



LEVEL 1

Your survey report

Property address

L1 Example Street, London, SW

Client's name

Mrs Example

Inspection Date

17th October 2022

Surveyor's RICS number

6614456

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 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 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** report sent on the 1st September 2021 for a full list of exclusions.

A

About the inspection

Surveyor's name

Paul Callaghan BSc (Hons) MRICS MCIOB

Surveyor's RICS number

6614456

Company name

Calsurv Chartered Surveyors

Date of the inspection

17th October 2022

Report reference number

CSL1

Related party disclosure

No related parties

Full address and postcode of the property

L1 Example Street, London, SW

Weather conditions when the inspection took place

Overcast and mild with an external ambient temperature of 22 degrees Celsius.

Status of the property when the inspection took place

Occupied and fully furnished.

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

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.



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



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
D1	Chimney stacks
D3	Rainwater pipes and gutters
D4	Main walls
D6	Outside doors (including patio doors)
D8	Other joinery and finishes
E2	Ceilings
E3	Walls and partitions
E4	Floors
E5	Fireplaces, chimney breasts and flues
E6	Built-in fittings (built-in kitchen and other fittings, not including appliances)
E7	Woodwork (e.g. staircase and joinery)

Element no.	Element name
E8	Bathroom fittings
F1	Electricity
F5	Water heating
F6	Drainage
G2	Permanent outbuildings and other structures



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
D2	Roof coverings
D5	Windows
F3	Water



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
D7	Conservatory and porches
E1	Roof structure
F2	Gas/oil
F4	Heating
G1	Garage

C

About the property

This section includes:

- About the property
- Energy efficiency

C

About the property

Type of property

The property is a ground floor maisonette set within a purpose-built end of terrace building.

Approximate year the property was built

1925

Approximate year the property was extended

No extensions have been formed to the subject dwelling.

Approximate year the property was converted

Not applicable.

Information relevant to flats and maisonettes

The dwelling is set upon the ground floor of a two storey building and does not share internal communal areas with the upper floor maisonette.

Construction

The property is conventionally constructed with cavity masonry external walls, a solid ground bearing slab and pitched timber framed roofs. The ceiling structure is of in situ concrete construction.

Accommodation

	Living rooms	Bedrooms	Bath or shower	Separate toilet	Kitchen	Utility room	Conservatory	Other
Ground	1	1	1	1	1	0	0	0

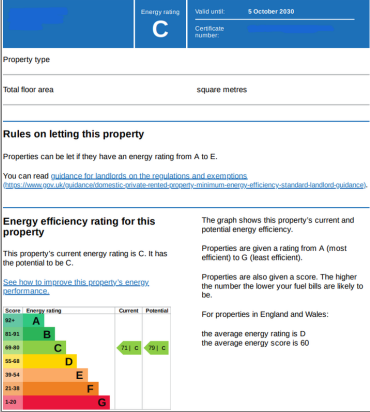
C

Energy efficiency

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

Energy Efficiency Rating

C



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	71 c	79 c
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Photo - 3 Energy Performance Certificate

Photo - 2 Energy Performance Certificate

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)

None

D

Outside the property

D

Full detail of elements inspected

Limitations on the inspection

Inspection was made from ground level only.



D1 Chimney stacks

Two chimney stacks serve the dwelling. One stack is located to the right hand side of the property and a second stack is found above the main pitched roof. 2

Slight frost damage and minor pointing repairs were noted to the brickwork of both stacks and these structures will require repair within the next 5 years. The flashings weathering the base of the stacks are of lead. No failure of these flashings was noted.

Overall, have no concerns regarding the stability of the chimney stacks.



Photo - 4 Chimney stack located to right hand side of property.



Photo - 5 Main chimney stack located above apex of roof.



Photo - 6 Frost damage and failure of pointing to main chimney stack.

D2 Roof Coverings

The property features a pitched timber framed roof and this roof has been clad with slate. These roof coverings look to have been renewed in the last 20 years. No failure of the slates was identified and renewal of these roof coverings should not be required for the next 20 years.

1



Photo - 7 Front pitched roof coverings.



Photo - 8 Rear pitched roof coverings.

