



LEVEL 1

# Your survey report

Property address

Client's name

Consultation date (if applicable)

Inspection date

Surveyor's RICS number

# 1

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# A

## About the inspection and report

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

# 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:**

- 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 that are not covered by the terms and conditions of this report 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 C, D, E and F, 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 instruction to us (the firm), for a full list of exclusions.

# A

## About the inspection

**Surveyor's name**

**Surveyor's RICS number**

**Company name**

**Date of the inspection**

**Report reference number**

**Related party disclosure**

**Full address and postcode of the property**

**Weather conditions when the inspection took place**

**The status of the property when the inspection took place**

# 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.

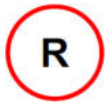
### Important note

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.

Document name	Received
Electrical and gas safety certificates	
Boiler and central heating servicing	
NHBC documentation	



### 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	
F5	Water heating	



# 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)
D3	Rain water pipes and gutters	
D4	Main walls	
D5	Windows	
D6	Outside doors	
E1	Roof structure	
E3	Walls and partitions	
E6	Built-in fittings	
E8	Bathroom fittings	
E9	Inside other	
F3	Water	
G3	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)
D1	Chimney stacks	
D2	Roof coverings	
D8	Other joinery and finishes	
E2	Ceilings	

# B

## Summary of condition ratings

E4	Floors	
E7	Woodwork	



### 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	Comments (if applicable)
D7	Conservatory and porches	
D9	Outside other	
E5	Fireplaces	
F6	Drainage	
F7	Common services	
G1	Garage	
G2	Permanent outbuildings	

# C

## About the property

**This section includes:**

- About the property
- Energy efficiency



# About the property

## Type of property

The property comprises a modern three storey end-terraced house.

## Approximate year the property was built

2012

## Approximate year the property was extended

## Approximate year the property was converted

## Information relevant to flats and maisonettes

Not applicable.

## Construction

The main walls are of brick-faced cavity construction surmounted by a pitched tile roof.  
Internally, the floors are of suspended concrete and timber construction.



# About the property

## Accommodation

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

## Energy efficiency rating

## Mains services

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

Gas       Electric       Water       Drainage

## Central heating

Gas       Electric       Solid fuel       Oil

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

# D

**Outside the property**

# D

## Outside the property

### Limitations to inspection

The external inspection of the building was limited to those parts that could be seen from ground level within the boundaries of the property and from accessible public areas only. As a result, where condition ratings have been provided, these may be based on our limited inspection.

In accordance with the RICS instructions governing the provision of the Home Condition Report service only random samples of windows have been opened. It is possible, therefore, that defects may exist with those windows not opened.

1 2 3 NI

### D1 Chimney stacks

The property has a single brick-built chimney stack.

This appeared in generally satisfactory condition, subject to some expected signs of general weathering and exposure. **Condition rating 1**

1

### D2 Roof coverings

The main roof is pitched and covered with concrete tiles. There is a dormer projection to the front elevation, and a skylight to the rear slope.

Roof coverings appeared to be in generally satisfactory condition for their age and type with no signs of any serious defects noted.

Valley gutters are located to the front roof slope, and the channels appeared to be free of any significant debris build-up or blockages. **Condition rating 1**

1

### D3 Rainwater pipes and gutters

The property is served by plastic gutters and downpipes.

It was not raining at the time of our inspection and therefore we are unable to confirm if the gutters and downpipes are fully watertight.

However, we did note some general discolouration and staining to the pipework and some of the joints. **Condition rating 2**

2

### D4 Main walls

The walls are of conventional brick-faced cavity construction and are assumed to contain a plastic damp-proof course.

The structural condition of the walls appeared generally satisfactory and we found no evidence of any significant cracking, subsidence or structural movement.

External ground levels were noted to be high in places and where possible, levels should be reduced, particularly where close to sub-floor ventilation grills. **Condition rating 2**

2



# D

## Outside the property

### D5 Windows

Windows comprise sealed double units throughout, and these appeared in generally satisfactory condition for their age and type.

2

We did however note a crack to one of the stone sills to the front elevation, and this now requires some attention. **Condition rating 2**

### D6 Outside doors (including patio doors)

These are in generally satisfactory condition, subject to some signs of general weathering.

2

Some of the timber detailing around the front door was however noted to be damaged, and the steel lintel has also slightly warped.

Flexible edge sealants would also now benefit from some renewal. **Condition rating 2**

### D7 Conservatory and porches

There are no further comments to make under this heading. **Condition rating NI**

NI

### D8 Other joinery and finishes

External joinery appeared in generally satisfactory condition for its age, although ongoing repairs and maintenance will be required in order to maintain current condition. **Condition rating 1**

1

### D9 Other

There are no further comments to make under this heading. **Condition rating NI**

NI

# E

**Inside the property**

# Inside the property

## Limitations to inspection

Only a head and shoulders inspection of the roof void was undertaken.  
 Fitted carpets and floor coverings restricted our inspection of the floors.  
 The staircase enclosure and carpet restricted our inspection of the staircase and its structure.

