

RICS
Condition Report 

Property address

Client's name

Date of inspection

25 April 2015

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RICS is the world's leading qualification when it comes to professional standards in land, property and construction.

In a world where more and more people, governments, banks and commercial organisations demand greater certainty of professional standards and ethics, attaining RICS status is the recognised mark of property professionalism.

Over 100,000 property professionals working in the major established and emerging economies of the world have already recognised the importance of securing RICS status by becoming members.

RICS is an independent professional body originally established in the UK by Royal Charter. Since 1868, RICS has been committed to setting and upholding the highest standards of excellence and integrity - providing impartial, authoritative advice on key issues affecting businesses and society.

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A

Introduction to the report

This Condition Report is produced by an RICS surveyor who provides an objective opinion about the condition of the property at the time of inspection.

The Condition Report aims to tell you about:

- the construction and 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
- defects or issues which 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.

If you want to complain about the service, please refer to the complaints handling procedure in the 'Description of the RICS Condition Report Service' at the back of this report.

Property address



RICS

the mark of
property
professionalism
worldwide

RICS
Condition Report...

B

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

Property address

B

About the inspection (continued)

We inspect the inside and outside of the main building and all permanent outbuildings, but we do not force or open up the fabric. We inspect the roof space from the access hatch but we do not go into the roof space itself. We also inspect those parts of the electricity, gas/oil, water heating and other services that can be seen, but we do not test them. We do not lift the to the inspection chambers of the underground drainage system.

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 E, F, G and H, 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 as follows.

| | |
|-----------|--|
| 3 | Defects that are serious and/or need to be repaired, replaced or investigated urgently. |
| 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. |
| 1 | No repair is currently needed. The property must be maintained in the normal way. |
| NI | Not inspected (see 'Important note' below). |

Important note: We carry out only a visual inspection. This means that we do not take up carpets, floor coverings or floorboards, move furniture or remove the contents of cupboards. Also, we do not remove secured panels or undo electrical fittings.

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 do not lift the covers to the inspection chambers of the underground drainage system.

We inspect the inside of the roof structure from the access hatch of the roof space if it is safe to do so (although we do not go into the roof space, move or lift insulation material, stored goods or other contents). We examine floor surfaces (although we do not move or lift furniture, floor coverings or other contents). Cellars are inspected if they are reasonably accessible, but under-floor voids are not inspected. We are not able to assess the condition of the inside of any chimney, boiler or other flues.

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 repairs should be carried out.



Please read the 'Description of the RICS Condition Report Service' (at the back of this report) for details of what is, and is not, inspected.

Property address

C

Summary of the 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.

To make sure you get a balanced impression of the property, we strongly recommend that you read all sections of the report.

3

| Section of the report | Element Number | Element Name |
|-----------------------|----------------|--------------|
| G: Services | G1 | Electricity |
| | G4 | Heating |

2

| Section of the report | Element Number | Element Name |
|-------------------------|----------------|---|
| E: Outside the property | E4 | Main walls |
| | E5 | Windows |
| | E8 | Other joinery and finishes |
| F: Inside the property | F7 | Woodwork (for example, staircase and joinery) |
| G: Services | G3 | Water |

1

| Section of the report | Element Number | Element Name |
|-------------------------|----------------|---|
| E: Outside the property | E1 | Chimney stacks |
| | E2 | Roof coverings |
| | E3 | Rainwater pipes and gutters |
| | E6 | Outside doors (including patio doors) |
| F: Inside the property | F1 | Roof structure |
| | F2 | Ceilings |
| | F3 | Walls and partitions |
| | F4 | Floors |
| | F5 | Fireplaces, chimney breasts and flues |
| | F6 | Built-in fittings (built-in kitchen and other fittings, not including appliances) |
| | F8 | Bathroom fittings |
| | F9 | Other |
| | G: Services | G2 |
| | G5 | Water heating |
| H: Grounds(part) | H2 | Other |

