

LEVEL 3

Sample Survey Report

Property Address

17 Real Street
Norwich
NR1 1AA

Client's Name

Mr A & Mrs B Sample

Inspection Date

14 October 1066

Report Reference Number

1234-3-NR11AA

Surveyor's Name

Peer King

Surveyor's RICS Number

1234567



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A

About the inspection and report

This Home Survey – Level 3 (survey only) service 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.

Sample Report

A About the Inspection

As agreed, this report will contain the following:

- a physical inspection of the property (see The Inspection in section M) and
- a report based on the inspection (see The Report in section M).

About the report

We aim to give you professional advice to:

- make a reasoned and informed decision on whether to go ahead with buying the property, or when planning for repairs, maintenance or upgrading the property
- provide detailed advice on condition
- describe the identifiable risks of potential or hidden defects
- propose the most probable cause(s) of the defects, based on the inspection
- where practicable and agreed, provide an estimate of costs and likely timescale for identified repairs and necessary work, and
- make recommendations as to any further actions to take or advice that needs to be obtained before committing to a purchase

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 carry out a desk-top study and make enquiries for information about matters affecting the property.
- We carefully and thoroughly inspect the property, using reasonable efforts to see as much of it as is physically accessible. Where this is not possible, an explanation will be provided.
- We visually 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 inspect the roof structure from inside the roof space if there is access. We examine floor surfaces and under-floor spaces, so far as there is safe access and with permission from the owner. We are not able to assess the condition of the inside of any chimney, boiler or other flues.
- If we are concerned about parts of the property that the inspection cannot cover, the report will tell you about any further investigations that are needed.
- Where practicable and agreed, we report on the cost of any work for identified repairs and make recommendations on how these repairs should be carried out. Some maintenance and repairs that we suggest may be expensive.
- We inspect the inside and outside of the main building and all permanent outbuildings. We also inspect the parts of the electricity, gas/oil, water, heating, drainage and other services that can be seen, but these are not tested other than normal operation in everyday use.
- 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 outline the condition of the other part.

A About the Inspection

(!) 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.

Sample Report

A About the Inspection

Surveyor's name

Peer King

Surveyor's RICS number

1234567

Company name

Peer | King Surveyors

Date of the inspection

14 October 1066

Report reference number

1234-3-NR11AA

Full address and postcode of the property

17 Real Street
Norwich
NR1 1AA

Related party disclosure

No conflict. I am not aware that there is any conflict of interest as defined in the RICS Valuation Standards and RICS Rules of Conduct.

Weather conditions when the inspection took place

13°C and cloudy, wind from North at 9mph; the period of weather preceding the inspection was rainy, with 2mm rainfall in the 24 hours prior.

Status of the property when the inspection took place

The property was unoccupied and unfurnished at the time of my inspection. Floor coverings, fixed units, and unmoved furniture may have limited inspection of hidden areas of the property. In the absence of cardinal points (i.e. North, South, East, West), directional references to the exterior of the property (i.e. Left and Right) are taken as if facing the front elevation of the property from the road.

B

Overall opinion

This section provides our overall opinion of the property, highlights any areas of concern, and summarises the condition ratings of the different elements of the property. Individual elements of the property have been rated to indicate any defects, and have been grouped by the urgency of any required maintenance.

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 L, 'What to do now', and discuss this with us if required.

B Overall opinion / summary of condition ratings

Overall opinion of the property

The property is, on the whole, a reasonable proposition for purchase provided an incoming buyer is prepared to accept the costs and inconvenience of dealing with the various repairs/improvement works drawn to your attention within this report. Provided the necessary work is carried out to a satisfactory standard we see no reason why there should be any special difficulties upon resale, provided the property is correctly priced and marketed.

The property is suffering from several serious defects that require immediate repair, some of which pose an immediate hazard to occupiers or security issues. You should pay particular attention to those items marked with a red '3' in the report.

The property shows some evidence of historic structural movement. Such evidence is not usually a matter for significant concern, however, it can be noted on mortgage valuation surveys and affect the property's mortgage-worthiness, therefore limiting marketability. A structural engineer should be instructed to advise on and design structural repairs, which should be costed for by a competent contractor; an incoming buyer would be likely be advised to do so prior to making a legal commitment to purchase the property. You should be aware that it is impossible to confirm from a single inspection whether the issues noted are progressive or historic and that this report does not constitute an indemnity against future structural defects.