1 2 3 NI

## E1 Roof structure

Access to the main roof void is from a hatch in the master bedroom ceiling. 2

The roof structure is of conventional factory formed timber truss construction and from the limited inspection available we saw no signs of significant deflection or movement.

The roof appears to be sufficiently ventilated, with no signs of any significant condensation noted. Insulation is also present, although we are unable to comment on the presence or otherwise of insulation below timber boarding.

Some thermal cracking was also noted to the blockwork party and flank walls. **Condition rating 2**

## E2 Ceilings

The property has plasterboard ceilings subject to an emulsion paint finish. 1

These appear to be in generally satisfactory condition, with any minor surface imperfections and hairline cracking capable of repair as part of the next internal redecoration cycle. **Condition rating 1**

## E3 Walls and partitions

Internal walls and partitions are in generally satisfactory condition with no signs of any significant movement or distortion. 2

A degree of age and occupational related markings and some minor shrinkage cracking is to be expected.

Walls were tested with an electronic moisture meter and no signs of any dampness were noted, although some slightly increased readings were noted around the back door.

No doubt you will have your own ideas regarding internal decoration and finishes. **Condition rating 2**

## E4 Floors

The floors are of suspended concrete and timber construction. 1

These are in generally satisfactory condition with no signs of significant distortion or unevenness.

Floor coverings are also presented in generally satisfactory condition throughout, with the carpets appearing relatively recent. **Condition rating 1**

# E

## Inside the property

### E5 Fireplaces, chimney breasts and flues

The property has no active fireplaces installed. **Condition rating NI**

NI

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

There are a range of timber built-in fittings in the kitchen.

2

These appeared in generally satisfactory condition although do show signs of general wear and tear and occupational use. **Condition rating 2**

### E7 Woodwork (for example, staircase and joinery)

The woodwork appeared in generally satisfactory condition for the age of the property, subject to some general signs of occupational related wear and tear.

1

Staircases appeared generally solid underfoot and in the absence of no significant movement, no serious defects are suspected.

There is no internal door between the hallway and the main reception room, and some of the doors also catch on the carpets. **Condition rating 1**

### E8 Bathroom fittings

There are a range of bathroom fittings installed in the property.

2

These appeared in generally satisfactory condition although we have not carried out any test to the fittings.

Some blackspot mould growth was noted to the flexible sealant around the bath, and this would suggest that current ventilation provisions are inadequate. **Condition rating 2**

### E9 Other

It is now recommended that mains powered heat, smoke and carbon monoxide detectors are installed within all residential properties. We cannot comment on the serviceability of any alarms that are currently installed.

2

The property is fitted with a burglar alarm, although this has not been tested.

The current security arrangements should be compared with the requirements of your insurance company. **Condition rating 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.

# Services

## Limitations to inspection

As with all properties, elements of the services are concealed by the fixtures and the fittings. Our comments are based on a visual only inspection, no tests have been applied.

1 2 3 NI

### F1 Electricity

**Safety warning:** *The 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 the Electrical Safety First.*

Mains electricity is connected, with the meter located in an outside services box and the consumer unit at high level within the front reception room. **3**

It is always a wise precaution to have wiring tested as standards are regularly improved so that even quite recent wiring can be found to be in need of improvement. It is now recommended that all residential installations are inspected and tested upon the change of ownership of a property by a NIC/EIC or NAPIT registered electrician and a certificate issued on completion. Such a test may well reveal the need for some expenditure.

**Condition rating 3**

### 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.*

The property is connected to the mains gas supply, with the meter and stop cock located in an outside services box. **3**

As a matter of safety, you should arrange for the installation and any gas appliances to be inspected and tested by a suitably qualified Gas Safe engineer prior to exchange of contracts. If such a test is undertaken, the system may not be found to comply with current regulations. **Condition rating 3**

### F3 Water

The property is connected to the mains supply. **2**

The supply pipes, where visible, are in generally satisfactory condition and no leaks or other serious defects were noted. However, much of the pipework is concealed and it is, therefore, possible that defects could exist in unseen areas. We did however note that a section of pipework under the sink has been capped off in a rather basic way.

The property does not have a cold water storage tank and therefore there will be no water supply should the supply be interrupted. **Condition rating 2**

# F

## Services

### F4 Heating

Central heating and hot water is provided by a gas fired boiler which is located in the kitchen.

3

This serves a series of individual radiators located throughout the property, and the system would appear to be adequate to heat the property during normal conditions.

