



LEVEL 1

Your survey report

Property address

1 Happy Place, Smile Town, Sunshine

Client's name

Mr & Mrs Broad

Consultation date (if applicable)

Inspection date

August XXXX

Surveyor's RICS number

1

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A

About the inspection and report

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

A

About the inspection and report

As agreed, this report will contain the following:

- a physical inspection of the property (see 'The inspection' in section L) and
- a report based on the inspection (see 'The report' in section L).

About the report

We aim to give you professional advice 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

XXXX

Surveyor's RICS number

XXXX

Company name

Marten & Carnaby Ltd

Date of the inspection

August XXXX

Report reference number

XXXX

Related party disclosure

I have no links with this transaction.

Full address and postcode of the property

1 Happy Place, Smile Town, Sunshine

Weather conditions when the inspection took place

Hot and dry

Status of the property when the inspection took place

The property stands vacant and the key was collected from the Estate Agent.

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'.

3

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)
E2	Ceilings	
F1	Electricity	
F2	Gas/oil	
F3	Water	
F4	Heating	
F5	Water heating	

2

Elements that require attention but are not serious or urgent

These elements have defects that need repairing or replacing, but are not considered to be either serious or urgent. These elements must also be maintained in the normal way

Element no.	Element name	Comments (if applicable)
D3	Rainwater pipes and gutters	
D4	Main walls	
D6	Outside doors	
E3	Walls and partitions	
E6	Built-in fittings	
E7	Woodwork	



Summary of condition ratings

E9	Other	
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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)
D5	Windows	
E4	Floors	
E8	Bathroom fittings	



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
D2	Roof coverings
D7	Conservatory and porches
D8	Other joinery and finishes
D9	Other
E1	Roof structure
E5	Fireplaces, chimney breasts and flues
F6	Drainage
F7	Common services
G1	Garage



Summary of condition ratings

G2	Permanent outbuildings and other structures
G3	Other

C

About the property

This section includes:

- About the property
- Energy efficiency



About the property

Type of property

Purpose built ground floor flat

Approximate year the property was built

1970

Information relevant to flats and maisonettes

Ground floor flat in a three storey building

Construction

The building is constructed using modern materials and techniques. The outside walls are cavity brick/block, finished in facing brick, under a flat roof. The floors are solid concrete, and the inside walls are timber framed studwork. The building appears to be unaltered from original construction. Any directions in this report are taken as though standing facing the main entrance of the block

Accommodation

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



Energy efficiency

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

Energy efficiency rating

C70

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 known

D

Outside the property



Outside the property

Limitations on the inspection

I had reasonable access around the outside of the building to make an assessment of its structural condition, but I could not see the roof covering as it is flat.

D1 Chimney stacks

1 2 3 NI

There are no chimney stacks on this modern block.

NI

D2 Roof coverings

The roof is flat and could not be inspected from ground floor level. Flat roof coverings are notoriously unreliable, but as this is a ground floor flat it will not be directly affected by any leaks unless it is significant. However, I would recommend you obtain the service charge accounts and budgets to establish if there is any scheduled maintenance, such as roof recovering, that could affect your level of contribution.

NI

D3 Rainwater pipes and gutters

There are original plastic hoppers and downpipes taking the rainwater and they discharge directly into the ground. They are fairly worn but appear to be in acceptable condition.

2

D4 Main walls

The outside walls are constructed of cavity brick/block, and they are finished externally in facing brick. The brickwork and pointing are in reasonable condition, and it was noted there are filled drill holes where cavity wall insulation has been blown in at a later date. This will have improved the thermal efficiency of the external walls.

2

There is plastic cladding beneath the windows that is in fairly poor condition and there is staining to the ones around the subject flat. They would benefit from some maintenance and replacement where the sills are broken, but this is not your responsibility as it is external. It was also noted that there is some rust staining around filled holes where original gas heaters have been removed, but this is only a cosmetic issue.

The window lintels can be seen in places, and they are reinforced concrete. There is no cracking or distortion around window and door openings that would indicate potential failure. Subsoils in this area are clay and silt which is not the most reliable of building foundation and structural movement is not unknown. While the building has suffered from some slight uneven bedding down, this is to be expected and is a minor defect which is not thought to have any serious structural significance.

The damp proof course can be seen, and it is bitumen felt. It appears to be performing effectively as no unusually high damp readings were found around the base of the external walls, internally, where accessible to test with a moisture meter. There is no requirement for under floor ventilation as the floors are solid concrete.