D3 Rainwater pipes and gutters

The rainwater goods are of half round UPVC gutters with circular rainwater downpipes. Rainwater captured from the gutters runs into open gullies at the front and side of the property. There is a build up of debris within the gullies and this should be cleared to ensure the free draining of these elements. Repair of the concrete lining around the gullies will be required within the next 3 years. Otherwise, no current wants of repair were identified with the rainwater gutters or downpipes.

2



Photo - 9 Rainwater guttering running around main roof.



Photo - 10 Build up of debris in open gully.



Photo - 11 Rainwater guttering to rear of property.

D4 Main walls

The external walls are of cavity masonry construction. A concrete plinth has been applied to the lower walls in contact with the ground and paint has been applied to the walls at the rear of the property.

2

During the internal inspection, we identified areas of damp penetration to the walls in the rear hallway and WC. We recommend that the plant growth adjacent to the WC walls is removed and that the ground level is lowered. In addition, better control of humidity in the kitchen is required to remedy the dampness adjacent to the rear door.

Patch brickwork repair has been carried out to the external walls in the past, however, no areas of cracking and/or current wants of repair were identified. We have no concerns regarding the structural stability of the property.



Photo - 12 External brickwork walls.



Photo - 13 Render applied to lower part of walls.



Photo - 14 Paint applied to rear walls.



Photo - 15 Brickwork at rear of dwelling.

D5 Windows

The property features double glazed aluminium framed windows throughout. No failure of the double glazing was noted and no significant wants of repair were identified. Renewal of these fittings should not be required for the next 5-10 years.

1



Photo - 16 Kitchen windows.



Photo - 17 Loose gasket to kitchen windows.



Photo - 18 Rear WC window.



Photo - 19 Bedroom windows.



Photo - 20 Living room windows.



Photo - 21 Entrance hallway window.



Photo - 22 Bathroom window.

D6 Outside doors (including patio doors)

The front door is a timber door set featuring Georgian wired glass. A failure of the decorations to the door frame was identified and these surfaces require redecoration. The door is fitted with a basic night latch and key operated bolt. A new owner may wish to replace these fittings with higher-security furniture.

2

A half glazed timber door leads out from the rear of the property. This door is fitted with a simple five lever latch and this furniture offers a low level of security. The decorations to the door are also slightly tired, however, no significant wants of repair were identified.



Photo - 23 Front door.



Photo - 24 Decorative condition of front door.



Photo - 25 Failure of decorations to door frame.



Photo - 26 Rear garden door.

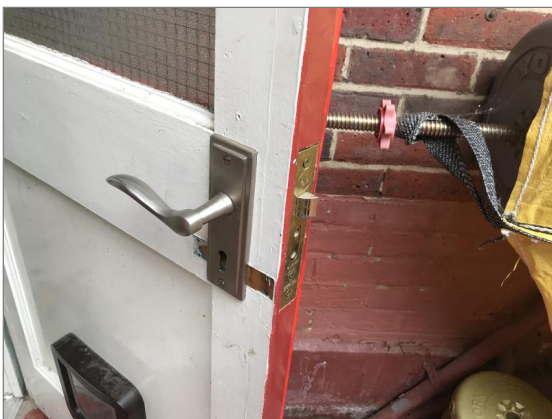


Photo - 27 Locking furniture to rear garden door.



Photo - 28 Internal view of front door.

D7 Conservatory and porches

None.

NI

D8 Other joinery and finishes

The high level fascias and soffits are in fair decorative condition with no current wants of repair. There is a walkway to the rear of the property. The decorations to the underside of this walkway are beginning to fail and these would benefit from renewal in the next 2-3 years.

2



Photo - 29 Decorations applied to fascias and soffits around the property.



Photo - 30 Failure of decorations to walkway at rear of property.



Photo - 31 Failure of decorations to walkway at rear of property.

D9 Other

None.



E

Inside the property

E

Inside the property

Limitations on the inspection

A visual inspection was made of the internal areas. The tenant was present throughout the course of the inspection.



E1 Roof structure

The roof structure could not be directly inspected, however, no significant deflection was noted of the roof coverings (which would indicate a significant structural want of repair with this element).



E2 Ceilings

The ceilings have been constructed by applying hard plaster to the underside of the structural concrete soffit forming the floor of the property above. This type of ceiling typically features metal conduits run within the concrete soffit (which provides cable routes for wiring). It should be noted that this reduces the flexibility of the lighting system within the dwelling.



