

LEVEL 2

# Your survey report

Property address

Client's name

Consultation date (if applicable)

Inspection date

Surveyor's RICS number

2

Sample Report

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# A

## About the inspection and report

This RICS Home Survey – Level 2 (survey only) 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 to:

- make a reasoned and informed decision on whether to go ahead with buying the property
- take into account any repairs or replacements the property needs, and
- consider what further advice you should take before committing to purchasing the property.

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 inspect the roof structure from inside the roof space if there is access (although we do not move or lift insulation material, stored goods or other contents). We examine floor surfaces and under-floor spaces so far as there is safe access to these (although we do not move or lift furniture, floor coverings or other contents). We do not remove the contents of cupboards. 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 the 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. The condition ratings are described in section B of this report. The report covers matters that, in the surveyor's opinion need to be dealt with or may affect the value of the property.

 **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, sunny and warm following recent similar weather and storm with heavy downpour two days ago.

**Status of the property when the inspection took place**

The property was unoccupied, unfurnished and the water supply and heating systems were turned off. Floors were covered.  
Orientation and descriptions in the report are given as facing the front of the property from outside unless stated otherwise.

# B

## Overall opinion

This section provides our overall opinion of the property, highlights any areas of concern and summarises the condition ratings of the different elements of the property. Individual elements of the property have been rated to indicate any defects, and have been grouped by the urgency of any required maintenance. 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

### Overall opinion of property

The property is in an average condition overall with a number of matters that need attention and some of these should be dealt with straight away (regarding the services). However, I found no evidence of any serious problems to advise you against buying the home and, with the property being of a type and within an area with normally good demand, I cannot foresee any special difficulties arising on resale in normal market conditions. As long as you are prepared to accept the cost and inconvenience of dealing with the issues reported, which are common in properties of this age and type, the property is considered to be a reasonable proposition for purchase.

Sample Report

# 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	
F2	Gas/oil	
F4	Heating	
F6	Drainage	

# 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)
D5	Windows	
E2	Ceilings	
E7	Woodwork	
E9	Other	

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	
D6	Outside doors	
D8	Other joinery and finishes	
E1	Roof structure	
E3	Walls and partitions	
E4	Floors	
E5	Fireplaces, chimney breasts and flues	
E6	Built-in fittings	

# B

## Summary of condition ratings

E8	Bathroom fittings	
F3	Water	
F5	Water heating	

### 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
- Location and facilities

Sample Report



## About the property

### Type of property

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

### Approximate year the property was built

1970

### 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 rendered cavity brick and block walls under a timber-framed and tiled pitched roof and sections of felted flat roofing. The floors are of suspended timber and concrete slab construction.

### Accommodation

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



## Energy efficiency

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

We have checked for any obvious discrepancies between the EPC and the subject property, and the implications are explained to you.

### Energy efficiency rating

D (64)

### Issues relating to the energy efficiency rating

I am not a qualified domestic energy assessor (DEA) and have not carried out an energy efficiency assessment on this property but the EPC, produced in 2014, lists the roof insulation (taken to be the insulation in the roof space that covers the ceilings) to be 'limited' whereas it is close to, if not matching, current standards. Therefore the EPC does not provide an accurate energy efficiency assessment for the building as it currently stands. If your purchase decision is dependent on an accurate energy efficiency assessment, you should commission a new independent EPC.

### 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)

Streetcheck.co.uk indicates that 'ultrafast' fibre broadband is available in this postcode location.

### Other energy matters

-



## Location and Facilities

### Grounds

Front and rear gardens. Garden shed (non-permanent - excluded from report).

### Location

The property is situated in an established residential locality of similar age housing in the south-eastern part of .

### Facilities

The property is within good access of most amenities including shopping, schooling, leisure and transport facilities.

### Local environment

Topography of the local area is mildly undulating. According to British Geological Survey, the bedrock in the location of the property consists of sandstone and limestone.

I am not aware of any environmental issues associated with this location.

# D

**Outside the property**

Sample Report



## Outside the property

### Limitations on the inspection

Due to their height, a cursory inspection was made of the flat roofs of the dormers using a camera and not by eye.

### D1 Chimney stacks

1 2 3 NI

There are no chimney stacks.

### D2 Roof coverings

#### Main Roof

This is a pitched roof covered with interlocking concrete tiles laid over roofing felt (seen in the roof space) with three dormers clad with concrete tiles with lead flashings where the dormers project from the roof.

The roof covering was in acceptable condition with no repairs being currently needed. It will need to be maintained in the normal way to keep it in weathertight condition. Condition rating 1.

#### Dormer Roofs

The flat roofs of the dormers are covered with felt.

