



SHIRE SURVEYORS
CHARTERED SURVEYORS



LEVEL 1

Your survey report

Property address

Client's name

Consultation date (if applicable)

n/a

Inspection date

Surveyor's RICS number

1

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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 about:

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

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

About the inspection

- We only carry out a visual inspection.
- We inspect roofs, chimneys and other surfaces on the outside of the building from ground level and, if necessary, from neighbouring public property and with the help of binoculars.
- We will visually inspect the parts of the roof structure and other features that can be seen from the access hatch. We will not remove secured access panels and/or lift insulation material, stored goods or other contents.
- We will inspect the surfaces of exposed floors and under-floor spaces so far as there is safe access to these, but we will not lift carpets, floor coverings, floorboards or move furniture. We will assess floors for excessive deflection by a 'heel-drop' test. We are not able to assess the condition of the inside of any chimney, boiler or other flues. Also, we do not remove secured panels or undo electrical fittings.
- We note in our report if we are not able to check any parts of the property that the inspection would normally cover. If we are concerned about these parts, the report will tell you about any further investigations that are needed.
- We do not report on the cost of any work to put right defects or make recommendations on how these repairs should be carried out. Some maintenance and repairs we suggest may be expensive.
- We inspect the inside and outside of the main building and all permanent outbuildings, but we do not force or open up the fabric of the building. We also inspect parts of the electricity, gas/oil, water heating and drainage services that can be seen, but we do not test them.
- To help describe the condition of the home, we give condition ratings to the main parts (the 'elements') of the building, garage and some parts outside. Some elements can be made up of several different parts.
- In the element boxes in sections D, E, F and G, we describe the part that has the worst condition rating first and then briefly outline the condition of the other parts.

 **Reminder**

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



About the inspection

Surveyor's name

Surveyor's RICS number

Company name

Shire Surveyors Limited

Date of the inspection

Report reference number

Related party disclosure

I am not aware that there is any conflict of interest as defined in the RICS Valuation Standards and the RICS Rules of Conduct.

Full address and postcode of the property

Weather conditions when the inspection took place

At the time of our inspection the weather was dry following a period of mixed.

Status of the property when the inspection took place

At the time of my inspection the property was vacant and access was provided by a key from Hind Estate Agents. The property was furnished and the floors were covered.

B

Summary of condition ratings

This section summarises the condition ratings of the different elements of the property.

If an element is made up of a number of different parts (for example, a pitched roof to the main building and a flat roof to an extension), only the part in the worst condition is shown here.

Important note

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

B

Summary of condition ratings

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



Documents we may suggest you request before you sign contracts

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

Element no.	Document name	Received
F1	Obtain testing records for the electrical systems.	
F2, F4 & F5	Obtain testing records for heating and hot water systems.	



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)
E8	Bathroom fittings	
F6	Drainage	

1

Elements with no current issues

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

Element no.	Element name	Comments (if applicable)
D2	Roof coverings	
D3	Rainwater pipes and gutters	
D4	Main walls	
D5	Windows	
D6	Outside doors	
D8	Other joinery and finishes	
E1	Roof structure	
E2	Ceilings	
E3	Walls and partitions	

B

Summary of condition ratings

E4	Floors	
E5	Fireplaces, chimney breasts and flues	
E6	Built-in fittings	
E7	Woodwork	
E9	Other	
F3	Water	
G2	Permanent outbuildings and other structures	
G3	Other	

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
D1	Chimney stacks
D7	Conservatory and porches
D9	Other
F7	Common services

C

About the property

This section includes:

- About the property
- Energy efficiency



About the property

Type of property

A traditionally built detached house. The front of the property faces approximately east. All directions and room locations in this report are given as facing the property from the road.

Approximate year the property was built

2016.

Approximate year the property was extended

Approximate year the property was converted

Information relevant to flats and maisonettes

Construction

The main roof is pitched and is covered with concrete tiles with a breathable lining beneath. The walls are of traditional cavity brickwork being dry lined internally with plasterboard circa 350mm thickness. Engineering brick and plastic sheet damp proof course. The floors are a mixture of suspended concrete and timber construction. The windows are of plastic frames and are double glazed. The rainwater goods are PVC.