Property address

D About the property

Type of property

Approximate year the property was built

Approximate year the property was extended

Approximate year the property was converted

Information relevant to flats and maisonettes

Accommodation

| Floor | Living rooms | Bed-rooms | Bath or shower | Separate toilet | Kitchen | Utility room | Conser-vatory | Other | Name of other |
|--------------|--------------|-----------|----------------|-----------------|---------|--------------|---------------|-------|---------------|
| Lower ground | | | | | | | | | |
| Ground | 1 | | | 1 | 1 | | | 1 | hall |
| First | | 4 | 2 | | | | | 1 | landing |
| Second | | | | | | | | | |
| Third | | | | | | | | | |
| Other | | | | | | | | | |
| Roof space | | | | | | | | | |

Construction

Brick faced cavity walls, dry lined with plasterboard internally. Blue brick damp proof course and pitched slate roof. Suspended floors. Timber casement sealed unit double glazed windows.

Property address

D

About the property (continued)

Energy

We have not prepared the Energy Performance Certificate (EPC). If we have seen the EPC, then we will present the ratings here. We have not checked these ratings and so cannot comment on their accuracy.

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

Energy-efficiency rating

C79

Environmental
impact rating

C78

Mains services

The marked boxes show that the mains services are present.

Gas Electricity Water Drainage

Central heating

Gas Electric Solid fuel Oil None

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

Grounds

Front and rear gardens. Two allocated car parking spaces.

Property address

E

Outside the property

Limitations to inspection

The house was inspected from ground level. Part of the right hand elevation is obscured by vegetation but has been inspected from the garden of flat No.59 on the right.

1 2 3 NI

E1
Chimney stacks

There is a brickwork chimney at roof ridge level. It is in satisfactory condition but is for ornamental purposes only.

1

E2
Roof coverings

The roof is a pitched (sloping) timber-framed structure, covered with natural slates which have been laid over a breathable membrane lining. The lining provides a secondary defence against rainwater penetration. The covering is in serviceable condition. The rear slope incorporates two "solar tubes" which allow daylight into the first floor accommodation.

1

E3
Rainwater pipes
and gutters

The rainwater pipes and gutters are made of PVC fittings. Although it was not raining fittings appear to be in serviceable condition. Their exact condition can only be established during rainfall.

1

E4
Main walls

The outside walls are of cavity construction faced in brickwork externally. Cavity walls are a normal form of construction from the 1930s onwards. They are constructed of two "leaves" of brickwork and/or blockwork with a cavity between.

2

Most of the load is carried by the internal leaf of the cavity which is usually brickwork or blockwork. The external leaf provides stability to the load bearing inner leaf by increasing its overall thickness and also provides weather proofing by creating a free draining cavity.

Where visible the walls incorporate a damp proof course (DPC) consisting of blue bricks. This probably extends to the internal leaf of the cavity and to internal partitions. In most domestic buildings constructed after 1875 a horizontal DPC formed of an impervious material is normally incorporated in the walls at ground level to prevent ground moisture rising up the walls as this could damage to the fabric of the building.

For a DPC to be completely effective the ground level outside should be at least 150mm below the level of the DPC. If it is not the ground level should be reduced and any paving relaid as necessary.

The DPC is in general at an adequate height above external ground level. This includes the right hand elevation where the neighbouring site is about one metre high. The blue brick DPC is visible above the higher ground level. However, the height of the earth against the wall means there could be future longer term problems with dampness.

The wall surfaces are in satisfactory overall condition although the mortar pointing finish is untidy in places, eg. to the right hand elevation.. There are three or four gaps in mortar joints to the right hand elevation which have not been filled following removal of the original scaffolding poles.

No signs were found of significant past or present movement in the building. The

Property address

E

Outside the property (continued)

foundations have not been exposed. Whilst there is a risk of unseen defects, there are no above ground signs of defective foundations.