Whilst apparently serviceable, it is now recommended that the boiler and central heating system are serviced and tested prior to exchange of contracts. **Condition rating 3**

### F5 Water heating

Hot water is provided by directly by the central heating boiler, and we would refer you to our earlier comments in Section F4 in this regard. **Condition rating 3**

3

### F6 Drainage

The property is believed to be connected to the mains drainage system.

NI

Given the nature of underground drainage systems it is possible that defects have developed unseen, and the only way to ascertain the true condition of the underground pipework is by way of a specialist CCTV inspection which ideally should be carried out prior to exchange of contracts where access permits. **Condition rating NI**

### F7 Common services

There are no common services apparent. **Condition rating NI**

NI

# G

**Grounds**

**(including shared areas for flats)**



# G

## Grounds (including shared areas for flats)

### Limitations to inspection

The rear garden was a little overgrown and this restricted our external inspection somewhat.  
There is a small timber shed in the rear garden, although this falls outside the remit of this report.

1 2 3 NI

### G1 Garage

There are no garages with this property.

NI

### G2 Permanent outbuildings and other structures

There are no further comments to make under this heading.

NI

### G3 Other

The outside areas were becoming a little overgrown on the day of our inspection, and you will appreciate that ongoing maintenance and repairs will be required in order to maintain them in good condition.

2

Some of the paving slabs to the rear would benefit from being re-levelled.

The property is located in a former coal mining area, and your Legal Adviser should make further enquiries regarding any potential associated risks.

The property has a single allocated parking space located to the front elevation.

# H

## Issues for your legal advisers

We do not act as a legal adviser and will not comment on any legal documents. However, if, during the inspection, we identify issues that your legal advisers may need to investigate further, we may refer to these in the report (for example, to state you should check whether there is a warranty covering replacement windows). You should show your legal advisers this section of the report.



# Issues for your legal advisers

## H1 Regulation

Building works which affect shared walls, structures or are close to neighbouring boundaries may be regulated the Party Wall etc. Act, 1996, and your Legal Adviser should make further enquiries in this report.

## H2 Guarantees

As the property appears to be less than 10 years old, your Legal Adviser should confirm the remaining balance, if any, of the NHBC or similar approved new build warranty.

Your Legal Adviser should establish in the pre-contract enquiries the existence and validity of any service agreements or engineers certificates in respect of the central heating and hot water system and the electrical and gas installations.

Confirm that ongoing buildings and contents insurance is available on acceptable terms.



# Issues for your legal advisers

## H3 Other matters

Your Legal Adviser should:

- confirm that the property is freehold and free from any encumbrances. The extent and maintenance liabilities for the boundaries should also be confirmed.
- make further enquiries regarding the shared pedestrian access to the rear and any maintenance and access rights in respect of the private access road.
- make further enquiries and advise you on your rights and liabilities for any drainage pipes which serve the property.
- make further enquiries regarding the possible mining risk.



## Risks

This section summarises defects and issues that present a risk to the building or grounds, or a safety risk to people. These may have been reported and condition-rated against more than one part of the property, or may be of a more general nature. They may have existed for some time and cannot be reasonably changed.

# Risks

## I1 Risks to the building

D3: Rainwater Pipes and Gutters - possible leakage;  
D4: Main Walls - high external ground levels;  
D6: Outside Doors - poor flexible sealant;  
E8: Bathroom Fittings - inadequate ventilation provision;  
F1: Electricity - require safety check;  
F2: Oil/gas - requires safety check;  
F4: Heating - requires safety check;  
F5: Water Heating - requires safety check;  
F6: Drainage - possible concealed defects;  
G3: Other - possible mining risk;

## I2 Risks to the grounds

F6: Drainage - possible concealed defects;  
G3: Other - possible mining risk;

## I3 Risks to people

F1: Electricity - require safety check;  
F2: Oil/gas - requires safety check;  
F4: Heating - requires safety check;  
F5: Water Heating - requires safety check;  
F6: Drainage - possible concealed defects;

## I4 Other risks or hazards

Not applicable.



# Risks

## I4 Other risks or hazards

Not applicable.

# J

## Surveyor's declaration





# 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**

# K

## 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 quotations in writing.

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

### Further investigations and what they involve

If we are concerned about the condition of a hidden part of the building, could only see part of a defect or do not have the specialist knowledge to assess part of the property fully, we may have recommended that further investigations should be carried out to discover the true extent of the problem.

This will depend on the type of problem, but to do this properly, parts of the home may have to be disturbed, so you should discuss this matter with the current owner. In some cases, the cost of investigation may be high.

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

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

### Who you should use for further investigations

You should 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.



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



# 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)
- a **report** based on the inspection (see The report below) and

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 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.