Accommodation

	Living rooms	Bed-rooms	Bath or shower	Separate toilet	Kitchen	Utility room	Conser-vatory	Other
Lower ground								
Ground	1			1	1	1		entrance hall
First		4	2					landing
Second								
Third								



Energy efficiency

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

Energy efficiency rating

B:83

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)

No other energy sources or services present.

www.ofcom.org.uk, the UK's communications regulator, provides information on mobile network availability, broadband and WIFI speeds etc.

D

Outside the property



Outside the property

Limitations on the inspection

It must be accepted that this report can only comment on what is visible and reasonably accessible to the Surveyor at the time of inspection.

The property was inspected from ground level. Binoculars were used where necessary. It was not raining at the time of inspection and I am therefore unable to confirm that the roof, the roof flashings, the valley gutters and the rainwater gutters/downpipes are weathertight.

No keys were provided to test the French doors.

D1 Chimney stacks

1 2 3 NI


There is no chimney Condition Rating NI.	NI
--	-----------

D2 Roof coverings

The roof is a pitched (sloping) timber-framed structure, covered with concrete tiles which have been laid over a breathable lining. The lining provides a secondary defence against rainwater penetration. The covering is in serviceable condition. 1

The roof incorporates a dry ridge system. This is in a satisfactory condition.

The verge mortar to the roof is in a satisfactory condition.



Front roof slope
Condition Rating 1.



Outside the property

D3 Rainwater pipes and gutters

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

Condition Rating 1.

1

D4 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.

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 engineered brick and PVC membrane. 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 at an adequate height above external ground level, and nothing was found to suggest it will not be effective. Internally, no evidence of significant rising damp was seen or recorded on the moisture meter.

No signs were found of significant past or present movement in the building. The foundations have not been exposed. Whilst there is a risk of unseen defects, there are no above ground signs of defective foundations.

The main walls are in satisfactory structural condition with no signs of significant cracking, settlement or other structural movement.

1

D

Outside the property



Ventilation to suspended concrete flooring
Condition Rating 1.

D5 Windows

UPVC double glazing is installed. The fittings are in serviceable condition.
Condition Rating 1.

1

D6 Outside doors (including patio doors)

There are composite casement doors to the front and rear. These are in a serviceable condition. There is a set of UPVC French doors from the living room to the rear. No key was provided; these could not be tested.
Condition Rating 1.

1

D7 Conservatory and porches

There is no conservatory or porch.
Condition Rating NI.

NI

D

Outside the property

D8 Other joinery and finishes

Fascias to these comprise of gloss painted timber. From ground level they are in a satisfactory condition.

There is a PVC canopy to the front with a covering of fibre glass. This is in a satisfactory condition.



Fibreglass covering to front canopy

Condition Rating 1.

1

D9 Other

No other matters noted.

Condition Rating NI.

NI

E

Inside the property



Inside the property

Limitations on the inspection

It must be accepted that this report can only comment on what is visible and reasonably accessible to the Surveyor at the time of inspection.

Decorative finishes limited our inspections of the walls and ceiling. The floors were covered, limiting our inspection of the floors beneath. Furniture was not moved and this limited access to some wall surfaces.

E1 Roof structure

1 2 3 NI

The roof space is approached by a hatch landing.

The roof covering is supported by a timber frame of trussed down rafters which are cross braced. No evidence of significant defects is apparent.

The roof space is partly boarded.



Roof structure

Condition Rating 1.

1



Inside the property

E2 Ceilings

The nature of the ceiling material is difficult to verify without disruptive investigation and no opening up has been undertaken.

Ceilings, which are evidently plasterboard with a skimmed finish are in generally serviceable condition.

Condition Rating 1.

1

E3 Walls and partitions

The walls and partitions have been inspected within the rooms and no opening up has been undertaken. The precise composition of the wall structures, linings and finishing cannot be ascertained without damage being caused.

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. The linings are in satisfactory condition. No comment can be made on the condition of the walls behind.

Internal partitions are of timber stud construction with a plaster finish. They're in a serviceable condition.