E5
Windows

Powder coated timber casement sealed unit double glazed windows are installed throughout. These have stone effect concrete sills, all of which are finely cracked due to thermal movement (definition in F3). This is not a significant defect. 2

The fittings are in generally serviceable condition although beading across the bottom of the front left bedroom window frame is split.

Your Conveyancer should confirm the replacement windows have a FENSA certificate or its equivalent available as this should ensure they were properly installed. Please see related comments in Section I2.

E6
Outside doors
(including patio doors)

There is a powder coated timber casement double glazed French door to the rear. To the front is a metal faced casement door with timber frame surround. Both are in serviceable condition. 1

E7
Conservatory
and porches

None.

NI

E8
Other joinery
and finishes

The powder coating to joinery is fair but starting to fade and deteriorate. 2

E9
Other

No other matters identified.

NI

Property address

F

Inside the property

Limitations to inspection

The property was partly carpeted during our inspection.

1 2 3 NI

The roof space is inspected from the access hatch if it is safe to do so. The surveyor does not go into the roof space.

F1 Roof structure

The roof space is reached from an access hatch on the landing. 1

The roof covering is supported by a timber frame of trussed down rafters which are cross braced. . No evidence of significant defects is apparent. There is a good depth layer of fibre glass laid across the ceilings.

The loose foil wrapping/cover around one of the solar tubes in the roof space should be refixed (see photograph at end).

F2 Ceilings

Ceilings, which are evidently plasterboard with a skimmed finish are in generally serviceable condition although being finely cracked in places. The cracking is probably due to the natural vibrations which tend to occur in domestic buildings and thermal movement: the expansion and contraction of building materials due to changes in temperature and humidity. The cracks can be filled but will recur from time to time. 1

F3 Walls and partitions

Internal partitions are partly of masonry, partly of timber construction and are finished with plaster, as are the inner faces of outside walls. 1

All outside walls have been lined with what appears to be plasterboard in a process known as dry lining. The purpose is normally to speed up construction and improve thermal insulation. In older properties in particular dry lining can conceal dampness and poor quality plasterwork. The linings are in satisfactory condition. No comment can be made on the condition of the walls behind.

Walls are in satisfactory overall condition. Minor cracks were noted in them, in particular around edges, corners, door and window frames and associated with stairs which have been caused by general thermal shrinkage and normal vibrations which tend to occur in domestic buildings. These cracks are not of structural significance, and can be filled when redecorating. They will recur periodically. Thermal movement is caused by the expansion and contraction of building materials due to changes in temperature and humidity, eg corner of the front right bedroom.

F4 Floors

The floors in the ground floor rooms appear to consist of a cement screed laid over a suspended concrete floor comprising concrete beams supporting concrete blocks fitted between them. No evidence of significant defect was noted. The space beneath the ground floor is ventilated through the outside wall to the left hand elevation. Ensure the air bricks remain free of obstruction to prevent the build up of dampness and condensation in the sub floor space. The floors have a carpet and ceramic tile finish. One tile is cracked near the 1

Property address

F

Inside the property (continued)

front door.

All first floors are of suspended timber joist construction apparently covered with MDF or a similar material. No evidence of significant defect was found. The floors have a carpet and sheet vinyl overlay.

F5
Fireplaces, chimney
breasts and flues

The central heating boiler is ventilated to a fan assisted flue. This is a satisfactory arrangement.

1

There are no fireplaces.

F6
Built-in fittings (built-in
kitchen and other fittings,
not including appliances)

The kitchen is provided with the satisfactory range of units, cupboards and worktops in the context of the property type. The kitchen is large and is a particular feature.

1

F7
Woodwork (for
example, staircase
and joinery)

Internal joinery is typical of a property of this type and age and appears to be in generally serviceable condition.

2

The trim to the top of the front left bedroom door is split. The handle to the landing cupboard door is loose.

The staircase is carpeted preventing a detail examination. It appears serviceable and there is a satisfactory handrail.

F8
Bathroom fittings

The sanitary fittings appear generally serviceable but they were not exhaustively tested. Please see related plumbing comments in G3.

