



LEVEL 1

# Your survey report

**Property address**

Example

**Client's name**

Example

**Consultation Date**

2nd September 2021

**Inspection Date**

11th November 2021

**Surveyor's RICS number**

5604370

1

## Contents

---

|          |   |
|----------|---|
| <b>A</b> | About the inspection and report   |
| <b>B</b> | Summary of condition ratings  |
| <b>C</b> | About the property  |
| <b>D</b> | Outside the property  |
| <b>E</b> | Inside the property   |
| <b>F</b> | Services  |
| <b>G</b> | Grounds   |
| <b>H</b> | Issues for your legal advisers  |
| <b>I</b> | Risks   |
| <b>J</b> | Surveyor's declaration  |
| <b>K</b> | What to do now  |
| <b>L</b> | Description of the RICS Home Survey – Level 1 service and terms of engagement |
| <b>M</b> | Typical house diagram   |
|          | <b>RICS disclaimer</b>  |

---

# 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 2nd September 2021 for a full list of exclusions.

## A

## About the inspection

**Surveyor's name****Surveyor's RICS number****Company name****Date of the inspection****Report reference number****Related party disclosure****Full address and postcode of the property****Weather conditions when the inspection took place****Status of the property when the inspection took place**

The property was occupied and furnished at the time of inspection. It must be appreciated that floor coverings and fixed units precluded inspection of hidden areas. The property has fixed floor coverings in all rooms.

All references in this report to right and left are to be taken as if the block entrance to the subject property is being viewed head-on.

# 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 |
|-------------|--------------|
| E9          | Other        |
| F1          | Electricity  |
| F4          | Heating      |



### 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         |
|-------------|----------------------|
| E3          | Walls and partitions |
| F3          | Water                |



### 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                          |
|-------------|---------------------------------------|
| D3          | Rainwater pipes and gutters           |
| D4          | Main walls                            |
| D5          | Windows                               |
| D6          | Outside doors (including patio doors) |



| Element no. | Element name  |
|-------------|---|
| D9          | Other   |
| E2          | Ceilings  |
| E4          | Floors  |
| E6          | Built-in fittings (built-in kitchen and other fittings, not including appliances) |
| E7          | Woodwork (e.g. staircase and joinery)   |
| E8          | Bathroom fittings   |
| F6          | Drainage  |
| G3          | Other   |



### 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                  |
| E1          | Roof structure                              |
| E5          | Fireplaces, chimney breasts and flues       |
| F2          | Gas/oil                                     |
| F5          | Water heating                               |
| F7          | Common services                             |
| G1          | Garage                                      |
| G2          | Permanent outbuildings and other structures |

# C

## About the property

**This section includes:**

- About the property
- Energy efficiency

## C

## About the property

### Type of property

The property is a purpose-built flat.

### Approximate year the property was built

2005

### Approximate year the property was extended

Not applicable.

### Approximate year the property was converted

Not applicable.

### Information relevant to flats and maisonettes

The property is a purpose-built flat, located to the second floor of a five-storey building.

### Construction

The main roof is of flat concrete construction.

The external walls are formed in prefabricated concrete faced in brick.

Internally, the ceilings are of plasterboard construction.

The internal walls are of timber-stud construction.

The floors are of suspended concrete construction.

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

86 / B - valid until 18 November 2018 (expired report)

### 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)

Central heating and hot water is provided by a communal boiler which distributes hot water to the property via a HIU (Heat Interface Unit).

# D

## Outside the property

## D

## Full detail of elements inspected

### Limitations on the inspection

Our inspection was limited to those parts of the property which could be seen from ground level within the boundaries of the property and the road to the front, and from various openable windows within the property.

A close inspection was made of only those parts of the exterior of the building which relate directly to the subject property. A more general inspection was made to the rest of the building. This is in accordance with the Description of the HomeBuyer Survey Service.

The block roof could not be seen from available vantage points.

It is possible defects may exist in unseen areas.



### D1 Chimney stacks

Not applicable.

NI

### D2 Roof Coverings

The main roof is of flat concrete.

NI

Unfortunately, we could not inspect the block roof from available vantage points therefore cannot award a Condition Rating. You should have your legal advisor check whether there are any guarantees or builders' warranties available (see Section H2).

### D3 Rainwater pipes and gutters

The rainwater goods are of PVC although most are integral to the property construction.

1

As it was not raining heavily at the time of our inspection, we cannot comment on the functionality of rainwater goods or surface water disposal.

Gutters should be cleaned on a regular basis to avoid blockage, which can lead to water overflow onto wall surfaces and downpipe blockage.