Condition Rating 1.

1

E4 Floors

All ground floors appear to consist of a concrete 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 walls. Ensure the air bricks remain free of obstruction to prevent the build-up of dampness and condensation in the sub floor space.

All first floors are of suspended timber joist construction apparently covered with chipboard. No evidence of significant defect was found.

The floors have coverings of carpet and ceramic tiles. The coverings are in a satisfactory condition.

Condition Rating 1.

1

E5 Fireplaces, chimney breasts and flues

There are no fireplaces.

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

Condition Rating 1.

1



Inside the property

E6 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.

No inspection has been made of built-in appliances. If the condition of these is important to your purchase, then they must be fully serviced and tested by an appropriate service engineer prior to a legal commitment purchase.

There is a fitted wardrobe to bedroom number one. This is in a satisfactory condition.

Condition Rating 1.

1

E7 Woodwork (for example staircase joinery)

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

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

The door openings appear serviceable but we have no means of assessing whether or not appropriate support is present to the wall/ceiling area above. We can only state there is no outward sign of defect from this inspection.

No signs were found of significant wet or dry rot in structural and main joinery timbers, nor of infestation by wood-boring beetles.

Condition Rating 1.

1

E8 Bathroom fittings

To the ground floor is a cloakroom with WC and wash hand basin. The fittings are serviceable but it was noted the extractor fan is not working.

To the first floor there is a fully tiled family bathroom with extractor fan and three-piece suite consisting of panelled bath, mixer shower over, WC and wash hand basin. The fittings are in a serviceable condition.

Off bedroom number one there is a fully tiled ensuite with extractor fan and three piece suite consisting of mixer shower and cubicle, WC and wash hand basin. The fittings are serviceable but mould was noted to the sealant and this should be replaced.

2



Inside the property



Mould to sealant of ensuite shower

Condition Rating 2.

E9 Other

The internal decorative condition is generally good.

Condition Rating 1.

There are smoke alarms fitted within the property. These were not tested. You should check regularly that they work properly.

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.

Condition Rating NI.

1

F

Services

Services are generally hidden within the construction of the property. This means that we can only inspect the visible parts of the available services, and we do not carry out specialist tests. The visual inspection cannot assess the services to make sure they work efficiently and safely, and meet modern standards.



Services

Limitations on the 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.

I could not inspect the concealed wiring and pipework. I have not undertaken any tests of the services and have undertaken a visual inspection only. Where necessary I have recommended that the appropriate specialists inspect and undertake their own tests. If no recent test certificates are available for any mains installed services greater than 5 years old then I will always, NORMALLY AS A PRECAUTION, designate a Red level 3 and recommend a precautionary inspection by the relevantly qualified specialist.

F1 Electricity



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.*

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 located to the left-hand wall and the residual current device (RCD) consumer unit is located in the cloakroom. The sticker states that this was installed in 2016 and the next test is due in 2026. Regulations have changed and testing is now recommended every five years.

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. This advice can be lifted if recent satisfactory service/test documents are available.



Services



RCD in cloakroom
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 and the meter is located left-hand wall.
There is no particular 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.
Condition Rating 3.

3

F3 Water

Mains water connects to copper plumbing where visible. There are no obvious indications of urgent or significant defects based on our visual inspection. The stop tap to the rising main is under kitchen sink. There are no cold-water tanks visible which is usual with this boiler set up.

1



Services



Stop tap under kitchen sink

Condition Rating 1.

F4 Heating

Central heating and domestic hot water are provided by the Logic heat 12 gas fired condensing system boiler located in the utility room. The boiler is five years old. No documentation has available. It is connected to hot water radiators. The system was 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) before a legal commitment to purchase. Annual servicing is recommended. Your Legal Advisers should enquire about the boiler service records. This advice can be lifted if recent satisfactory service/test documents are available.

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.

3

F

Services



Gas fired boiler

Condition Rating 3.

F5 Water heating

Domestic hot water appears to be provided by the central heating boiler which is connected to the therma evocyl unvented pressurised hot water cylinder located in the airing cupboard. The water can be heated by an electric immersion heater.

