
Lower ground								
Ground	1			1	1			Study
First		3	2					
Second								
Third								
Other								
Roof space								



Energy efficiency

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

Energy efficiency rating

B (81)

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)

BT/Openreach indicates it provides 'superfast' fibre broadband and Virgin Media offers 'ultrafast' fibre broadband in this postcode location.

D

Outside the property

Sample Report



Outside the property

Limitations on the inspection

I was unable to see the right-hand slope of the rear part of the roof and the valley gutter at the base of the slope as they could not be seen from accessible ground level vantage points.

D1 Chimney stacks

1 2 3 NI

There are no chimney stacks.

D2 Roof coverings

The pitched roof is covered with modern concrete tiles laid over a breathable waterproof membrane (seen in the roof space).

1

The roof covering was in satisfactory condition with no repairs being currently needed. Condition rating 1.

D3 Rainwater pipes and gutters

Rainwater gutters and downpipes are made of plastic and there is a valley gutter at the base of roof slopes at the rear of the pair of houses. The latter could not be seen but such features are normally formed with lead or glass reinforced plastic (GRP).

1

No specific problems were identified but the weather was dry and I cannot confirm that the rainwater goods would be effective during periods of heavy or prolonged rainfall. Condition rating 1.

D4 Main walls

The external walls are built with part timber clad cavity brick and blockwork lined internally with plasterboard and incorporate a polymer plastic damp proof course. Cavities are suspected to have been built with insulation but I have not been able to verify this.

1

Brickwork and mortar joints were of reasonable appearance and I found no evidence of significant structural movement or dampness affecting the walls. Condition rating 1.

D5 Windows

Windows are double glazed units made of PVCu.

1

The windows were serviceable where opened and in satisfactory condition as seen. No repairs appear to be currently needed. Condition rating 1.

D6 Outside doors (including patio doors)

The front door is made of timber lined with metal and the rear door is made of PVCu. Glazing in the doors is double glazed.

1

The doors were in satisfactory condition. No repairs are currently needed. Condition rating 1.



Outside the property

D7 Conservatory and porches

There is no porch or conservatory.	
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D8 Other joinery and finishes

Other joinery includes the rafter feet, soffits and fascias around the edge of the roofs (eaves joinery) and these are made of timber.	2
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No repairs are currently needed to the woodwork but protective paintwork is deteriorating in places. Condition rating 2.	
--	--

D9 Other

The entrance door canopy is made of timber with lead covering.	1
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No repairs are currently needed. Condition rating 1.	
--	--

E

Inside the property

Sample Report



Inside the property

Limitations on the inspection

Furniture, fittings, belongings and insulation restricted inspection of some parts of the interior, including inside cupboards and in the roof space, and floor coverings restricted inspection of the floors and staircase. The staircase was also enclosed underneath.

E1 Roof structure

1 2 3 NI

The roof space is entered through a hinged trap in the landing ceiling. It is without lighting and boarding. A satisfactory layer of insulation covers the ceilings and truss chords (often referred to as joists). Ventilation is provided through the eaves and breathable roof liner. The roof structure is formed with braced timber trusses spanning the front and rear external walls.

1

There were no signs of significant distortion, damage or dampness to the roof timbers. Condition rating 1.

E2 Ceilings

The ceilings are made of plasterboard with smooth plaster tile finishes.

1

No problems were seen viewing the ceilings from within the rooms. Condition rating 1.

E3 Walls and partitions

Internal divisions comprise timber stud and plasterboard partitions but some of the ground floor walls may be of concrete block construction lined with plasterboard. They have smooth plaster finishes which have been papered, painted and tiled.

1

Furniture, fittings and belongings restricted inspection of the internal walls and partitions but they were in satisfactory condition as seen. Condition rating 1.

E4 Floors

Ground floor floors are of suspended concrete construction with ventilation provided to the underfloor space by air vents to the front and rear elevations. Upstairs' floors are of suspended timber construction.

1

Fitted and fixed coverings restricted inspection of the floors but they felt firm and level underfoot and I noted no irregularities to give cause for concern and warrant further investigation. Condition rating 1.

E5 Fireplaces, chimney breasts and flues

There is an electric fire with laminated MDF mantle and marble surround and hearth in the living room but there are no chimney breasts or fireplaces in the property.

1

The mantle, surround and hearth were in good condition. Condition rating 1.



Inside the property

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

Built-in fittings comprise the kitchen units (including worktops and sink).