Rainwater fittings were free of any significant defects. Condition Rating 1.

### D4 Main walls

The external walls comprise a prefabricated concrete frame faced in brickwork and external insulation.

1

A damp proof course (DPC) is a waterproof layer built in or formed within the base of the walls to

prevent ground dampness from rising. The type of DPC within this property is of plastic.

The brickwork was in reasonable condition, with only some minor weathering noted. Condition Rating 1.

The external insulation is in fair order and it is unlikely to be highly combustible. Condition Rating 1.

All walls were without any signs of structural movement which might suggest a problem with foundations. Condition Rating 1.

#### D5 Windows

The windows comprise timber framed double glazed units understood to be original. They have an aluminium veneer. 1

Double glazed windows fitted after April 2002 must either be installed by qualified contractors (FENSA or CERTASS registered) or alternatively the subject of Building Regulation approval obtained at the time of installation. Your legal advisor should request certification (see Section H1).

When this happens, there is no remedy other than to replace the affected double glazed panes. Enquiries should be made to see if there is an outstanding guarantee for the windows (see Section H2).

The general condition was satisfactory. It is recommended that waterproof seals are maintained between window frames and adjacent walls in order to minimise the risk of damp penetration. Condition Rating 1.

We noticed some light black mould around the perimeter of the glazing which mainly affects the seals. This is due to condensation which is explained further in Section E3. round the perimeter of the glazing which mainly affects the seals. This is due to condensation which is explained further in Section E3.

#### D6 Outside doors (including patio doors)

The block and balcony doors are of timber construction with an aluminium veneer. 1

It is recommended waterproof seals are maintained between door frames and adjacent walls in order to minimise the risk of damp penetration.

As with the windows, the same checks regarding installation and guarantee should be made for the double glazed doors (see Sections H1 and H2).

The doors were in reasonable condition although lubricant is required to the balcony door hinges. Condition Rating 1.

#### D7 Conservatory and porches

None to the property. NI

#### D8 Other joinery and finishes

The only external joinery relates to that of the balcony which is described in Section D9.

NI

#### D9 Other

We have not made enquiries or site investigation to ascertain whether the property stands on "made up" or contaminated land. We strongly recommend you to satisfy yourself of this point either by direct enquiry or through your legal advisor enquiring of the Local Authority.

1

Balcony:

The balcony which is accessed via the living room comprises a steel frame with a timber deck. The balustrade comprises tempered glass and stainless steel. The balustrade felt securely fixed and sturdy. Condition Rating 1.



# E

## Inside the property

## Inside the property

### Limitations on the inspection

Whilst we have taken all reasonable care, timber defects may exist in concealed areas.

There was no roof frame to inspect.

Stored items in cupboards and unmoved furniture precluded a full inspection of these areas.

It is possible defects may exist in unseen areas.



### E1 Roof structure

There was no roof structure to inspect.

NI

### E2 Ceilings

The ceilings are of plasterboard construction.

1

Plasterboard ceilings can crack at the joints between the boards and small areas of plaster can be dislodged by the nail fixings.

The general condition was satisfactory. We noted some light mould growth to the bedroom ceiling which is the result of condensation. Condensation is discussed more thoroughly in Section E3. Condition Rating 1.

### E3 Walls and partitions

Internal walls and partitions are of timber stud construction.

2

We noted light black mould growth to a rear corner of the living room and a small amount in the bedroom. This is the result of condensation which is primarily caused by the use of hot water appliances and poor ventilation. Condition Rating 2.

Walls were free of any significant structural defect. Minor shrinkage cracks were noted in the plasterwork in the kitchen, however, these are not considered to be significant in a property of this type and age. Condition Rating 1.

### E4 Floors

The floors are of suspended concrete construction.

1

Where walked upon, suspended floor surfaces were found to be generally firm and even to the tread with no signs of excessive spring or distortion. Some minor spring and unevenness was detected but this was considered to be within acceptable limits for domestic construction. Condition

Rating 1.

The floor coverings are in fair condition.

#### **E5 Fireplaces, chimney breasts and flues**

None to property.

NI

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

The kitchen units are relatively modern and in satisfactory condition. No doubt you are conversant with the extent and condition of the kitchen fittings included within the purchase, therefore we do not propose to comment further upon the same. Condition Rating 1.

1

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

Whilst a representative sample of timber has been inspected, the possibility of concealed defects being present cannot be entirely ruled out.

1

You should be aware that where internal joinery (such as skirting boards) is in contact with damp surfaces a rot conducive situation may occur which is not immediately apparent from a surface inspection.