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, as with Section G4, the service record has not been seen and as such you should have the system serviced by a competent engineer before a legal commitment to purchase. Annual servicing is recommended. Your Legal Advisers should enquire about the service records. This advice can be lifted if recent satisfactory service/test documents are available.

3

F

Services



Pressurised hot water cylinder

Condition Rating 3.

F6 Drainage

The soil vent pipe is of PVC construction and located in the roof space. There is a suitable air admittance valve fitted.

There are three inspection covers to the property. A large inspection cover to the driveway and two smaller inspections to the right-hand side. All three were lifted.

Waste debris was found within both chambers to the right-hand side and these require clearing. The chambers should be thoroughly cleaned with a jet washer and flushed through to ensure they flow freely.

It is assumed that the foul and rainwater drains connect to the main sewer. The large inspection cover to the driveway was raised. The drain run at this point was free of obstruction and there are no above ground signs of obvious defects. In the absence of a full inspection by a drainage specialist you must accept the risk of hidden defects existing.

It is emphasised that a visual check of the drainage inspection chamber(s) will not confirm other parts of the drainage system are free from defects. There is a risk of defects to concealed areas. This risk must be accepted by you. If not, you should commission a full check in the form of a CCTV scan from a specialist drainage contractor.

2



Services



Rear drain to right needs flushing through



Front drain to right needs flushing through



Services



Drain to driveway running clear



**PVC soil vent with air admittance valve in roof space
Condition Rating 2.**



Services

F7 Common services

None noted although it is likely the drains are shared with the neighbours.

Condition Rating NI

NI

G

Grounds

(including shared areas for flats)



Grounds (including shared areas for flats)

Limitations on the inspection

Only permanent outbuildings and garages are ever normally reported on. Outbuildings are often constructed on limited foundations and as a result may be more susceptible to structural movement particularly in areas of shrinkable subsoil such as clay.

No garage key was provided so this could only be inspected externally.

G1 Garage

1 2 3 NI

No key was provided for the garage so this could only be inspected externally. The garage is detached and of brick construction with a pitched concrete tiled roof. The garage has a manual up and over door.

From external inspection the garage is in a serviceable condition.



Rear roof slope of garage

Condition Rating *

G2 Permanent outbuildings and other structures

There is a timber shed to the rear garden. This is in a serviceable condition. You should confirm with your Conveyancer if this is to remain. See section H3.

Condition Rating 1.

1



Grounds (including shared areas for flats)

G3 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.

Condition Rating 1.

1

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

No points regarding regulation were noted.

H2 Guarantees

Your conveyancer should confirm the following items are covered by appropriate guarantees/warranty documentation:-

1. Obtain any guarantees and warranty information relating to any electrical or gas appliances.
2. It is understood 5 years remain on the NHBC Builder Warranty. Conveyancer to confirm and explain details.

H3 Other matters

You should ask your conveyancer to check:

1. The road, pavement and drains are adopted.
2. Ownership of and maintenance responsibilities for all boundaries.
3. Check for evidence of any adverse easements, servitudes or wayleaves affecting the property.
4. Obtain a flood risk report. See Section C.
5. I believe that the property is freehold. You should ask your legal adviser to confirm this and explain any adverse implications.
6. Obtain the testing and service records for the electrical, gas and heating installations.
7. Confirm the shed is to remain.

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

F1 – Lack of test documentation for the electrics is a potential risk.
F2, F4 & F5 - Lack of test documentation for the gas supply, gas boiler and hot water cylinder is a potential risk.
F6 – Blocked drains.

I2 Risks to the grounds

G3 – Clay sub soil.

I3 Risks to people

F1 – Lack of test documentation for the electrics is a potential risk.
F2, F4 & F5 - Lack of test documentation for the gas supply, gas boiler and hot water cylinder is a potential risk.
F6 – Blocked drains.

I4 Other risks or hazards

No other risks noted.

J

Surveyor's declaration



Surveyor's declaration

Surveyor's RICS number

Phone number

01858 410920

Company

Shire Surveyors Limited

Surveyor's Address

13a Church Street Market Harborough Leicestershire LE16 7AA

Qualifications

BSc (Hons) MRICS

Email

survey.admin@shiresurveyors.co.uk

Website

www.shiresurveyors.co.uk

Property address

Client's name

Date this report was produced

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

Signature

K

What to do now



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.