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

## 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; plumbing, heating or drainage installations (or whether they meet current regulations); or the inside condition of any chimney, boiler or other flue.

## 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 also 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 or 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.



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

## 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'). 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.

## 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.

## 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.



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

## 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 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 present the energy efficiency and environmental impact ratings in this report. The surveyor does not check the ratings and cannot comment on their accuracy.

## Issues for legal advisers

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 the surveyor's 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.



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

## **Complaints handling procedure**

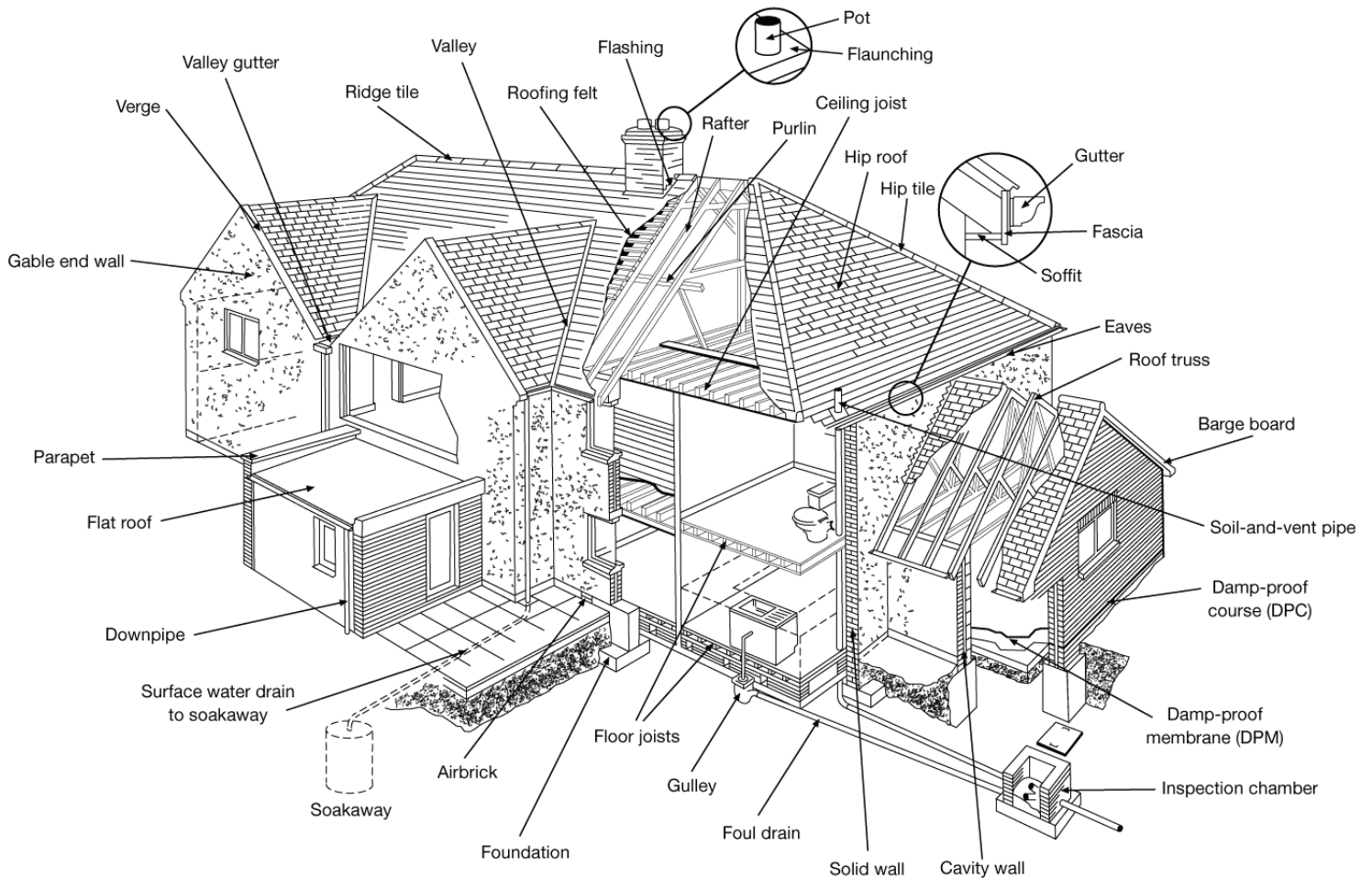
The surveyor will have a complaints handling procedure and will give you a copy if you ask for it. The surveyor is required to provide you with contact details, in writing, for their complaints department or the person responsible for dealing with client complaints. Where the surveyor is party to a redress 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**

## Typical house diagram

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



# RICS disclaimer

## You should know...

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