As soon as you receive the quotations and reports for works specified, and also any responses from your legal advisor, we would be pleased to advise whether or not they would cause us to change the advice or valuation given herein.

This report is designed to give comment to the overall condition of the property at the time of inspection and is not an inventory of every single defect. No liability can be accepted for any deterioration in the property's condition after the inspection date.

Sample Report

B Overall opinion / summary of condition ratings

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



Documents we may suggest you request before you sign contracts

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

Element #	Document Name	Received
F1	Electricity Safety Certificate	x/✓
F2	Gas/Oil Safety Certificate	x/✓
F3	Water Regulations Certificate	x/✓
F4	Heating (Gas/Oil) Safety Certificate	x/✓
F5	Water Heating (Gas/Oil) Safety Certificate	x/✓

Sample Report

B Overall opinion / summary of condition ratings

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 #	Element Name	Comments (if applicable)
D6	Outside Doors & Patio Doors	Play in lock rebate to rear doors; security
E1	Roof Structure & Roof Space (Loft)	Lack of party wall, structural repairs required
E7	Woodwork	Loose handrail to stairs; hazard
F1	Electricity	Safety Certificate
F2	Gas / Oil	Safety Certificate
F3	Water	Regulations Certificate (if applicable)
F4	Heating	Safety Certificate
F5	Water Heating	Safety Certificate

Sample Report

B Overall opinion / summary of condition ratings

2

Elements that require attention but are not serious or urgent

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

Element #	Element Name	Comments (if applicable)
D1	Chimney Stacks	
D2	Roof Coverings	
D3	Rainwater Pipes & Gutters	
D4	Main Walls	
D5	Windows	
D8	Other Joinery & Finishes	
E2	Ceilings	
E3	Walls & Partitions	
E4	Floors	
E5	Fireplaces, Chimney Breasts, & Flues	
E6	Built-in Fittings (Kitchens)	
E8	Bathroom Fittings	
G3	Grounds Generally (Gardens, Paths, Boundaries, etc...)	

B Overall opinion / summary of condition ratings



Elements with no current issues

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

Element #	Element Name	Comments (if applicable)
-	-	-

Sample Report

B Overall opinion / summary of condition ratings

NI Elements not inspected
We carry out a visual inspection, so a number of elements may not have been inspected. These are listed here.

Element #	Element Name	Comments (if applicable)
F6	Drainage	

Sample Report

Summary of repairs

Formal quotations should be obtained prior to making a legal commitment to purchase the property.

Stair handrail; urgent/hazard (see E7)
Rear door lock rebate (see D6)
Boundary repairs to front (urgent) and rear (see G3)
Works at height including repairs to chimney, roof (including some structural timbers), guttering, fascia (see D1, D2, D3, D8, and E1)
Repairs to render, install bell drip, upgrade subfloor ventilation (see D4 and E4)
Localised repair and redecoration to windows and doors (see D5 and D6)
Install party walls at loft level to #51 side, structural repairs to #47 side (see E1)
Localised repairs to kitchen, re-site plugs (see E6)
Replace flexible sealants to bathroom (see E8)

Further investigations

Further investigations should be carried out before making a legal commitment to purchase the property.

We found signs of historic wood boring beetle (woodworm) infestation, which is common in older properties. Historic woodwork is susceptible to attack in concealed areas such as floor voids and roof spaces, and it is impossible to inspect all areas without, for example, taking the floors up, which is outside the scope of this report. You may therefore consider it prudent to instruct a timber specialist to report specifically on this issue. We suggest any appointed firm are a member of the Property Care Association (PCA) and that you ensure all remedial work is carried out under a long term and meaningful (e.g. insurance-backed) guarantee. Any guarantees or warranties for treatment works already undertaken should also be obtained.

It is essential to maintain adequate ventilation beneath timber ground floors to avoid moisture conditions that could lead to underfloor rot attack. Subfloor ventilation at the property is generally inadequate, and any precautionary check by a PCA specialist should include investigation for potential joist rot also.