Viewing images taken by a camera, the felt of each roof looked to be in satisfactory condition and there were no visible water leaks in the rooms beneath the roofs. No repairs are currently needed but felt roof coverings are prone to weathering and have a limited life. Defects often appear without warning therefore you should appreciate that the need for repair/replacement could arise at any time. Condition rating 1.

The surface of the felt is unprotected from the effects of the sun and this can reduce the life of the roof covering. You should consider adding some form of solar protection.

To repair or replace roofs safely and without damaging the roof covering, contractors will have to use appropriate access equipment (e.g. scaffolding, hydraulic platforms, etc.). This can increase the cost of the work.

1

### D3 Rainwater pipes and gutters

Rainwater gutters and downpipes are made of plastic.

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. The rainwater fittings will need to be maintained in the normal way. Condition rating 1.

1



## Outside the property

### D4 Main walls

The external walls are built with partly rendered cavity brick and blockwork with bitumen felt damp proof course. An original doorway to the side wall has been bricked up leaving a window and there is evidence the cavities have been filled with insulation (see H1 and H2).

1

Brickwork, mortar joints and the rendered finishes were of reasonable appearance and I found no evidence of significant structural movement or dampness affecting the walls. The walls will need to be maintained in the normal way. Condition rating 1.

The cavity walls are likely to have been constructed using metal ties and generally the life expectancy of these will be limited. While symptoms of wall tie failure were not present, the possibility of wall tie corrosion and expensive repairs being required in the future cannot be ruled out.

With retro-fitted cavity insulation, it is difficult to assess the quality of installation and condition of the material. Poor installation can result in voids which create cold spots and condensation issues inside the home and some types of insulation degrade over time. Retro-fitted insulation can also sometimes result in moisture transferring from the outer leaf of a wall to the inner leaf through rain penetration, particularly in exposed locations, or from leaks to rainwater fittings, etc. Damp-affected insulation can be costly to remove and replace.

### D5 Windows

Windows are double glazed units made of PVCu installed in 2010.

2

The windows were serviceable where opened but fogging (dried condensation) was seen between the glass panes of the bathroom window indicating the seals have become faulty. This is not a serious defect but is unsightly and can reduce the thermal efficiency of the double glazing. Deterioration to other units should be anticipated. Condition rating 2.

Replacement glazing works since 1 April 2002 should have either building regulation approval or been installed by a contractor registered with one of a number of government approved certification bodies whose members can self-certify that their installations meet the standards of the building regulations. You should ask your legal adviser to check this (see H1).

Mould was noted between the casements and frames of some window units. This is not a sign of defective windows but rather that ventilation has been inadequate in the past.

### D6 Outside doors (including patio doors)

The external doors are made of PVCu with double glazing.

1

The doors were in satisfactory condition. No repairs are currently needed. They will need to be maintained in the normal way. Condition rating 1.

Similar comments apply to the double glazed doors regarding installation certification and the seals as made in D5.

### D7 Conservatory and porches

There is no porch or conservatory.



# Outside the property

## D8 Other joinery and finishes

<p>Other joinery includes the fascias and soffits around the edge of the roofs (eaves joinery) and these are made of PVCu.</p> <p>No repairs are currently needed. The joinery will need to be maintained in the normal way. Condition rating 1.</p> <p>I was not able to determine whether the PVCu has been fixed directly on top of original timber joinery or replaced it. If on top, there is some concern that the covering of timber with an impervious material of this type will not allow it to breathe and may increase the risk of decay occurring. It is not possible to comment on any concealed sections of woodwork which can only be examined by the removal of the PVCu covering.</p>	<b>1</b>
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## D9 Other

-	
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Sample Report

# E

**Inside the property**

Sample Report



## Inside the property

### Limitations on the inspection

Fittings and insulation restricted inspection of some parts of the interior, including in the roof space, and floor coverings restricted inspection of the floors and staircase. The staircase was also enclosed underneath. The roof space was inspected from standing on a ladder at the hatch as insulation and the low height of the roof prevents safe access within the roof area.

### E1 Roof structure

1 2 3 NI

#### Main Roof

The roof space is entered through a removable hatch in the right-hand bedroom ceiling. There is no lighting or boarding. Insulation covers the ceilings and joists. The roof structure is formed with timber rafters extending down from the ridge to load-bearing front and rear external walls.

I noted no signs of significant distortion, damage or dampness to the framework. No repairs are currently needed. Condition rating 1.

Insulation above the sloping ceilings of the bedrooms is very likely substandard given the age of the property. It is difficult to upgrade this without taking down ceilings or stripping off the roof covering. Until insulation is upgraded, you should expect these rooms to feel colder than the ground floor accommodation, and heating bills will reflect this.