Outside the property

No significant defects were noted to the external wall, but cosmetic improvements would be beneficial.	
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D5 Windows

The windows are uPVC double glazed replacements, which are reasonably modern and appear to be in acceptable condition.	1
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D6 Outside doors (including patio doors)

<p>The main entrance door into the block is a timber panelled installation with wired single glazing and it is fairly dated, but in reasonable condition. There is an entry phone system.</p> <p>The main entrance door into the flat is a modern composite flush panel door, that is of fire door quality, and it is in reasonable condition.</p>	2
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D7 Conservatory and porches

None	NI
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D8 Other joinery and finishes

None	NI
------	----

D9 Other

None	NI
------	----

E

Inside the property



Inside the property

Limitations on the inspection

The flat stands vacant, but the floors are covered, which limited examination somewhat.

E1 Roof structure

1 2 3 NI

I had no access to the roof structure as this is a ground floor flat.

NI

E2 Ceilings

The ceilings are the underside of the suspended concrete floor slabs for the flats above and they are therefore solid. Some minor cracking to joints was noted that does not have any structural significance, but some cosmetic improvements would be beneficial. However, it was noted that there is a textured plastered finish, known as Artex, and Artex was known to contain an element of asbestos up until the middle 1980's. Given the era of construction, and that this is believed to be the original covering, it is likely to be an asbestos containing material and I would recommend that you have them tested. However, it is not thought to be a significant hazard as the hazard arises from the release of fibres such as when they are worked on and inhaled.

3

E3 Walls and partitions

The inside walls are timber framed studwork, which is a timber frame fitted either side with plasterboard. They are fairly lightweight, and likely to be original, so the noise transference will be poor. However, they are in reasonable condition with textured lining papers throughout. When these are removed some blown plaster could be found that has lost the bond with the walls behind, but no significant defects were noted.

2

The inside face of the external walls and the walls separating the property from the communal areas and other flats are dry lined with plasterboard, which means they are hollow, and obtaining a fixing can be difficult.

E4 Floors

The floors are solid concrete and as would be expected with concrete floors they are firm and even underfoot. Inspection was limited by fitted floor coverings, but no particular defects were noted.

1

E5 Fireplaces, chimney breasts and flues

None

NI

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

There are original built in cupboards off the hallway with flush panel timber composite doors and timber framed studwork walls. The one closest to the bathroom would have been an airing cupboard, housing much of the services, and the one closest to the entrance door houses the electrical consumer unit. They are in reasonable condition and provide useful storage space.

2



Inside the property

There is also a fairly modern fitted wardrobe, with mirrored sliding doors, which is in reasonable condition.

The Kitchen has a modern range of base and wall units, which are not new, and are fairly worn with some damage to the door above the hob and a particularly noisy extractor fan. There are composite worktops with a 1.5 bowl composite sink, gas hob and below counter electric oven. Whilst no particular defects were noted, some modernisation would be beneficial, and the equipment was not tested.

E7 Woodwork (for example staircase joinery)

The woodwork consists of doors, door frames, skirtings, architraves etc.

The doors all appeared to be the original flash panel composite installations that are likely to be of fired door quality and retain their self-closing mechanisms. The majority of the self-closing mechanisms do not function, but as this is a ground floor flat it is not thought to be a particular issue. They are in reasonable condition, but adjustments to latches and hinges are likely to be required as the majority do not catch on their catch plates. There are windows above many of the doors to provide natural light to the circulation space. These are fairly dated with wired single glazing.

There is a sliding door between the kitchen and reception room, that is glazed, and the glass is unlikely to be a safety glass that shatters into small pieces is broken. You may wish to consider upgrading it for health and safety purposes.

The woodwork, in general, is reasonably well presented but some decorative improvements would be beneficial.

2

E8 Bathroom fittings

The bathroom appears to have been refitted fairly recently and it is in acceptable condition. There is an enamelled steel bath that has an over shower off the taps with glazed shower screen, a low level WC pan with concealed system and dual flush facility and a ceramic basin set into the same boxing. It is fully tiled with a heated towel rail and an electric extractor fan that comes on with the light, which is necessary as there are no windows.

No particular defects were noted, but the equipment was not tested.

1

E9 Other

Communal Areas - The communal areas are mostly as originally fitted and they are therefore somewhat dated, but it appears to have been reasonably well maintained.

There are fire doors separating the flat entrances from stairwell, which are timber framed with wired single glazing and self-closing mechanisms.

No significant defects were noted, but some modernisation would be beneficial

2

F

Services

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



Services

Limitations on the inspection

Much of the pipework and wiring is concealed and could not be inspected.

F1 Electricity

1 2 3 NI

Safety warning: Electrical Safety First recommends that you should get a registered electrician to check the property and its electrical fittings at least every ten years, or on change of occupancy. All electrical installation work undertaken after 1 January 2005 should have appropriate certification. For more advice, contact Electrical Safety First.