C

About the property

This section includes:

- About the property
- Energy efficiency
- Location and facilities

Sample Report

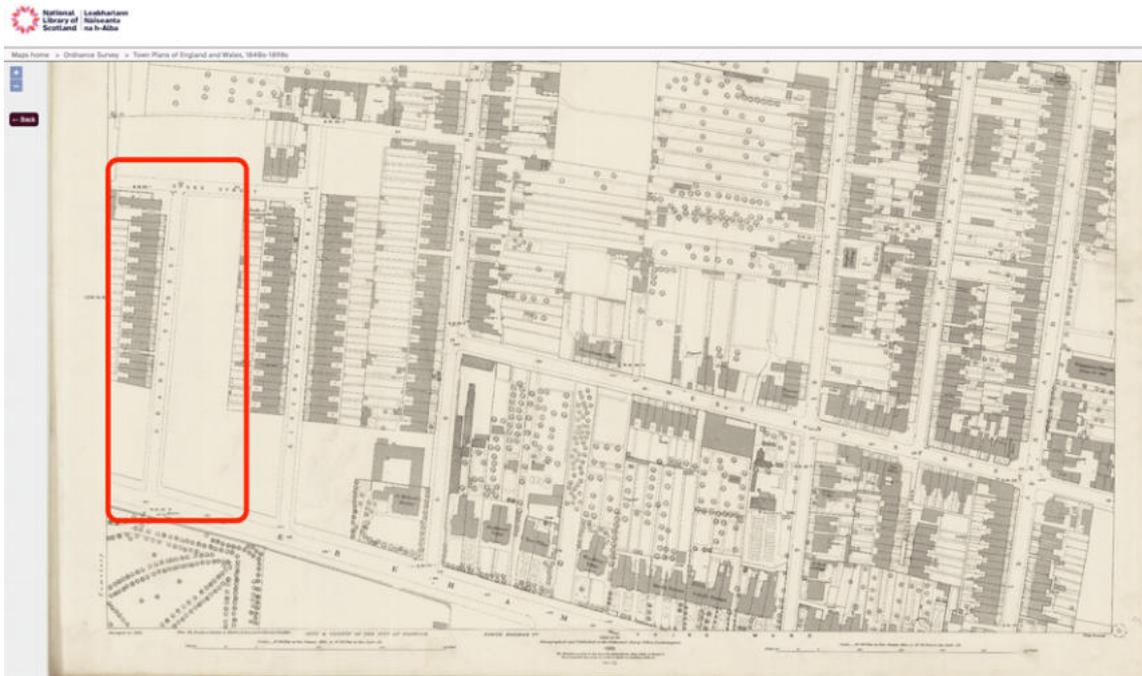
C About the property

Type of property

Mid-Terraced House

Approximate year the property was built

1880's; the historic OS map edition of 1883 shows houses in Real Street under construction:



Samir

Approximate year the property was extended

Unknown. There is no planning permission available online; you should refer to your legal advisor's local authority searches in this regard:

Property Address [? Help with this page](#)

[Save search](#) [Refine search](#) [Print](#)

Address Property History (0) Constraints (0) [Map](#)

Full Address:	
Property Number:	
Street:	
Town:	
Postcode:	
Ward:	
Parish:	

Powered by 

Approximate year the property was converted

N/A

Information relevant to flats and maisonettes

N/A

C About the property

Construction

Traditional materials and techniques
The property was purpose-built as a dwelling

Walls	Solid brick (rendered at rear); painted brick-faced cavity masonry to rear extension
Roof	Pitched, interlocking concrete tile to front slope, clay pantile to rear. Torch-on bitumen felt flat roof to rear extension
Floors	Suspended timber at ground floor (front) and 1 st floor, solid construction at ground floor (rear and rear extension).

Accommodation

	Living Rooms	Bedrooms	Bath or Shower	Separate WC	Kitchen	Utility Room	Conservatory	Other
Ground	2		1		1			
First		3						

C About the property

Means of escape

The property has battery-powered smoke detectors at ground and 1st floors, but no heat detector is fitted in the kitchen. The stairs are very steep and awkward, typical for properties of this type and age, and the handrail is dangerously loose (see E7). 1st floor windows do not provide secondary means of escape as the lower panes do not open. You are advised to consider the installation of a comprehensive smoke / heat detection system to LD1 standard under BS 5839 Pt 6: 2019 with heat detector in the kitchens and smoke detection in the living rooms and all bedrooms.