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

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

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

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

The inspection

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

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

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

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

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

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

Services to the property

Services are generally hidden within the construction of the property. This means that only the visible parts of the available services can be inspected, and the surveyor does not carry out specialist tests. The visual inspection cannot assess the efficiency or safety of electrical, gas or other energy sources. It also does not investigate the plumbing, heating or drainage installations (or whether they meet current regulations); or the internal condition of any chimney, boiler or other flue.



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

Outside the property

The surveyor inspects the condition of boundary walls, fences, permanent outbuildings and areas in common (shared) use. To inspect these areas, the surveyor walks around the grounds and any neighbouring public property where access can be obtained. Where there are restrictions to access (e.g. a creeper plant prevents closer inspection), these are reported and advice is given on any potential underlying risks that may require further investigation.

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

Flats

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

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

Dangerous materials, contamination and environmental issues

The surveyor does not make any enquiries about contamination or other environmental dangers. If the surveyor suspects a problem, they should recommend further investigation.

The surveyor may assume that no harmful or dangerous materials have been used in the construction, and does not have a duty to justify making this assumption. However, if the inspection shows that such materials have been used, the surveyor must report this and ask for further instructions.

The surveyor does not carry out an asbestos inspection and does not act as an asbestos inspector when inspecting properties that may fall within *The Control of Asbestos Regulations 2012* ('CAR 2012'). However, the report should properly emphasise the suspected presence of asbestos containing materials if the inspection identifies that possibility. With flats, the surveyor assumes that there is a 'dutyholder' (as defined in CAR 2012), and that there is an asbestos register and an effective management plan in place, which does not present a significant risk to health or need any immediate payment. The surveyor does not consult the dutyholder.



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

The report

The surveyor produces a report of the inspection results for you to use, but cannot accept any liability if it is used by anyone else. If you decide not to act on the advice in the report, you do this at your own risk. The report is aimed at providing you with an understanding of the condition of the property to allow you to make an informed decision on serious or urgent repairs, and on the maintenance of the issues reported.

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

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

Condition ratings

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

- **R** – Documents we may suggest you request before you sign contracts.
- **Condition rating 3** – Defects that are serious and/or need to be repaired, replaced or investigated urgently. Failure to do so could risk serious safety issues or severe long-term damage to your property. Written quotations for repairs should be obtained prior to legal commitment to purchase.
- **Condition rating 2** – Defects that need repairing or replacing but are not considered to be either serious or urgent. The property must be maintained in the normal way.
- **Condition rating 1** – No repair is currently needed. The property must be maintained in the normal way.
- **NI** – Elements not inspected.

The surveyor notes in the report if it was not possible to check any parts of the property that the inspection would normally cover. If the surveyor is concerned about these parts, the report tells you about any further investigations that are needed.

Energy

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



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

Issues for legal advisors

The surveyor does not act as a legal adviser and does not comment on any legal documents. If, during the inspection, the surveyor identifies issues that your legal advisers may need to investigate further, the surveyor may refer to these in the report (for example, to state you should check whether there is a warranty covering replacement windows).

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

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

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

Risks

This section summarises defects and issues that present a risk to the building or grounds, or a safety risk to people. These may have been reported and condition rated against more than one part of the property, or may be of a more general nature. They may have existed for some time and cannot be reasonably changed. The RICS Home Survey – Level 1 report will identify and list the risks, but give no further explanation.

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



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

Standard terms of engagement

1 The service – the surveyor provides the standard RICS Home Survey – Level 1 service described in this section, unless you agree with the surveyor in writing before the inspection that the surveyor will provide extra services. Any extra service will require separate terms of engagement to be entered into with the surveyor. Examples of extra services include:

- costing of repairs
- schedules of works
- supervision of works
- re-inspection
- detailed specific issue reports and
- market valuation and reinstatement costs.

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

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

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

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

6 Liability – the report is provided for your use, and the surveyor cannot accept responsibility if it is used, or relied upon, by anyone else.