1

Areas around bath and shower fittings are susceptible to damage from water leaks. Pipe joints, grouting and sealants etc should be checked regularly and renewed/repared as necessary to avoid damage to adjacent walls, floors, ceilings and other parts of the building fabric. If possible you should check the adjacent concealed wall and floor areas are in sound condition.

F9
Other

The internal decorative condition is fair but marked in places.

1

There are at least two smoke alarms fitted. Ensure they work properly.

Property address

G

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.

Limitations to inspection

Services have not been tested but where appropriate advice has been given as to the advisability of having them inspected by a specialist contractor.

1 2 3 NI

G1 Electricity

Safety warning: The Electrical Safety Council 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 Council.

It is not possible to fully assess the condition of an electric installation on the basis of a visual inspection only. There are many factors relating to the adequacy of electrical installations which can only be identified by a circuit test. Our comments based on a visual inspection only are as follows. 3

There is a mains electrical supply. The meter is outside and the residual current device consumer unit is in the kitchen. A sticker on the latter indicates the last electrical check was in 2008 with the next due in 2018.

We have not carried out tests on the system. Whilst there are no obvious defects based on our limited visual inspection it is not known if the installation is covered by a current inspection and testing certificate. As such you should have it tested now by a qualified electrician to ensure current wiring regulations including Part P of the Building Regulations are complied with. You should implement any upgrading recommendations made in full.

In future you are advised to have the installation checked at approximately five yearly intervals.

G2 Gas/oil

Safety warning: All gas and oil appliances and equipment should regularly be inspected, tested, maintained and serviced by a registered 'competent person' and 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 and the meter is located in an outside box. There is no special reason to anticipate a problem, but you are advised to arrange a full test by an engineer on the Gas Safe Register (www.gassaferegister.co.uk) before taking up occupation. This advice can be lifted if recent satisfactory service/test documents are available. 1

G3 Water

Mains water connects to mainly copper plumbing. There are no obvious indications of urgent or significant defects based on our visual inspection. The stop tap to the rising main is below the sink with the meter. There are no cold water tanks which is normal with a 2

Property address

G

Services (continued)

combination boiler.

There are, however, at least two areas that need attention; the ensuite wc ran constantly when flushed and the cistern had to be partly dismantled to stop the water flow. There is a faint water mark on the kitchen ceiling below the bathroom suggesting a slight leak.

Unusually, plumbing for an automatic appliance is installed in the under stair cupboard.

G4
Heating

Central heating and domestic hot water are provided by the Alpha CD28x gas fired combination boiler located in the kitchen. The boiler looks original to the house. It is connected to hot water radiators. The system was not on during our inspection. There are no visible signs of any significant defects in the system, and there is no particular reason to think it is not effective. However, the service record has not been seen and as such you should have the system serviced by an engineer on the gas safe register (www.gassaferegister.co.uk). Annual servicing is recommended. Your Legal Advisers should enquire about the boiler service records.

3

You should fit a carbon monoxide detector close to the central heating boiler and other heating appliances, gas hobs etc. Check regularly they work properly.

G5
Water heating

Domestic hot water is provided by the combination boiler. There is no hot water storage cylinder.

1

The covers to the inspection chambers of the underground drains are not lifted.

G6
Drainage

No inspection-chambers could be found within the grounds so no comment can be made on the condition of the underground drains. However, foul drains are thought likely to connect to the main sewer. There are no above ground signs of drainage defects. However, in the absence of a full inspection by a drainage specialist you must accept the risk of hidden defects existing.

NI

G7
Common services

None known of.

NI

Property address

H

Grounds (including shared areas for flats)

Limitations to inspection

1 2 3 NI

H1
Garage

No garage or space.

NI

H2
Other

The grounds and boundaries show no evidence of significant defects. It is always sensible, when purchasing any property, to be sure about the ownership of individual boundaries and responsibility for their maintenance. You are advised to check with your Conveyancer. 1

There is a retaining wall to the rear garden built of stone blocks and which is about two metres high. Such walls restrain considerable weight behind them. They often become damp and start to deteriorate/lean. They can fail without warning and be costly to repair or replace. The wall is becoming mossy.