Smoke detector (ground floor)



No heat detection in kitchen



Stairs difficult; consider occupancy requirements



1st floor windows: no secondary means of escape

C About the property

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

We have checked for any obvious discrepancies between the EPC and the subject property, and the implications are explained to you.

Energy efficiency rating

Current	Potential
64 D	72 C

Issues relating to the energy efficiency rating

Current regulations require properties to have a minimum EPC rating of 'E' in order to be let, unless exemptions apply. HM Government has advised that they intend to introduce legislation increasing this to a minimum rating of 'C' from 2025, however, on 20 September 2023 HM Government announced it would no longer seek to create policies that 'force' landlords to upgrade energy efficiency, but instead continue to 'encourage households' to do so. You should be aware that there remains a risk of further U-turns on EPC ratings for let properties, either from this or future governments.

Sample report

Mains services

A marked box shows that the relevant mains service is present.

Electricity	Gas	Water	Drainage
<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>

Central heating:

Electric	Gas	Oil	Solid Fuel	Air-Source Heat Pump	None
<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

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

N/A

Other energy matters

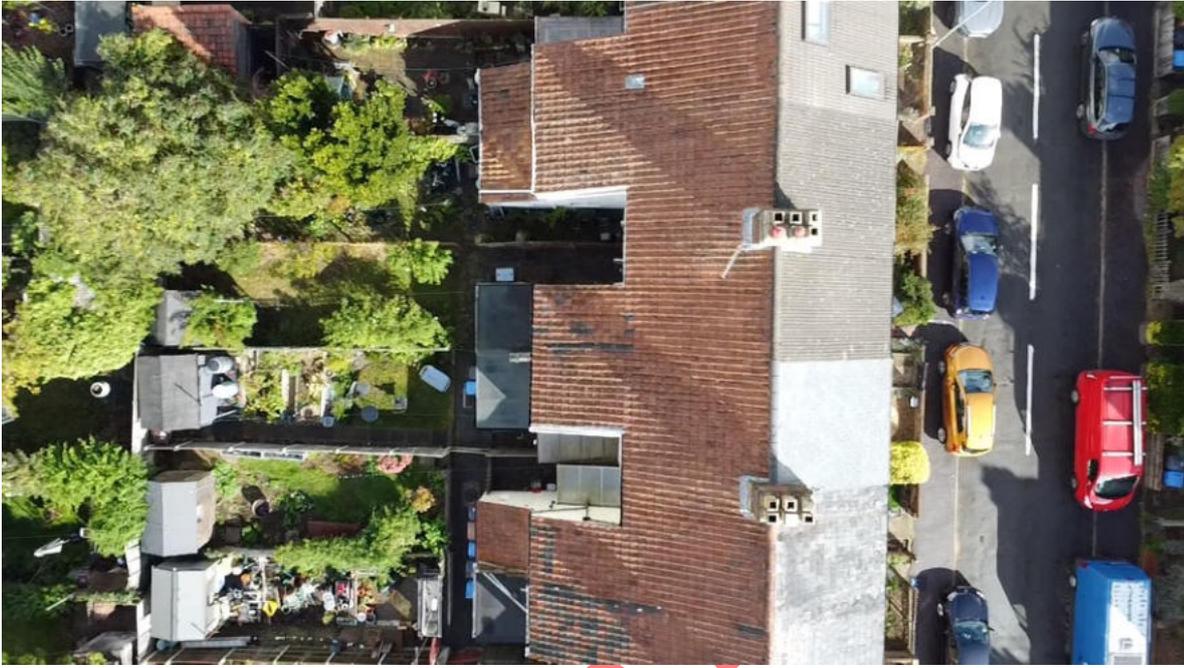
N/A

Sample Report

C About the property

Grounds

The property is approached by an unglazed tile path through a front garden with mature planting and brick and timber boundaries. The rear garden is bisected and laid to lawn with timber boundaries and a shed. There is secondary access from a shared passage between #37 and #39 Real Street.



Site overview; ^ North (approx.)



Shared passage

C About the property

Location

The property is located in Norwich, in close proximity to the city centre and station. The nearby A1234 Road provides easy access. Norwich station is served by Greater Anglia and EMR trains, and has connections to London, Liverpool, Cambridge, and other county destinations.