The fittings were in satisfactory condition. Condition rating 1.

Built-in fittings can conceal a variety of problems that are only revealed when they are removed for repair or replacement. For example, kitchen units often hide water and gas pipes and can obscure dampness to walls.

1

E7 Woodwork (for example staircase joinery)

Joinery consists of doors, door frames, skirtings, staircase, handrail and banister. These are made of wood and wood-based composites (such as chipboard, hardboard, MDF, etc).

The visible woodwork/joinery was in satisfactory condition. No repairs are currently needed (but damage or defects can sometimes be revealed when the property is vacated). Condition rating 1.

1

E8 Bathroom fittings

Sanitary fittings comprise a bath, wash basin and toilet in the bathroom; shower cubicle, wash basin and toilet in the en suite and a wash basin and toilet and the ground floor WC.

I noted no problems with the fittings. Condition rating 1.

The boxing and panelling around baths and other appliances can conceal defects behind or under them.

1

E9 Other

Ventilation

There is an electric extractor in the ground floor WC which operates with the light and there are passive vents serving the bathroom and en suite shower room.

The fans were functional and satisfactory as seen. See F1. Condition rating 1.

1

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.

Sample Report



Services

Limitations on the inspection

I could not inspect the concealed plumbing, wiring, etc.

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.

There is a mains electricity supply with the meter located externally at the front and the distribution board is in the study. It comprises PVC wiring, earthing and miniature circuit breaker distribution board with residual current device (RCD) protection. The electricity supply was on when I inspected.

3

Although the electrical system is approximately eight years old and I noted no features that concerned me, its condition can only be confirmed through professional testing and the owners have not had the installation checked during their occupation. Without evidence of a recent safety check by a registered electrician, I am not able to give assurance the electrical installation is fully satisfactory and safe to use. Condition rating 3: further investigation.

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 supply is connected and the gas meter and isolation valve are located externally at the front. Gas is supplied through copper piping to the boiler and cooker hob. The gas supply was on when I inspected.

1

Badly fitted and poorly serviced gas appliances can cause gas leaks, fires, explosions and carbon monoxide poisoning. According to the Gas Safe website (www.gassaferegister.co.uk), all gas appliances in a property should be inspected and tested every 12 months to ensure they are working efficiently and are safe to use. I saw evidence that the gas boiler and hob were checked in January 2021. Condition rating 1.

F3 Water

Metered mains water supply is connected with the meter and external stop valve located in the front pavement and the internal stop valve under the kitchen sink. The supply is taken direct from the main and visible plumbing is in copper, braided stainless steel and plastic.

1

I noted no problems with the visible parts of the installation but much was concealed within the fabric of the property and by belongings of the occupiers. Adequacy and serviceability of the plumbing installation can only be fully assessed by specialist inspection. Condition rating 1.



Services

F4 Heating

The property has a central heating system comprising a gas-fired condensing boiler in the kitchen and radiators in all rooms. The system is controlled by combined programmer and thermostat units in the hall and principal bedroom and thermostatic valves fitted to the radiators. The heating system was seen operating.

1

Heating installations should be installed and serviced regularly (usually every year) by an appropriately qualified person who is registered under the government-approved 'competent person' scheme. Heating systems and appliances that have not been checked may be a safety hazard. The vendor informed me that servicing has been carried out annually and the certificate has been seen for the last service in January 2021. Condition rating 1.

F5 Water heating

The hot water is provided to the kitchen sink, wash basins, bath and shower by the main heating boiler with a separate lagged mains pressure hot water storage tank in the landing cupboard.

1

There was running hot water indicating the system is serviceable and I noted no problems with the visible parts of the installation. Condition rating 1. See F4.

Much of the hot water installation was concealed within the fabric of the property and by belongings of the occupiers. Adequacy and serviceability of the hot water system can only be fully assessed by specialist inspection.

F6 Drainage

The property is connected to the public sewer. This appears to be via drains running at the front of the house. One inspection chamber and a rodding point were located on site (at the front of the house). The sanitary fittings and kitchen sink are connected to the drains through a series of plastic pipes including soil and vent pipes which are concealed within the building fabric.

1

The visible parts of the above-ground drainage system were in satisfactory condition with no repairs being identified. Condition rating 1.

The drainage system is an important part of the property's infrastructure but is mostly hidden. Its condition can only be fully assessed by means of a specialist survey utilising CCTV technology.

F7 Common services

None identified.