In general, the ceilings are in slightly tired decorative condition and minor areas of cracking were identified to these surfaces. This cracking is not of concern and it can be made good when the ceilings are next redecorated. Otherwise, no significant wants of repair were identified.



Photo - 32 Entrance hallway ceiling.



Photo - 33 Minor cracking to hallway ceiling.



Photo - 34 Minor cracking to living room ceiling.

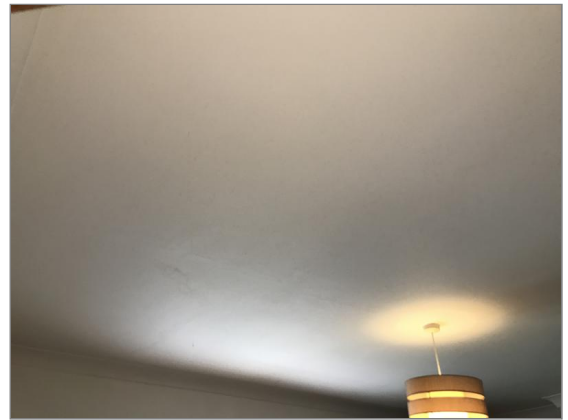


Photo - 35 Living room ceiling.



Photo - 36 Bedroom ceiling.

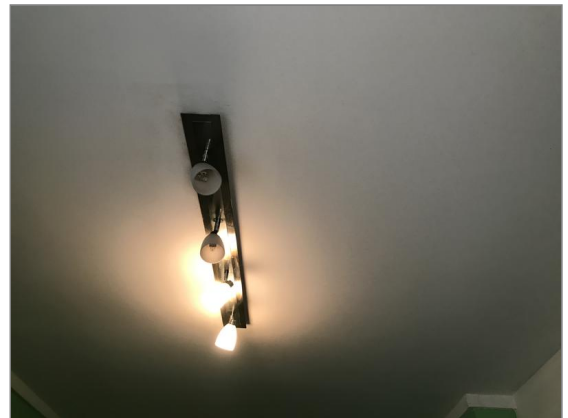


Photo - 37 Kitchen ceiling.



Photo - 38 Bathroom ceiling.

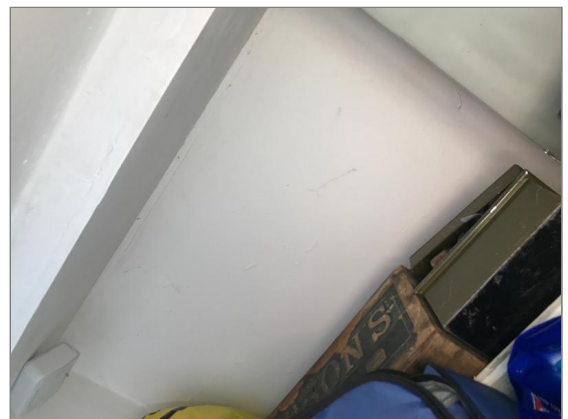


Photo - 39 Rear hallway ceiling.



Photo - 40 WC ceiling.

E3 Walls and partitions

The external walls are of cavity masonry construction. The internal partitions are of masonry and timber studwork. The internal walls are described as follows:

2

Areas of uneven and live plaster were noted in the entrance hallway. This is not of concern and can be made good when the surface is next redecorated.

The front sitting room walls look to have been recently redecorated. Minor scuffing was noted to these surfaces which are otherwise in fair condition.

No significant wants of repair were identified with the walls in the bedroom or the tiled walls in the WC.

Slight unevenness was identified to the wall surfaces in the kitchen. Elevated damp meter readings were also recorded to the external facing walls in this area. Our readings are consistent with high humidity in this space and we recommend a single room heat recovery fan is fitted. The walls in contact with the kitchen worktop have been tiled and these tiled surfaces are in fair condition.

Dampness was recorded to the brickwork adjacent to the rear door. Again, our readings are consistent with high humidity condensing on this surface (as opposed to damp penetration). A new owner may wish to renew the paint film to the adjacent wall to help hold back dampness to this surface.

Water penetration was recorded at the rear of the WC. The ground level and plant growth should be removed on the other side of this wall.



Photo - 41 Entrance hallway walls.