A sample of doors were tested and found to be generally operating satisfactorily at the time of inspection. Some easing and adjusting may be found to be required. Condition Rating 1.

Internal joinery is of typical softwood construction and appears generally satisfactory. It is worn consistent with age. Condition Rating 1.

#### **E8 Bathroom fittings**

The bathroom fittings are modern and appeared serviceable. It is important the flexible sealant is maintained at the junctions between the sanitary fittings and their surrounding wall surfaces to minimise the risk of water penetration. The grouting of tiles should be maintained for the same reason. Condition Rating 1.

1

The extractor fan in the bathroom must be switched on when using hot water appliances to mitigate the risk of condensation.

#### **E9 Other**

Miscellaneous:

3

We are not experts in fire safety and are unable to confirm how safe this property is in this respect.

We recommend you appoint the London Fire Brigade to carry out a home visit prior to occupation.

In recent times, this service has been offered free of charge. Further information can be found via the following link: <https://www.london-fire.gov.uk/safety/the-home/home-fire-safety-visits/> (see Section I3). Condition Rating 3.

The door to the flat is of timber construction and in satisfactory condition. Condition Rating 1.

Communal areas:

The means of escape (MOE) from the property is via the main communal staircase, and occupants on the higher floors are at a much greater risk than they would otherwise be from fire and smoke. Your legal advisor should confirm a Fire Risk Assessment has been carried out by the Managing Agents. They should also confirm whether materials incorporated in the building have been certified as meeting the necessary fire safety requirements (including any cladding). It is recommended a fire drill is agreed with all occupants and regularly practised so they know what to do in the event of a fire. Further advice can be obtained from the local Fire and Rescue Service (see Section I3). Condition Rating 3.

# 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

As per the Description of the RICS Home Survey Level 1, none of the services are tested. Where specialist tests are required to ensure services are in safe working order, the relevant section is automatically awarded a 'Condition Rating 3' due to the possible health and safety implications of untested systems. Where systems are found to be untested/unserviced, we will always recommend further investigation be undertaken before you enter into a legally binding contract.

Our visual inspection of the services was significantly limited to accessible areas only, therefore voids such as beneath floors, behind ceilings and wall finishes could not be inspected. An example could be when water pipework is below flooring (including when embedded into solid floors), where the discovery of leakages, if any, would not be possible.

Service installations have been visually inspected only and no tests have been undertaken. It is always recommended that prior to purchase you instruct suitably qualified contractors to provide tests and reports in respect of each of the main service connections. Alternatively, your legal advisor could obtain up-to-date test certificates. It is not possible to verify the condition of the underground supply pipe from the Water Authority mains to the point of entry into the property. This length of pipework is typically the responsibility of the owner of the property.



### 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.*

Mains electricity supply is installed. The consumer unit is located in the utility cupboard and the meter is located in the communal meter cupboard.

3

The conduit position and whether or not conduit protects the in-wall electric cabling is unknown and no alteration should be made to the service except by properly qualified persons to avoid the risk of injury.

The observed wiring and fittings are of relatively modern style, nevertheless, current guidelines advise electrical installations should be tested every 10 years or upon a change of ownership. This is to guard against DIY additions and alterations which may have been carried out since the last re-wiring/certification. 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.*

There is no gas supply.

NI

### F3 Water

Mains water supply is connected. The internal water stopcock appears to be located in the utility cupboard, however, this was not tested. 2

In view of the many and continued changes to water regulations, it is not possible to confirm if all of the plumbing system conforms to current regulation and by-laws. Whilst such changes might well be of a technical nature, we recommend specific enquiry be made of the vendors through your legal advisor to ascertain whether any alterations to the internal plumbing have been made by unqualified contractors (see Section H3).

Where seen, plumbing is run in copper pipe. The cold water feed serving the washing machine has been leaking in the past and the adjacent wall is still not fully dry. Condition Rating 2.

### F4 Heating

Heating appears to be provided by a communal boiler located in a separate part of the building. The boiler distributes hot water to the subject property through a Heat Interface Unit (HIU) located in the utility cupboard. There is a programmer located in the utility cupboard is used to control the heating. Most radiators have also been fitted with thermostatic radiator valves, although we have not tested the functionality of the system. 3

Installations of this type should be serviced annually by a registered engineer. Condition Rating 3.

### F5 Water heating

Hot water is provided by the communal system via the HIU described in Section F4. NI

### F6 Drainage

We assume the property is connected to the mains drainage system. In accordance with the Description of the RICS Home Survey Level 2, the underground drainage lines were not inspected. Leaking drains can lead to foundation damage and consequently subsidence. 1

Where visible, above-ground drainage consists of PVC construction. The general condition is satisfactory. Condition Rating 1.