The roof space is not directly vented. In certain conditions, condensation can occur within the roof void but I saw no problems at the time of my inspection. If condensation arises in the future then it will be necessary to provide ventilation tiles or vents in the eaves.

#### Flat Roofs

Roof timbers and insulation in the flat roofs were concealed. The opportunity should be taken to check them and upgrade as necessary when the coverings are next replaced. Condition rating: not inspected.

1

### E2 Ceilings

The ceilings are made of plasterboard with textured finishes.

Mostly the ceilings were in satisfactory condition. The centre of the kitchen ceiling has been repaired, presumably following a leak from the bathroom above, but this is rather poorly finished. The ceiling registered dry using an electronic moisture meter but this does not necessarily mean a leak in the bathroom has been repaired as the ceiling may have dried out during the time the home has been vacant. You should ask the seller for information about this. If you require an unblemished ceiling, you should have this done by an appropriately experienced person. Condition rating 2.

Textured coatings up to the mid-1980s sometimes contained small amounts of asbestos fibres. When they are disturbed, they could be a safety hazard but the presence of asbestos can only be confirmed by sample analysis. As a precaution, when works are planned that disturb the finish to these ceilings, you should seek the advice of an asbestos specialist or use a contractor experienced in this type of work. See I3.

2



## Inside the property

### E3 Walls and partitions

Internal divisions comprise walls formed with suspected concrete blockwork at ground floor level and timber stud and plasterboard partitions upstairs. They have smooth plaster finishes which have been painted and tiled.

The walls and partitions were in satisfactory condition as seen. Decorations are due for refreshing and so cosmetic attention will be required but no significant repairs were noted. Condition rating 1.

1

### E4 Floors

Ground floor floors are of concrete slab construction. Upstairs' floors are of suspended timber construction.

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.

Without the benefit of floors being uncovered, you must accept there is a risk that defects may come to light when floor coverings are taken up.

Thermoplastic and vinyl floor tiles which contained asbestos were sometimes used in post-war properties up to the mid-1980's, but without laboratory analysis it is not possible to determine if asbestos is present in these tiles. As a precaution, when you want to carry out works that disturb these tiles, if present under coverings (seen in the kitchen storage cupboards but possibly under floor coverings in other areas), you should seek the advice of an asbestos specialist or use a contractor experienced in this type of work. See I3.

1

### E5 Fireplaces, chimney breasts and flues

There is a chimney breast in the living room against the wall with the hall. The fireplace has been blocked up. This contained the original backboiler which has been removed. The flue serving the fireplace rises up through the hot water tank cupboard and roof space to a ridge vent and is made of fibre cement.

No problems were identified with the chimney breast but the condition of the flue can only be assessed by specialist inspection. Condition rating 1.

The flue is made of a material that may contain asbestos. You should not disturb it without prior advice from a licensed asbestos specialist or a contractor experienced in this type of work. See I3.

1

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

Built-in fittings comprise the kitchen units (including worktops and sink) and wash basin cabinet in the bathroom.

The fittings were in satisfactory condition. They will need to be maintained in the normal way. 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



## Inside the property

### 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).

Small damage was noted to the door of the rear-left storage cupboard in the kitchen. It will be difficult to repair this so you should anticipate replacing the door. Joinery was otherwise in fair condition subject to renewing decorative finishes. Condition rating 2.

2

### E8 Bathroom fittings

Sanitary fittings comprise a bath with overhead electric shower and glass shower screen and a wash basin in the bathroom; toilet in the adjacent WC and a wash basin and toilet in the ground floor WC.

I noted no problems with the fittings. They will need to be maintained in the normal way. Condition rating 1.

The sealants around the edges of baths, showers and wash basins can leak and damage adjacent surfaces and so need to be kept in good condition. If not repaired quickly, wood rot can soon develop. The boxing and panelling around baths and other appliances can keep these problems hidden. Taps, shower heads, grouting and sealants must be cleaned regularly to avoid a build-up of limescale and black mould as the bacteria can cause health issues.

1

### E9 Other

There is an electric extractor fan in the ground floor WC which is believed to operate with the light.

The fan was not heard working suggesting it is disconnected or broken. You should have this looked at. Condition rating 2.

2

# 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, nor could I inspect the underground drainage system other than in the inspection chambers.

### 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 in the entrance lobby and the distribution board/consumer unit in the boiler room. Where I could see, the installation 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 I noted no features that concerned me, the condition of the electrical system can only be confirmed through professional testing; any hidden deficiencies or damage to cables or fittings may only be discovered through a full check by a registered electrician. If there is no evidence the electrical installation has been safety checked in the recent past (see H2), you should ask a registered electrician to test and report on the installation to make sure it is safe to use. Condition rating 3: further investigation.