Photo - 42 Live area of plaster in entrance hallway.



Photo - 43 Damp meter testing to entrance hallway.



Photo - 44 Entrance hallway walls.



Photo - 45 Damp meter testing to entrance hallway.



Photo - 46 Corridor walls.



Photo - 47 Front sitting room walls.



Photo - 48 Front sitting room walls.



Photo - 49 Front sitting room walls.



Photo - 50 Bedroom walls.



Photo - 51 Damp meter testing to bedroom walls.

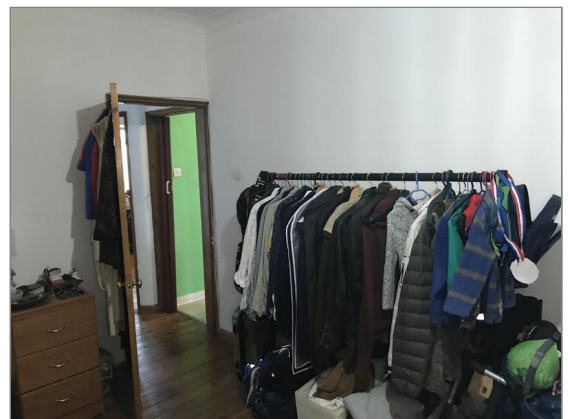


Photo - 52 Bedroom walls.



Photo - 53 Kitchen walls.



Photo - 54 Damp meter testing to kitchen walls.



Photo - 55 Elevated damp meter readings to kitchen walls.



Photo - 56 Kitchen tiling.



Photo - 57 Kitchen tiling.



Photo - 58 Kitchen storage cupboard walls.



Photo - 59 Bathroom walls.



Photo - 60 Damp meter testing to bathroom walls.



Photo - 61 Bathroom walls.



Photo - 62 Rear hallway walls.



Photo - 63 Damp meter testing adjacent to rear door.



Photo - 64 Decorations applied to external finish walls.



Photo - 65 WC walls.



Photo - 66 Water penetration through WC walls.



Photo - 67 Plant growth adjacent to area of water penetration.

E4 Floors

The property features a solid floor onto which timber framework has been laid. This has allowed for the installation of timber floorboards. No wants of repair were identified with the floor structures.

2

The WC floor has been laid with sheet vinyl and this is in fair condition. The kitchen features a laminate floor and this would benefit from renewal. The adjacent bathroom floor has been fully tiled. Cracking was identified to some of the tiles and these elements require replacement to resolve.

Exposed timber floorboards are present in the bedroom, living area and entrance hallway. Loose floorboards were identified adjacent to the entrance hallway (which a new owner may wish to have fixed down) and slight scuffing was found to the clear finish of these elements (which would benefit from being sanded down and resealed).

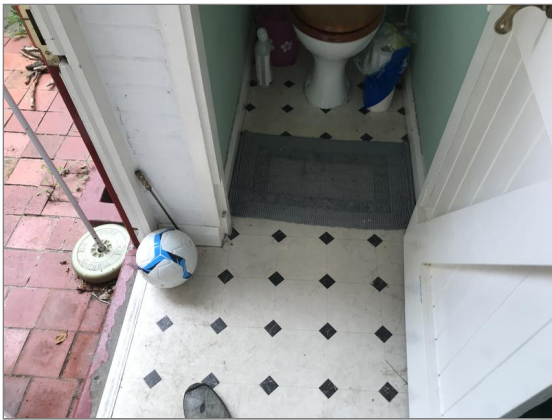


Photo - 68 WC floor.



Photo - 69 Kitchen floor.



Photo - 70 Scuffing to kitchen floor.



Photo - 71 Tiling in bathroom.



Photo - 72 Cracking to bathroom tiling.

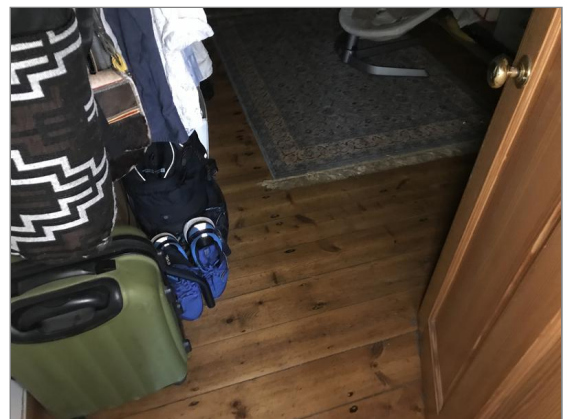


Photo - 73 Bedroom floor.