Mains electricity is supplied, and the meters are in an access cupboard in the communal area, which are modern digital replacements. The consumer unit is in the large cupboard near to the main entrance door within the flat, which is a modern type with miniature circuit breaker fusing and RCD protection. It was likely installed in 2015 and is due to be inspected this year. It was also noted that there is an original consumer unit within the cupboard that has a sliding mirror door. This is an old unit with wired circuit breaker fusing, but it does not appear to be functional. The sockets and switches are all likely to be as originally fitted as there are minimal single sockets. It is unlikely that the property has been rewired.

3

No significant defects were noted to the electrical installations, but some modernisation would be beneficial. However, as I am unable to test this type of installation, I recommend that you have it tested by a qualified electrician to establish its efficiency before proceeding.

F2 Gas/oil

Safety warning: All gas and oil appliances and equipment should be regularly inspected, tested, maintained and serviced by a registered 'competent person' in line with the manufacturer's instructions. This is important to make sure that the equipment is working correctly, to limit the risk of fire and carbon monoxide poisoning, and to prevent carbon dioxide and other greenhouse gases from leaking into the air. For more advice, contact the Gas Safe Register for gas installations, and OFTEC for oil installations.

Mains gas is supplied, and the meter is located in the corner of the kitchen beneath the base units. Gas is supplied to the hob and boiler, in the kitchen, and while the system was not tested gas was available during inspection. There is an obvious potential hazard with any mains gas installation, and I recommend that you have it tested by a qualified gas safe or similar contractor to establish its efficiency before proceeding.

3

F3 Water

Mains water is supplied, and there are some internal stop valves in the same cupboard as the electric meters. These are likely to serve other flats, but this could not be confirmed. There appears to be a fairly modern stop valve beneath the kitchen sink and further investigations will be required in this respect, but no particular defects were noted.

3

There are no storage tanks within the property as all of the water outlets are at mains pressure and while much of the pipework is concealed and could not be inspected, where it could be seen it is in copper and no leaks were found to visible pipes.

F4 Heating



Services

The flat is centrally heated by modern replacement pressed steel radiators, that are fitted with individual thermostatic control valves. The hot water is provided by a modern replacement combi boiler, which is located in the kitchen, with a balanced flue that exits directly out of the wall.

3

The system was not in use during inspection, as the property stands vacant, and as I am unable to test this type of installation, I recommend that you have it tested by a qualified heating engineer to establish its efficiency before proceeding.

As the property has a solid concrete floor, the pipe work has had to be surface mounted and it is boxed in the living room but not to the bedroom. It was also noted, rather unusually, there is an older electric night storage heater remaining in-situ in the main living space and it is dated and surplus to requirements.

F5 Water heating

The same boiler provides the hot water for the tap outlets on demand and while the system was not tested, no hot water was available during inspection as the boiler had no electrical supply. You should have this system tested by the qualified heating engineer at the same time as the central heating system.

3

F6 Drainage

Above Ground Drainage - The above ground drainage is contained within the building and of course being internal it is boxed in and could not be seen. This appears to be behind the bath and will take the waste from the kitchen and bathroom. No defects were noted but inspection was severely limited.

NI

Below Ground Drainage - No inspection of subterranean drainage was undertaken as this is communal. Any repairs to this will not be your responsibility and will be dealt with by the managing agent and any costs will be recovered via the service charge.

F7 Common services

The drainage will be shared in common with the other flats and further information on shared drainage should be available from your solicitor.

NI

G

Grounds

(including shared areas for flats)



Grounds (including shared areas for flats)

Limitations on the inspection

I had reasonable access around the plot to make an assessment of its condition.

G1 Garage

1 2 3 NI

There are garages en-bloc, but from the marketing details it is unlikely that the subject property is demised a garage. These are basic quality concrete sectional installations with corrugated asbestos roof coverings.

NI

G2 Permanent outbuildings and other structures

None

NI

G3 Other

There are communal gardens and parking areas, with garages en-bloc, and they appear to be reasonably well managed and maintained.

NI

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

Planning permission would have been required for the construction of the block and there have been no changes since that would have required any further statutory consents or approvals. Further information should be available from your solicitor's searches.

H2 Guarantees

There have been few changes to this property in recent years and I think it unlikely there will be much in the way of guarantees or warranties that can be transferred on purchase. However, further enquiries should be addressed to the vendor with particular regards to the boiler and central heating system.

H3 Other matters

You should obtain the service charge accounts and budgets to establish if there is any scheduled maintenance that could affect your level of contribution.

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

Structural Movement - While the building has suffered from some slight uneven bedding down, this is to be expected and is a minor defect which is not considered to have any serious structural significance.

Dampness - Tests were carried out around the base of the external walls, internally, where accessible to test with a moisture meter and no unusually high damp readings were found. The same tests were carried out around window openings and other potentially vulnerable points with the same result.

Timber Defects - There are no structural timbers.

I2 Risks to the grounds

Flooding - This part of Smile Town is on raised ground and the risk of flooding is considered to be low. You should, however, take the advice of the Environment Agency in this respect.