G

Grounds

(including shared areas for flats)

Sample Report



Grounds (including shared areas for flats)

Limitations on the inspection

Belongings and vinyl floor covering in the garage hindered the internal inspection.

G1 Garage

1 2 3 NI

<p>The garage is built with brick and concrete block walls under a timber-trussed pitched roof covered with concrete tiles over a breathable waterproof membrane. It has a concrete floor, metal up-and-over main door, metal-plated timber garden door and an electricity supply (see F1). The wall plate at the base of the roof slope has metal straps tying it down to the wall however two of the straps are not actually secured to the wall. Condition rating 2.</p>	2
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G2 Permanent outbuildings and other structures

There are no other permanent outbuildings or structures to report on.

G3 Other

<p>The property occupies a level irregular shaped plot with pebbles at the front, shrubs at the side and artificial grass and patio slabs in the rear garden. There is also a block paved allocated parking space adjacent to the rear garden. Garden and paved areas have been maintained to an acceptable standard overall. Boundaries are demarcated by pavement edges and timber fences. They were in acceptable condition but will need normal maintenance. Your legal adviser should confirm position, ownership and responsibility for each of the boundaries (see H3). I noted no signs of Japanese knotweed within the grounds of the property or adjacent neighbours and the vendor stated they were not aware of any but it may not always be visible, particularly if dormant, hidden, cut back or concealed. If you are concerned about the presence of invasive or controlled plant types and species such as Japanese knotweed, you should commission a horticultural specialist to undertake an invasive plant survey.</p>	
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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.

Sample Report



Issues for your legal advisers

H1 Regulation

Your legal adviser should check that relevant consents have been obtained or regulations complied with, or that such consents were not required in respect of the following:

- Construction of the property and any decontamination work that may have been required to the site prior to development.

H2 Guarantees

You should ask your legal adviser to confirm whether the following are covered by a certificate, guarantee or warranty and advise on the implications:

- Remaining NHBC 'new build' warranty.
- Gas installation safety check.
- Boiler servicing.

H3 Other matters

I have been told by the vendor that the property is freehold. You should ask your legal adviser to confirm this and explain the implications and confirm position, ownership and responsibility for each of the boundaries.

Part of the home is shared with the neighbouring owner (party wall). Before you carry out any future repairs or alterations to this structure, you may have to get their agreement to the work. You should ask your legal adviser to confirm this and explain the implications.

There is a wall of a neighbouring garage that forms the rear boundary and the eaves and rainwater fittings of the garage overhang the boundary. This is a common feature of modern properties and your legal adviser should advise you of the implications.

Since October 2011, shared drains have been the responsibility of the local sewage company. Your legal adviser should confirm responsibilities for the drains serving this property and advise you of the implications.

Access to the home is over roadways that are currently not maintained by the local council. Your legal adviser should confirm this and advise you about the implications.

I am not aware of any proposed planning or other environmental schemes that are likely to directly adversely affect the premises but all usual searches and enquiries should be made by your legal adviser to check this.



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.

Sample Report

Risks

H1 Risks to the building

Structural Movement

None significant identified.

Dampness

None significant identified.

Timber Defects

None identified.

Other

None identified.

H2 Risks to the grounds

Flooding

According to the gov.uk website, the home is in a location that they classify has a very low risk of flooding from rivers and/or the sea (the chance of flooding each year is less than 1 in 1000 (0.1%)). This is based on data which indicates where flooding from rivers, streams or the sea is possible. It does not cover flooding from other sources like drains, burst water mains, heavy rain and run-off from hillsides, etc, nor does it include the data from climate change predictions such as rising sea levels, increase in peak river flow, or increased peak rainfall intensity. Surface/ground water flooding (known as pluvial flooding) is difficult to predict however risk assessment reports can be obtained from commercial organisations.

Contamination

None known.

H3 Risks to people

F1 - Without evidence of a recent check and certificate for the electrical system, it could be a safety risk.

F2 - Without annual safety checks of the gas fittings and supplies, they could be a safety risk.

F4 - Without annual services or safety checks of the gas boiler, it could become a safety risk.

Other Health and Safety Advice

There are smoke alarms in the hall and landing. They should be regularly tested.

It is recommended carbon monoxide detectors be fitted in all rooms where gas appliances are installed.

I4 Other risks or hazards

Security

There is no security alarm system at the property. While this is a matter of personal preference, the provision at least of external dummy boxes would be worthwhile as a visual deterrent.