Photo - 74 Bedroom floor.



Photo - 75 Entrance hallway floor.



Photo - 76 Loose floorboard in entrance hallway.



Photo - 77 Living room floor.

E5 Fireplaces, chimney breasts and flues

The front sitting room fireplace has been boarded over. No flue vent has been provided to this structure and we recommend that one is fitted. The hearth is of exposed concrete and a new owner may wish to have this painted or tiled.

2

The bedroom chimney breast features an open fireplace. No significant wants of repair were identified with this element.

There looks to have been a chimney breast to the rear of the bathroom, however, this has been enclosed in upon.

The boiler flue penetrates through the sidewall of the property. This is a modern balanced flue and it is in fair condition.



Photo - 78 Front sitting room chimney breast.

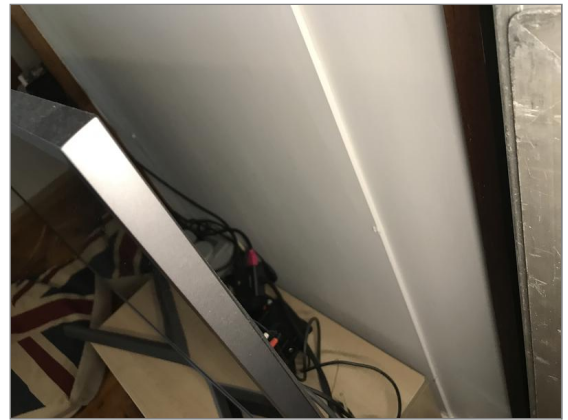


Photo - 79 Front sitting room fireplace boarded over.



Photo - 80 Damp meter testing to front sitting room fireplace.



Photo - 81 Hearth to front sitting room fireplace.



Photo - 82 Bedroom fireplace.



Photo - 83 Damp meter testing to bedroom fireplace.



Photo - 84 Chimney breast enclosed in upon in bathroom.



Photo - 85 Boiler flue penetrating side of property.

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

The kitchen features foil faced MDF cabinetry with a foil faced MDF worktop. Whilst these fittings would benefit from a deep clean, no significant wants of repair were identified.

2

The storage cupboard features simple timber shelving. These shelves are in fair condition, as are the clear finished timber shelves in the living room.



Photo - 86 Kitchen fittings.



Photo - 87 Kitchen fittings.



Photo - 88 Kitchen fittings.



Photo - 89 Kitchen fittings.



Photo - 90 Pantry fittings.



Photo - 91 Front sitting room fittings.

E7 Woodwork (for example, staircase joinery)

The architraves and skirtings in the main living and bedroom areas are clear finished items and they are in fair condition. The architraves and skirtings in the kitchen have been painted.

2

The bedroom and living room feature clear finished timber doors. There is a plastic concertina door leading into the kitchen with a flush door set leading into the bathroom. Timber external-quality doors lead into the rear WC. Overall, the internal door sets are relatively basic, however, no significant wants of repair were found.



Photo - 92 Exposed timber architraves and skirtings.



Photo - 93 Plastic concertina door leading to kitchen.



Photo - 94 Bathroom door.



Photo - 95 Timber door at rear of dwelling.

E8 Bathroom fittings

The WC is dated and no basin is present within this room.

The bathroom features a vanity unit mounted basin and a steel shower bath. There is chipping to the bath but otherwise, no significant visual defects were identified.

2



Photo - 96 WC



Photo - 97 WC



Photo - 98 Bathroom fittings.



Photo - 99 Bathroom fittings.



Photo - 100 Chip to bath.

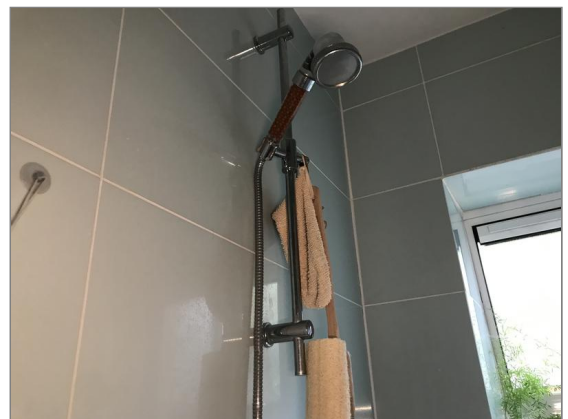


Photo - 101 Shower fittings.