The house has pedestrian access only which could be a drawback for some buyers. There are two allocated parking spaces in the nearby rear car park accessed off Crane Ley Road.

H3
General

No other matters identified.

Property address

I

Issues for your legal advisers

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

I1
Regulation

No particular matters concerning regulations were noted.

I2
Guarantees

Your Conveyancer should check;

1. If the property will be sold with the benefit of an outstanding portion of a ten-year NHBC (National House Builders Council) Certificate. Such a certificate may offer the owner some protection against shortcomings in the construction. You should check details of its availability.
2. The double glazing has a FENSA certificate, Building Regulation approval or their equivalent available.
3. Details of the central heating and other appliance service records.

I3
Other matters

You should ask your conveyancer to check:

- the road, pavement and drains are adopted.
- ownership of and maintenance responsibilities for all boundaries. Particular reference is made to the rear garden retaining wall.
- this development is believed to be on a former HGV commercial site and it should be ensured all appropriate decontamination/environmental safe guards were undertaken when the properties were constructed.
- satisfactory legal arrangements for parking allocation, pedestrian access areas and maintenance thereof.

Property address

J

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, having existed for some time and which cannot be reasonably changed.

J1
Risks to the building

G The lack of test certificates for the services including the heating system is a potential risk.

E4 Possible future dampness issues.

H2 Retaining wall

J2
Risks to the grounds

I3 Previous commercial use of the site

J3
Risks to people

None noted.

J4
Other

None noted.

Property address

K

Surveyor's declaration

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

Signature

Surveyor's RICS number

0067879

Qualifications

BSc FRICS

For and on behalf of

Company

Shire Surveyors Ltd

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Property address

Client's name

Date this report
was produced

28 April 2015

RICS Disclaimers

1. This report has been prepared by a surveyor ('the Employee') on behalf of a firm or company of surveyors ('the Employer'). The statements and opinions expressed in this report are expressed on behalf of the Employer, who accepts full responsibility for these.

Without prejudice and separately to the above, the Employee will have no personal liability in respect of any statements and opinions contained in this report, which shall at all times remain the sole responsibility of the Employer to the exclusion of the Employee.

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

To the extent that any part of this notification is a restriction of liability within the meaning of the *Unfair Contract Terms Act 1977* it does not apply to death or personal injury resulting from negligence.

2. This document is issued in blank form by the Royal Institution of Chartered Surveyors (RICS) and is available only to parties who have signed a licence agreement with RICS.

RICS gives no representations or warranties, express or implied, and no responsibility or liability is accepted for the accuracy or completeness of the information inserted in the document or any other written or oral information given to any interested party or its advisers. Any such liability is expressly disclaimed.



Please read the 'Description of the RICS Condition Report Service' (at the back of this report) for details of what is, and is not, inspected.

Property address

Description of the RICS Condition Report Service

The service

The RICS Condition Report Service includes:

- an inspection of the property (see 'The inspection'); and
- a report based on the inspection (see 'The report');

The surveyor who provides the RICS Condition Report Service aims to tell you about:

- the construction and 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
- defects or issues that may be hazardous to safety and where further enquiries are needed.

The inspection

The surveyor inspects the inside and outside of the main building and all permanent outbuildings, but does not force or open up the fabric. This means that the surveyor does not take up carpets, floor coverings or floorboards, move furniture, remove the contents of cupboards, roof spaces, etc., remove secured panels and/or hatches or undo electrical fittings. If necessary, the surveyor carries out parts of the inspection when standing at ground level from public property next door where accessible.

The surveyor may use equipment such as a damp-meter, binoculars and torch, and may use a ladder for flat roofs and for hatches no more than 3 metres above level ground (outside) or floor surfaces (inside) if it is safe to do so. The surveyor may inspect the roof space from the access hatch but will not go into the roof space itself. Cellars are inspected if they are reasonably accessible, but under-floor voids are not inspected.