I3 Risks to people

Health and Safety Advice - F1 Electrics; F2 Gas; F4 Heating - Lack of test certificates.

Asbestos - E2 Ceilings – Potential asbestos containing materials. No further asbestos containing materials were found on inspection, but its presences cannot be ruled out to concealed areas.

J

Surveyor's declaration



Surveyor's declaration

Surveyor's RICS number

Phone number

020 8661 1818

Company

Marten & Carnaby Ltd

Surveyor's Address

Market House, 216-220 High Street, Sutton, Surrey SM1 1NU

Qualifications

Email

dg@martencarnaby.co.uk

Website

www.martencarnaby.co.uk

Property address

1 Happy Place, Smile Town, Sunshine

Client's name

Mr & Mrs Broad

Date this report was produced

August XXXX

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.

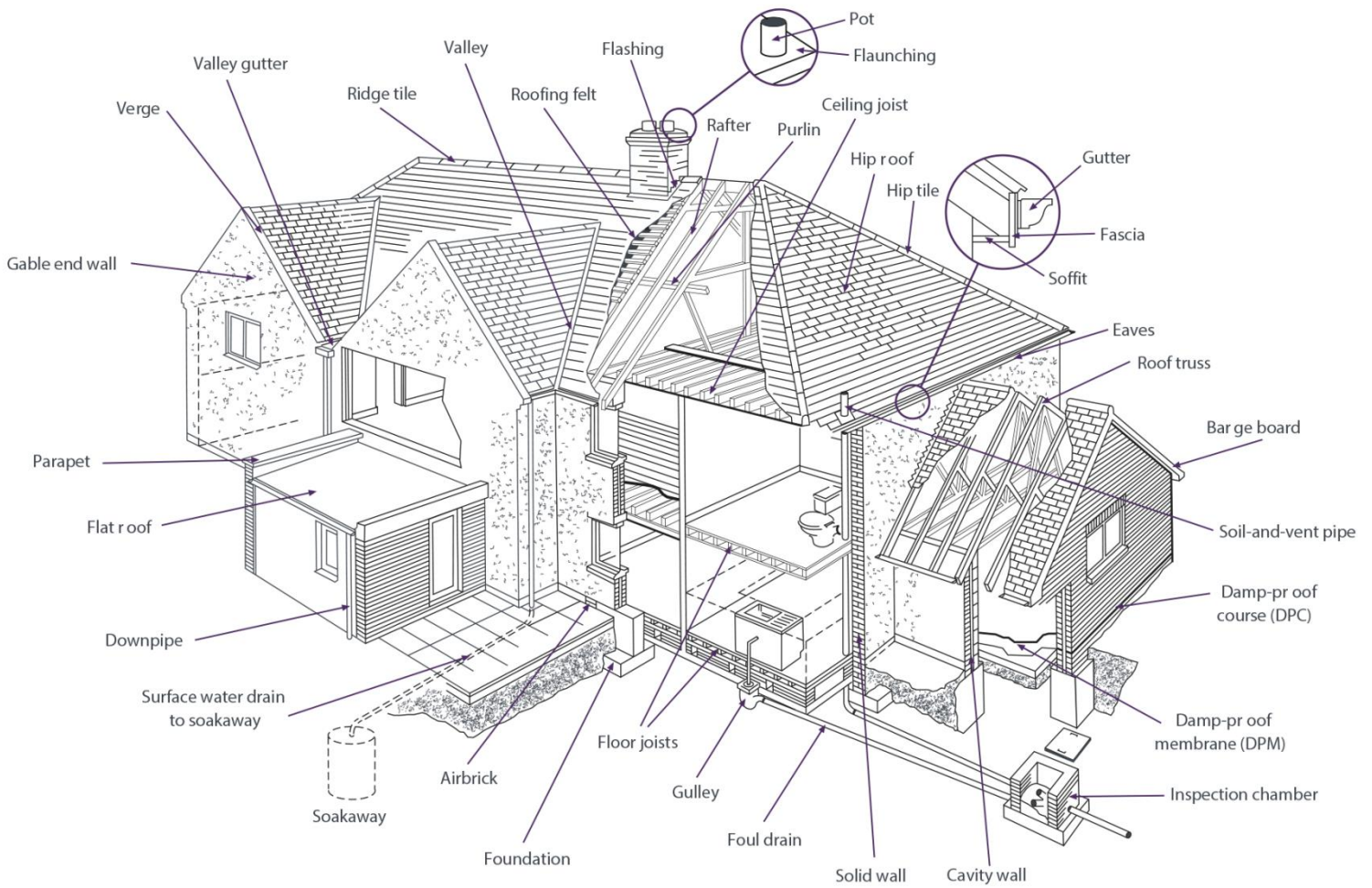
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Typical house diagram



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



You should know...

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