When you move in, you should ensure all locks and security fittings to windows and doors are in satisfactory working order, or upgrade as necessary. As you will not know who may still have keys to the home, an additional safeguard would be to have main external door locks changed.

J

Surveyor's declaration

Sample Report



Surveyor's declaration

Surveyor's RICS number

Phone number

Company

Surveyor's Address

Qualifications

Email

Website

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 Report

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 Report



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

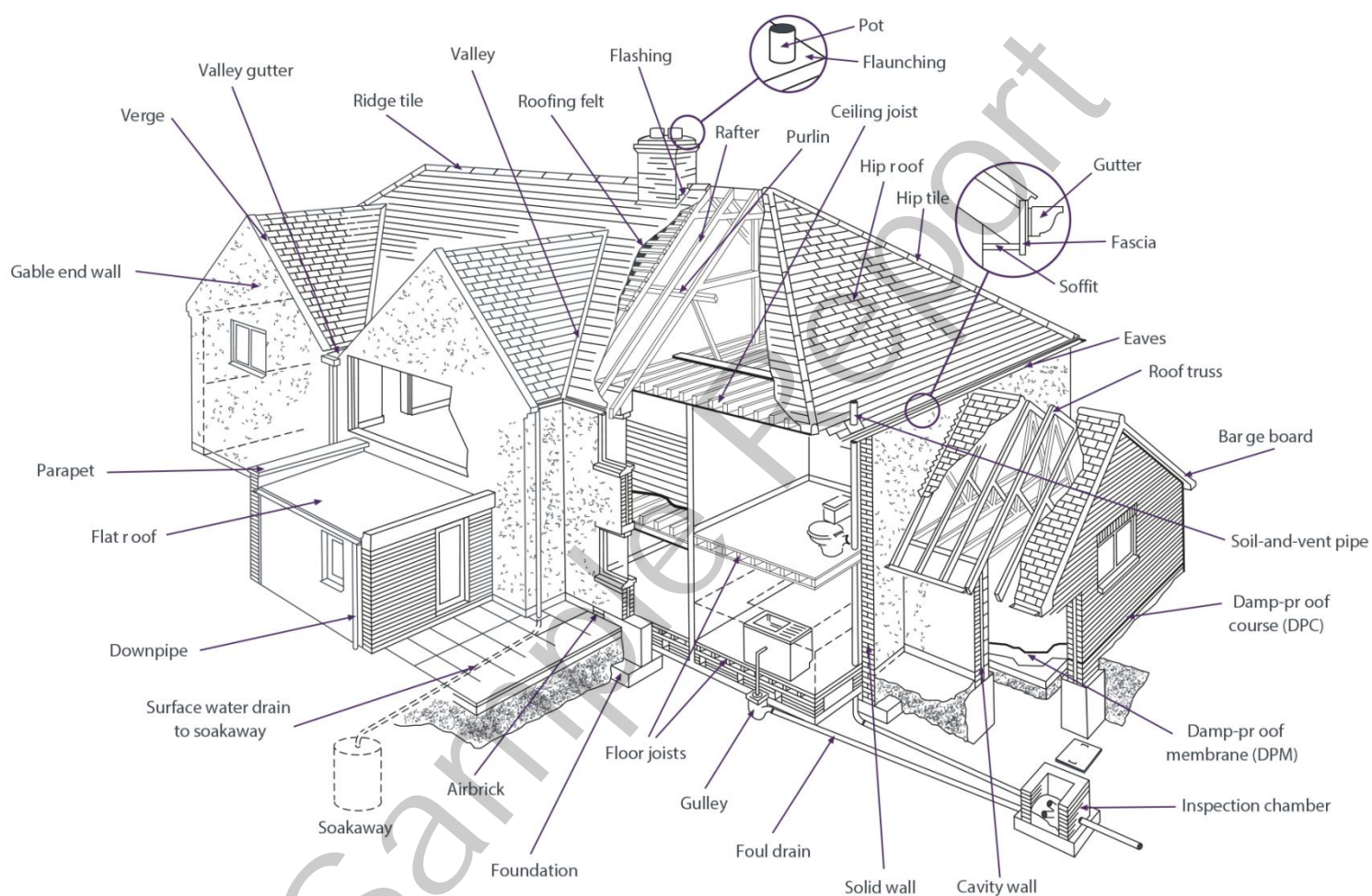
Typical house diagram

Sample Report



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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