E9 Other

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.

F

Services

Limitations on the inspection

A visual inspection was made of the installed services.



F1 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.

The electricity meter and distribution board are located adjacent to the front door. The property features an RCD protected distribution board. The electrical fittings are dated and they would benefit from renewal. Otherwise, no visual defects were identified with this service. The most recent test certificate for this installation should be sought.

2



Photo - 102 Electricity meter and distribution board.



Photo - 103 Distribution board.



Photo - 104 Bulkhead light fitting in kitchen.



Photo - 105 Single plastic light switch in kitchen.

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 gas meter cabinet is located at the front of the property and gas is supplied to the boiler. We have no concerns with this installation.

NI

F3 Water

Water is supplied under direct mains pressure. We tested the flow of cold water by opening one and then two outlets and a significant drop in supply pressure was found on opening the second outlet. Despite this, the water pressure is sufficient for a dwelling of this size. The location of the cold water isolation valve should be confirmed by the vendor.

1



Photo - 106 Testing cold water supply with one outlet open.



Photo - 107 Testing cold water supply with two outlets open.

F4 Heating

The property is heated by a gas fired combination boiler which is located in the rear WC. This element is nearing the end of its life and rust was identified to some of the radiators. The radiators and boiler will likely require renewal in the next 2-3 years.

NI



Photo - 108 Kitchen radiator.



Photo - 109 Rust to kitchen radiator.



Photo - 110 Combination boiler.



Photo - 111 Combination boiler panel.

F5 Water heating

The combination boiler heats hot water on demand. On testing, this was able to provide a fair flow of hot water to one outlet at any one time but a significant drop in supply pressure was experienced when opening more than one outlet.

2



Photo - 112 Testing hot water supply with one outlet open.



Photo - 113 Drop in hot water supply.

F6 Drainage

The drainage system is original to the date of construction of the property. The drainage is connected to a cast iron soil stack at the rear of the property. Based upon the age of the pipe, renewal (with a uPVC stack) will likely be required within the next 3 years. No evidence of leaking was found during the inspection.

2

Surface gullies run around the outside of the property and these elements should be cleared. These gullies run to an inspection chamber in the front garden. No visual defects were identified with the drainage and no damage was noted to the cast iron inspection chamber covers.



Photo - 114 Inspection chamber in front garden.



Photo - 115 Cast iron soil stack at rear of property.



Photo - 116 Open gully at rear of property.

F7 Common services

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G

Grounds (including shared areas for flats)

G

Grounds (including shared areas for flats)

Limitations on the inspection

A visual inspection was made of the external areas.



G1 Garage

Parking is available on the road to the front of the property. The dwelling does not benefit from a garage. (NI)



Photo - 117 On street parking to front of property.

G2 Permanent outbuildings and other structures

The grounds to the property are overgrown and a new owner will likely wish to have these plants cut back. The front garden is bordered by a low timber fence and this element is tired. In addition, cracking has developed to the oversite concrete path running around the front and side of the dwelling. (2)

The rear garden has been inexpertly paved and the paving does not look to have been laid onto a suitable sub base. This will require relaying of the paving to resolve. There is a timber shed to the rear of the garden. The roof covering to this shed has failed and this structure requires renewal. The fencing in the rear garden would also benefit from repair. An area of orange quarry tiling is found to the rear of the dwelling. This tiling would benefit from being relaid.



Photo - 118 Front garden.



Photo - 119 Oversite concrete forming path in front garden.



Photo - 120 Deflection of front garden fence.



Photo - 121 Front garden.



Photo - 122 Rear garden.



Photo - 123 Paving in rear garden.



Photo - 124 Shed in rear garden.



Photo - 125 Failed roof coverings to shed.



Photo - 126 Fence in rear garden.



Photo - 127 Fence in rear garden.



Photo - 128 Orange quarry tiles in rear garden.

G3 Other



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.

H

Issues for your legal advisers

H1 Regulation

No specific matters.