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. Inspection chamber covers to the underground drainage system are not lifted.

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.

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

Flats

When inspecting flats, the surveyor assesses the general condition of outside surfaces of the building, as well as its access areas (for example, shared hallways and staircases). The surveyor inspects roof spaces only from the access hatch only if they are accessible from within the property and it is safe to do so. The surveyor does not inspect drains, lifts, fire alarms and security systems.

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, he or she should recommend a 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 these 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 2006*. With flats, the surveyor assumes that there is a 'dutyholder' (as defined in the regulations), and that in place are an asbestos register and an effective management plan 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 for you to use, but cannot accept any liability if it is used by anyone else. If you decide not to act on the information in the report, you do this at your own risk. The report provides you with an objective assessment on the general condition of the main elements of a property. This is expressed in terms of condition ratings.

The report is in a standard format and includes the following sections.

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Description of the RICS Condition Service
Typical house diagram

Condition ratings

The surveyor gives condition ratings to the 'elements' of the main building, garage and some outside elements. The condition ratings are described as follows.

Condition rating 3 – defects that are serious and/or need to be repaired, replaced or investigated urgently.

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 – 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.

The surveyor only outlines the justification for the condition rating and does not include any advice. The surveyor also does not report on the cost of any work to put right defects or make recommendations on how repairs should be carried out.

Energy

The surveyor has not prepared the Energy Performance Certificate (EPC) as part of the RICS Condition Report Service for the property. If the surveyor has seen the current EPC, he or she will present the energy-efficiency and environmental impact ratings in this report. The surveyor does not check the ratings and so cannot comment on their accuracy.

Continued...

Description (continued)

Issues for legal advisers

The surveyor does not act as 'the legal adviser' and does not comment on any legal documents. If, during the inspection, the surveyor identifies any issues that legal advisers may need to investigate further, these will be listed and explained in section I of the report (for example, check whether there is a warranty covering replacement windows). You should show your legal adviser section I of this report.

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, having existed for some time and which cannot reasonably be changed.

Note: The RICS Condition Report Service does not include an opinion on either the Market Value of the property or the reinstatement cost.

Standard terms of engagement

- 1 **The service** – the surveyor provides the standard RICS Condition Report Service ('the service') described in the 'Description of the RICS Condition Report Service', unless you and the surveyor agree 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 cost.
- 2 **The surveyor** – the service is to be provided by an AssocRICS, MRICS or FRICS member of the Royal Institution of Chartered Surveyors, who has the skills, knowledge and experience to survey and report on the property.

- 3 **Before the inspection** – you tell the surveyor if you have any particular concerns about the property.
- 4 **Terms of payment** – you agree to pay the surveyor's fee and any other charges agreed in writing.
- 5 **Cancelling this contract** – you are entitled to cancel this contract by giving notice to the surveyor's office at any time before the day of the inspection. The surveyor does not provide the service (and reports this to you as soon as possible) if, after arriving at the property, the surveyor decides that:
 - (a) he or she lacks enough specialist knowledge of the method of construction used to build the property; or
 - (b) it would be in your best interests to have a RICS HomeBuyer Report or a building survey, rather than the RICS Condition Report Service.

If you cancel this contract, the surveyor will refund any money you have paid for the service, except for any reasonable expenses. If the surveyor cancels this contract, he or she will explain the reason to you.
- 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.