The distribution board is reasonably modern but made of plastic and regulations effective from 1 January 2016 require the consumer unit housing to be made of a non-combustible material or housed within a non-combustible enclosure. It may need to be replaced or fitted into a suitable enclosure when the electrical system is next altered/repaired.

### 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 in the boiler room. Gas is supplied through copper piping to the boiler and cooker. The gas supply was on when I inspected.

3

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](http://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 have not seen evidence that the gas installation has been safety checked or the boiler and cooker have been serviced or safety checked within the last 12 months. You should ask to see evidence of safety checks. If not available or there is doubt a check has been made in the last 12 months, the appliances and supplies should be inspected and tested by a Gas Safe registered engineer before you commit to purchase. Condition rating 3: further investigation.



## Services

### F3 Water

Mains water supply is connected with the external stop valve located in the front pavement and the internal stop valve in the rear-left storage cupboard of the kitchen. The main supplies a lagged plastic cold water storage tank in the roof space. Visible plumbing is in copper and is insulated in the roof space.

1

I noted no specific problems with the water system but the supply was turned off at the internal stop valve and therefore I have not seen the plumbing system in its working state. The need for repair or alteration cannot be ruled out until the water supply is turned back on and the installation seen in use or tested by a competent plumber. Condition rating 1.

### F4 Heating

The property has a central heating system comprising a gas-fired condensing boiler (installed in 2014) in the room off the ground floor WC with radiators in all rooms except the landing, first floor WC and boiler room. The system is controlled by a programmer in the living room and thermostat in the hall. It was not seen operating.

3

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. I have not seen evidence that the heating system has been serviced within the last 12 months. You should ask to see the latest servicing documentation (see H2). If not available and there is doubt that the system has been serviced within the last 12 months, it should be checked and serviced by a Gas Safe registered engineer. Condition rating 3: further investigation.

As the heating system was not seen operating, if you want to be sure it is in working condition, you should ask the owner to demonstrate this to you but you should still follow the advice to check whether it has been serviced or safety checked in the last 12 months.

Pipework serving some of the ground floor radiators has been laid in the solid floors. If not protected, the pipes are vulnerable to deterioration from corrosion due to reaction with the concrete in the floor, resulting in splits and leakage. No obvious problems were seen but defects to floor-concealed sections can go unnoticed and be costly and disruptive to repair.

### F5 Water heating

The hot water is provided to the kitchen sink, bath and wash basins by the main heating boiler with a separate lagged hot water storage tank in the landing cupboard. This is fitted with an electric immersion heater as a secondary means of heating and a thermostat. An electric water heater provides heated shower water over the bath (see F1).

1

There was no running hot water as the system was off (this is not unexpected in view of the property being currently unoccupied) but no visual problems were identified. Condition rating 1.

Adequacy and serviceability of the hot water system can only be fully assessed by specialist inspection.



## Services

### F6 Drainage

The property is assumed to connect to the public sewer. This is via drains running at the side of the house into a shared drain/sewer (see H3) passing through the rear garden from left to right. Two inspection chambers were located on site to which the covers were raised. The sanitary fittings and kitchen sink are connected to the drains through a series of plastic pipes including the **Error! Bookmark not defined.**soil stack which is at the side of the house.

3

The visible parts of the drainage system were in satisfactory condition however some of the drains, including the main drain/sewer pipe, are black in colour and may be made of pitched fibre. Pitched fibre pipes were sometimes used in drainage systems of properties built between 1940 and the early 1970s. These pipes were designed to have a lifespan of around 40 years and are susceptible to delamination of their inner surface and collapse. Repairs/replacement may not be covered by standard building insurance policies. To be sure of the drainage system's condition, you will need to have a detailed survey carried out by a suitably qualified professional and you should have this done before committing yourself to the property's purchase. Faulty pitched fibre drain pipes can often be repaired and relined without excavation being necessary, but it is believed some of these pipes were manufactured with asbestos fibres and therefore they could be a health hazard when disturbed (see I3). Any works found necessary to the shared drains would be the responsibility of Southern Water. Condition rating 3: further investigation.

### F7 Common services

None identified (other than the drains, see F6 and H3).

# G

## Grounds

(including shared areas for flats)

Sample Report



## Grounds (including shared areas for flats)

### Limitations on the inspection

I could not inspect boundaries covered with or behind vegetation.

### G1 Garage

1 2 3 NI

There is no garage.