### F7 Common services

None noted. NI

# G

## **Grounds (including shared areas for flats)**



# G

## Grounds (including shared areas for flats)

### Limitations on the inspection

With regards to the site, only significant visible defects in boundary fences, walls and retaining walls, paths and drives are reported. Reference to potential hazards such as standing water, surface water flooding and tree roots are included only when these are readily apparent. We do not report on temporary timber buildings.



### G1 Garage

Not applicable.

NI

### G2 Permanent outbuildings and other structures

Not applicable.

NI

### G3 Other

The boundaries are defined by the external walls of the block. These are described in Section D4. The communal grounds are all in fair order. 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

Your legal advisor to confirm all necessary statutory and Local Authority consents and approvals were obtained for:

- > The installation of any glazed units after 2002.
- > The construction of the block.

## H2 Guarantees

Your legal advisor should:

- > Confirm if there is a builders' warranty or new build warranty available (such as NHBC).
- > Confirm if there is a transferrable guarantee attached to the double glazed units.
- > Confirm if there is a boiler maintenance agreement or similar warranty in respect of the communal heating system installed which can be transferred.

## H3 Other matters

Your legal advisor should:

Ascertain if there are any rights of way over the communal grounds in favour of third parties or statutory bodies of which we are not aware of.

Investigate the existence of any covenants or rights of way in relation to the property, and also as to the existence of any current planning applications with regard to adjoining properties or land.

We have not been able to obtain details regarding the lease and your legal advisor should confirm there is an unexpired term in excess of 85 years, with no unduly onerous ground rent and service charge.

Given a normal lease which applies in respect of leasehold properties, you are proposing to enter into a contract which is effectively a full repairing and insuring lease. In simple terms, this means there are certain costs within the four walls of your property which you are responsible for and the common expenses which would take the form of external walls, roof, internal common parts and in all probability the front area of the property. These are ordinarily maintained by the freeholder, with the cost of maintenance being shared on a pro-rata basis between the leaseholders of the property. Your legal advisor should make enquiries with the management company or freeholder as to the management accounts for the last three years and also make enquiries as to any future maintenance on this property.

Your legal advisor should also make enquiries as to the establishment of what is known as a sinking fund. This is a device whereby the freeholder recovers sums from the leaseholders, this sum being over and above that which would apply to normal annual expenditure. This additional payment is set aside on a safe investment basis and used to pay for the cost of extraordinary items. Given the existence of a sinking fund, then our view is that portion of the sinking fund which relates to the property in question should pass with the sale.

It is assumed all maintenance costs and service charges will be reasonably apportioned between the owners within the building, although it would be advisable for your legal advisor to verify this.

We are not aware of any other significant considerations affecting the property, however, it is possible relevant matters may come to light as a result of the enquiries made by your legal advisor.

Confirm ownership of the boundaries.

Ascertain whether any alterations to the internal plumbing have been made by unqualified contractors.

Confirm when the last Periodic Inspection of the electrical installation was undertaken.

Confirmation to be sought as to whether materials incorporated in the building (including any potential cladding) have been certified as meeting the necessary fire safety requirements.

You should ensure home insurance is available on standard terms, if the property is not covered by a block policy.



## 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

The cold water feed serving the washing machine has been leaking in the past and you must ask the vendor to have this resolved by a reputable plumber before you commit to purchase.

The property stands on a subsoil that may contain clay, increasing the risk of ground movement.

## I2 Risks to the grounds

Nothing under this heading.

## I3 Risks to people

The electrical installation should be tested by an appropriately qualified specialist if a current safety certificate is not available.

We recommend you appoint the London Fire Brigade to carry out a home visit prior to occupation.

Confirm a Fire Risk Assessment has been carried out by the Managing Agents. Confirmation also to be sought as to whether materials incorporated in the building (especially cladding) have been certified as meeting the necessary fire safety requirements.

The property is located in a Radon affected area.

## I4 Other risks or hazards

Nothing under this heading.

# J

## Surveyor's declaration

## Surveyor's declaration

**Surveyor's RICS number**

5604370

**Qualifications**

AssocRICS

**Company**

Smart Home Surveys

**Address**

312 Edinburgh House, 170 Kennington Lane, London, SE11 5DP

**Phone number**

020 3621 8800

**Email**

enquiries@smarthomesurveys.co.uk

**Website**

www.smarthomesurveys.co.uk

**Property address**

Example

**Client's name**

Example

**Date the report was produced**

8th February 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



## RICS disclaimer

### You should know...

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.

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

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