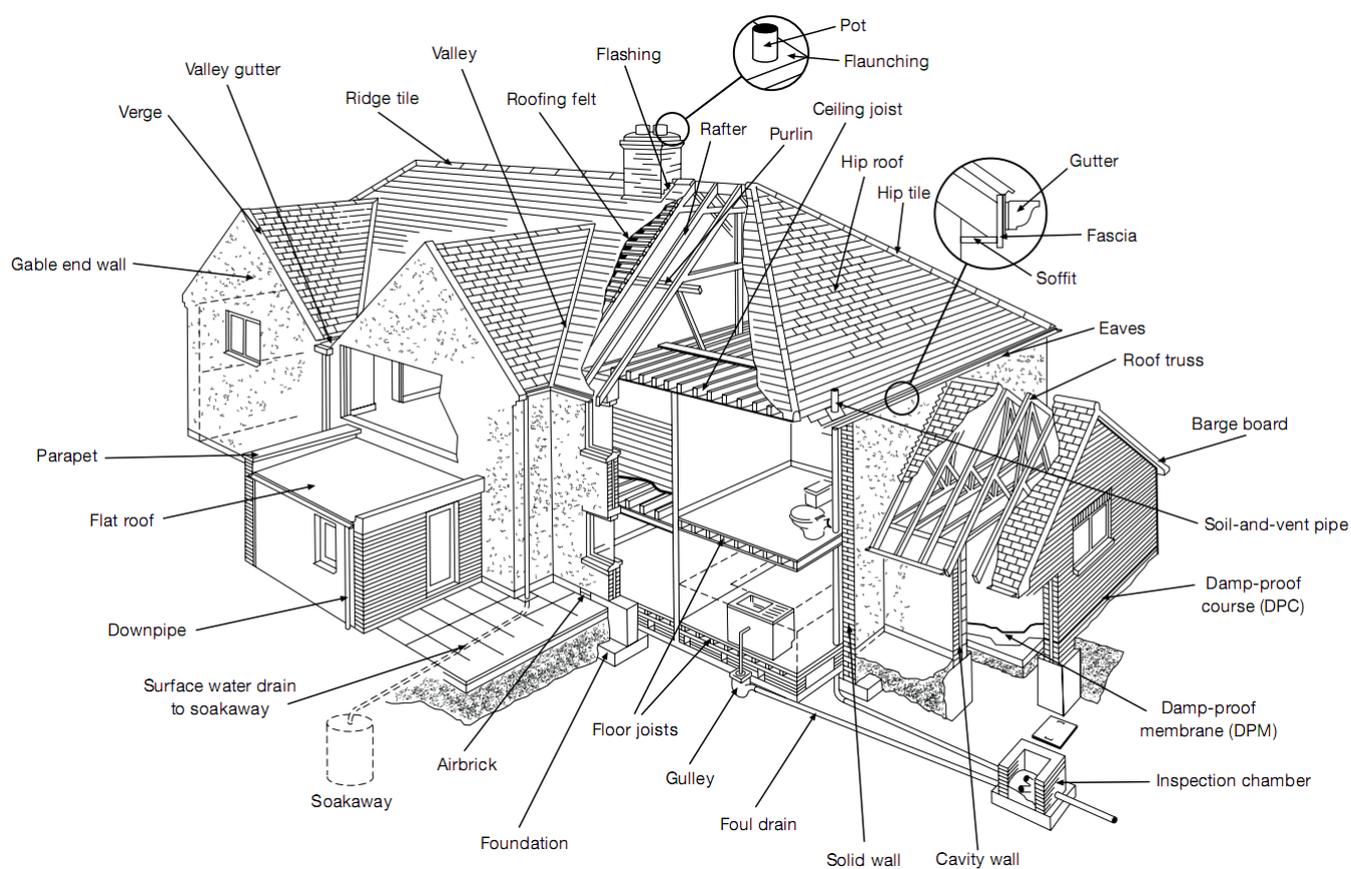
Complaints handling procedure

The surveyor will have a complaints handling procedure and will give you a copy if you ask for it.

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

Typical house diagram

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



Property address



RICS

the mark of
property
professionalism
worldwide

RICS
Condition Report...



Front elevation

Property address



Rear elevation

Property address



Garden retaining wall

Property address



High ground level to right hand side

Property address



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Condition Report...



Open mortar joints and untidy cement pointing to right hand side

Property address



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Condition Report...



Split window frame

Property address



roof space

Property address