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

This report is for use in the UK

Complaints handling procedure

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

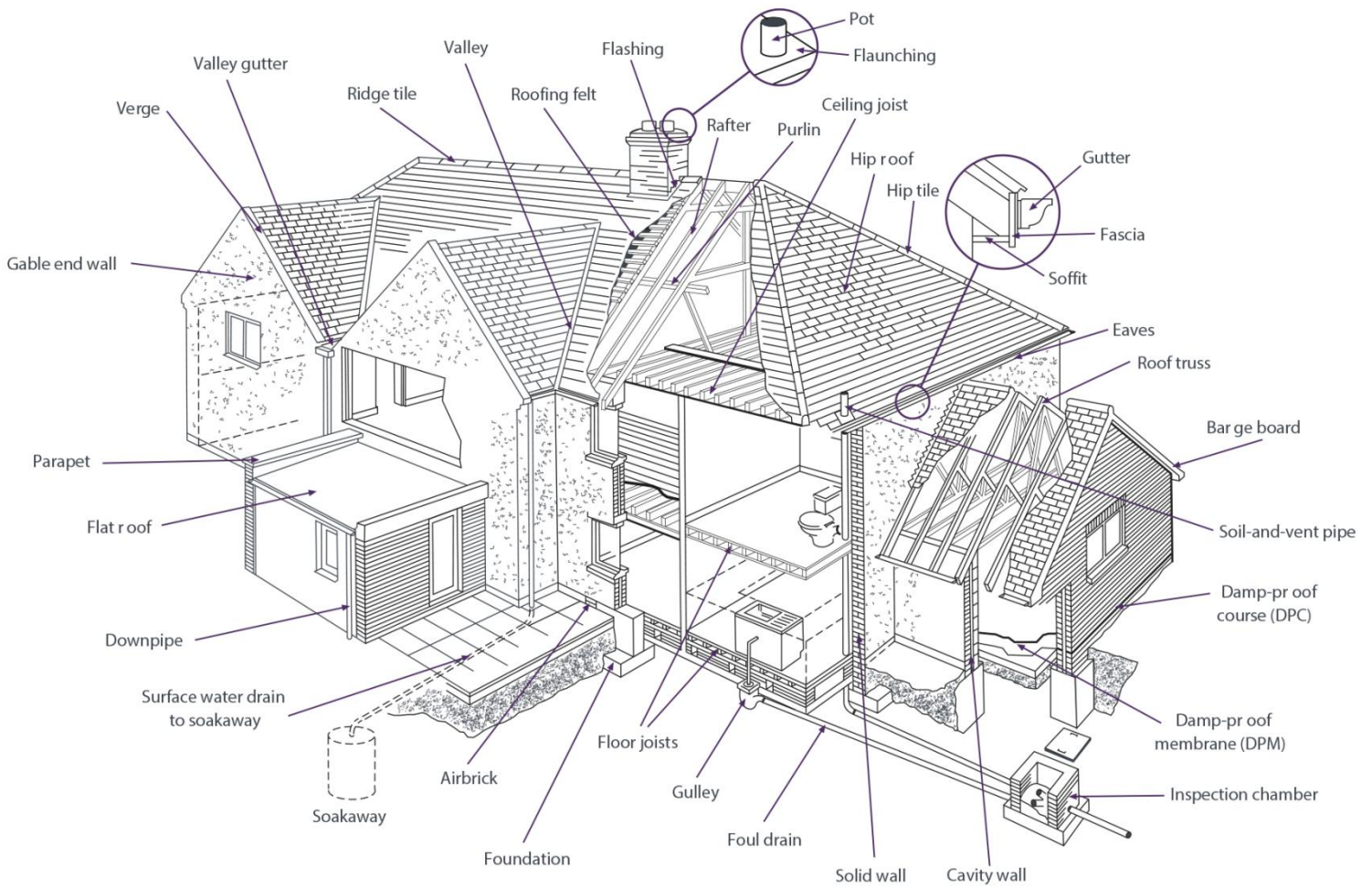
M

Typical house diagram



Typical house diagram

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



Glossary of terms

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



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