### G2 Permanent outbuildings and other structures

There were no other permanent outbuildings to report on.

### G3 Other

The property occupies a level rectangular plot.

Garden and paved areas have been maintained to a basic standard and there is scope for general improvement and landscaping.

Boundaries are demarcated by timber and chain link fences. They were in acceptable condition but will need normal maintenance including repainting and coating with preservative to prevent the wood being affected by rot. Your legal adviser should confirm position, ownership and responsibility for each of the boundaries (see H3).

There are a number of trees growing on land at the rear which overhang the boundary. You should ask your legal adviser to advise you of the implications of this and your rights (see H3).

I noted no signs of Japanese knotweed within the grounds of the property or adjacent neighbours 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.

# 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

The following installations, extensions, alterations and improvements were noted and your legal adviser should check that the relevant consents have been obtained or regulations complied with, or that such consents were not required:

- Cavity wall insulation.
- Replacement windows and external glazed doors where fitted since 1 April 2002.
- Electrical works carried out since 1 January 2005.
- Installation of the gas boiler.

## 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:

- Cavity wall insulation.
- Windows and external doors.
- Electrical system.
- Gas installation safety check.
- Boiler servicing.

## H3 Other matters

Tenure is assumed to be 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.

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.

Legal adviser should advise you of the implications and your rights regarding overhanging trees growing on land behind the rear boundary.

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

## I1 Risks to the building

### Structural Movement

None significant identified.

### Dampness

None significant identified.

### Timber Defects

None identified.

### Other

None identified.

## I2 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.

## I3 Risks to people

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

F2 - Without evidence of a recent safety check of the gas fittings and supplies, they could be a safety risk.

F4 - Without confirmation of a recent service or safety check of the gas boiler, it could be a safety risk.

### Asbestos

Possible asbestos was noted in the following areas:

- Textured ceiling finishes.
- Old thermoplastic/vinyl floor tiles.
- Old boiler flue.
- Pitched fibre drain pipes.

There was widespread use of asbestos in building materials during the last century, and especially post-World War II to the mid-1980s. It can be found in many materials (such as textured ceiling/wall finishes, floor coverings, fireproof boardings and other fireproofing materials, flue pipes, pipe lagging, etc) but it's

## Risks

presence can only be confirmed by sample analysis, and an asbestos survey would be necessary to establish the extent of asbestos containing materials (ACMs) in the property. This would be particularly helpful if you are planning to alter or refurbish it. There are potential health risks stemming from the inhalation of asbestos fibres and from working with this material. When ACMs are to be disturbed, this should be carried out by a contractor experienced with this type of work or an asbestos specialist, and the work may have cost implications. The Health and Safety Executive website ([www.hse.gov.uk](http://www.hse.gov.uk)) has useful information.

### **Other Health and Safety Advice**

There are smoke alarms in the hall and landing and a carbon monoxide detector in the boiler room. They should be regularly tested. It is recommended carbon monoxide detectors be fitted in all rooms where gas appliances are installed (boiler room and kitchen).

### **I4 Other risks or hazards**

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 2 (survey only) service and terms of engagement**

Sample Report



# Description of the RICS Home Survey – Level 2 (survey only) service and terms of engagement

## The service

The RICS Home Survey – Level 2 (survey only) 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 2 (survey only) service aims to give you professional advice to help you to:

- make an informed decision on whether to go ahead with buying the property
- take into account any repairs or replacements the property needs, and
- consider what further advice you should take before committing to purchasing 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.

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.

If it is safe and reasonable to do so, the surveyor will enter the roof space and visually inspect the roof structure with attention paid to those parts vulnerable to deterioration and damage. Although the surveyor does not move or lift insulation material, stored goods or other contents.

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 2 (survey only) 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. However, 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 2 (survey only) 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 objectively describes the condition of the elements and provides an assessment of the relative importance of the defects/problems. Although it is concise, the RICS Home Survey – Level 2 (survey only) report does include advice about repairs or any 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 2 (survey only) 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 and rating in this report. In addition, as part of the RICS Home Survey – Level 2 (survey only) service, checks are made for any obvious discrepancies between the EPC and the subject property, and the implications are explained to you.



## Description of the RICS Home Survey – Level 2 (survey only) 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. If the property is leasehold, the surveyor gives you general advice and details of questions you should ask your legal advisers. The RICS Home Survey – Level 2 (survey only) report will identify and list the risks, and explain the nature of these problems.



# Description of the RICS Home Survey – Level 2 (survey only) service and terms of engagement

## Standard terms of engagement

**1 The service** – the surveyor provides the standard RICS Home Survey – Level 2 (survey only) 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



## 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.
Gulley	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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