H2 Guarantees

None likely to be available.

H3 Other matters

The location of the water isolation valve should be confirmed by the vendor. In addition, any certification relating to the electrical distribution should be requested.



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

No exceptional risks.

I2 Risks to the grounds

No exceptional risks.

I3 Risks to people

There is no fire detection system in the dwelling. We recommend that one is fitted to provide early warning of the outbreak of a fire.

I4 Other risks or hazards

J

Surveyor's declaration

Surveyor's declaration

Surveyor's RICS number

6614456

Qualifications

BSc (Hons) MRICS MCIQB

Company

Calsurv Chartered Surveyors

Address

Unit 2, 118 Putney Bridge Road, London, SW15 2NQ

Phone number

0208 788 3666

Email

office@calsurv.co.uk

Website

www.calsurv.co.uk

Property address

L1 Example Street, London, SW

Client's name

Mrs Example

Date the report was produced

3rd December 2022

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 the contractors 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; 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.

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 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.

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.

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.

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.

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.

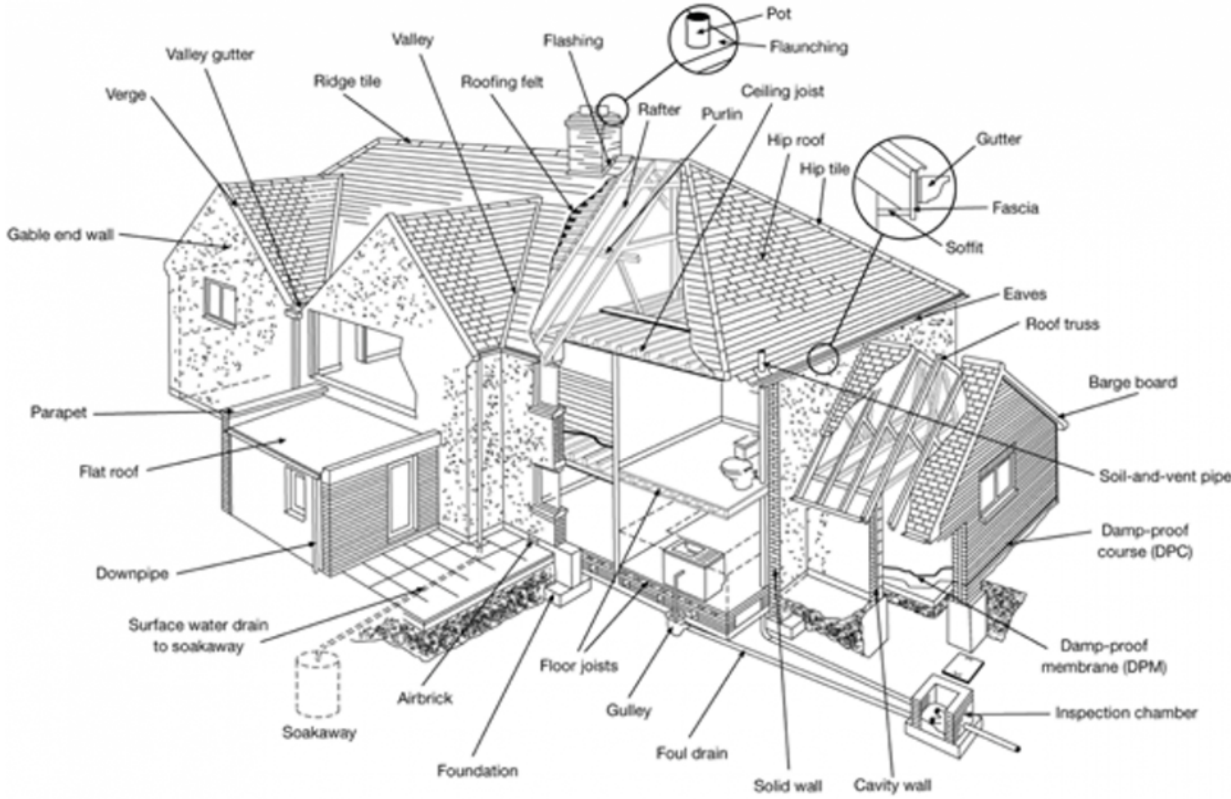
M

Typical house diagram

M

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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