Facilities

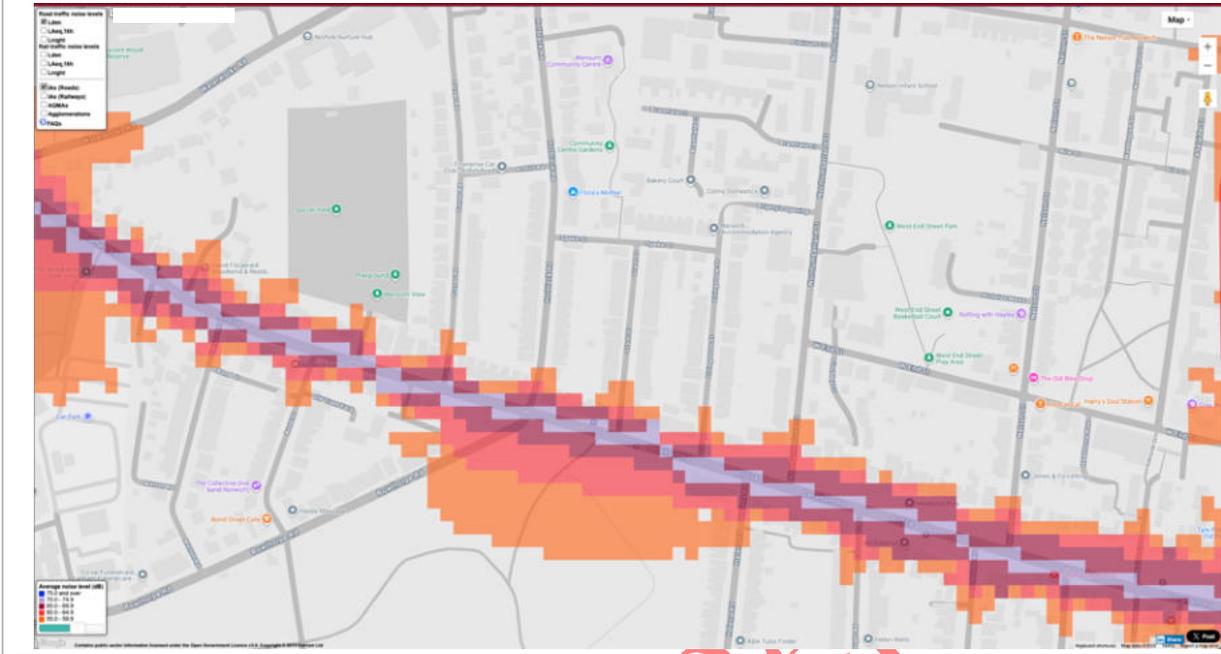
The property is within easy reach of all daily and lifestyle amenities.

Sample Report

C About the property

Local environment

The property is close to a main road and road noise may deter some potential future buyers:

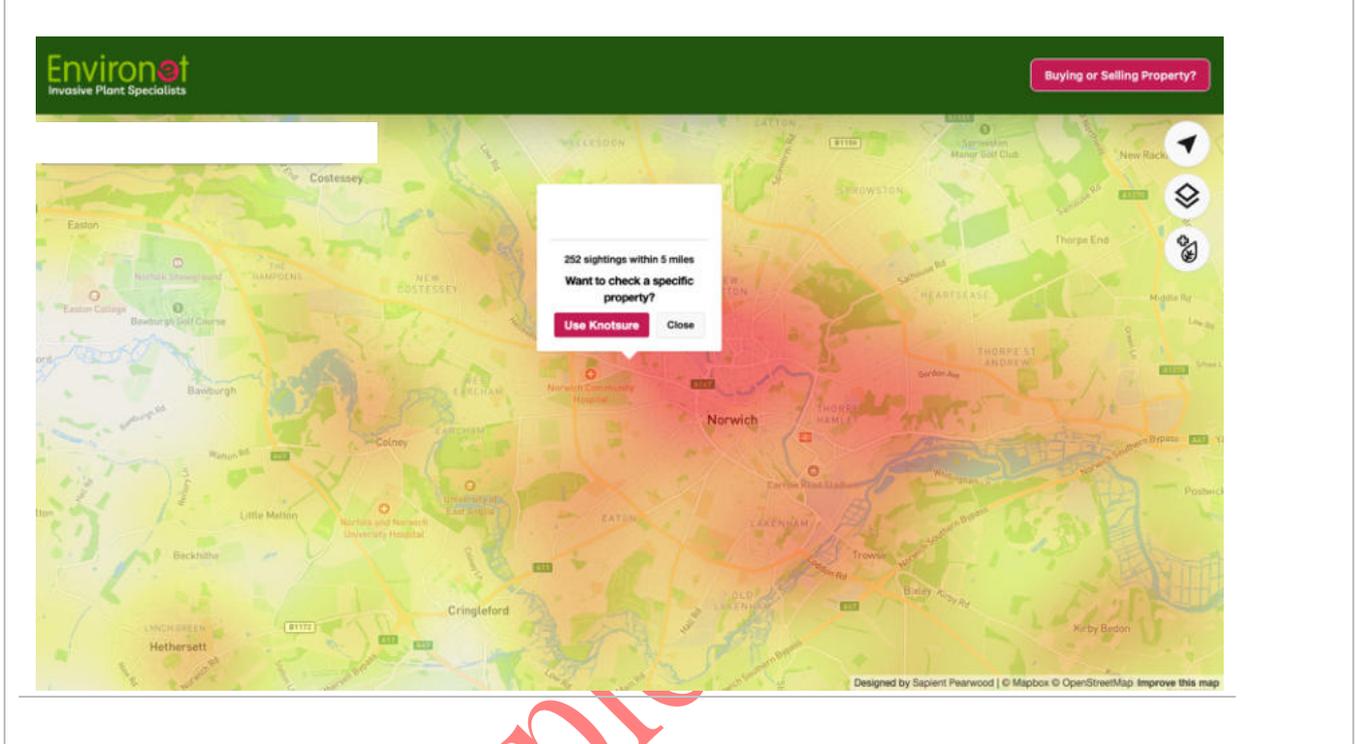


Sample Report

C About the property

Other local factors

We have not checked for Japanese Knotweed (JKW) or other invasive plants, however, if any suspected invasive plants were visible during our inspection these will be noted. It is recommended that you commission an inspection and report from a qualified specialist if you have concerns about invasive plants, as we cannot rule out the possible presence of JKW or other invasive plant species. The property lies in a moderate risk area for Japanese Knotweed, and there were 252 reported Knotweed sightings within 5 miles:



D

Outside the property

Sample Report

D Outside the property

Limitations on the inspection

Our inspection of the property was limited to those parts that could be seen from ground level within the boundaries of the property and from the public highway. It is therefore possible that defects may exist in unseen areas. Extended camera angles such as those available from drone footage may be used to help understand and describe parts of the property, however, the existence of such imagery does not alter the terms of our engagement and cannot be relied upon for defect diagnosis.

Mature planting obscured our view of parts of the building exterior:



Condition Ratings

1	No repair is currently needed. The element must be maintained in the normal way.
2	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.
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.
NI	We carry out a visual inspection, so a number of elements may not have been inspected. These are listed with a condition rating of 'NI.'

D Outside the property

D1 Chimney Stacks

2

The property has 1# chimney stack at the ridge along the party wall with #19 Real Street. The stack is broadly plumb and carries 6# open pots – 3# of which serve the subject property and 2# of which carry vent cowls – and an aerial. Care needs to be taken with items such as aerials and satellite dishes fixed to chimney stacks, which impose added stresses and strains upon the structure for which it was not designed especially during very windy weather conditions. In extreme cases, structural failure can occur. Even where apparently sound, such fixings should be monitored and checked on a regular basis.

There is evidence of modern repointing with cement mortar, which is inappropriate as the mortar will be harder than the underlying brick and may cause cracking and spalling to the brickwork. Some mortar is failing at the crown and the flaunching, and this combined with the open pot at front is likely contributing to damp penetration seen internally (see E1); the pots are slightly out of plumb also. Flashing is generally neatly fitted.

Localised repairs are recommended now, and repointing should be carried out in lime mortar. The open pot should be fitted with a vent cowl. A significant proportion of the cost of chimney and roof repairs comprises enabling works such as scaffolding and skip hire; works can be combined to economise (see also D2, D3, and D8)



Chimney; general view from front

D Outside the property

D1 Chimney Stacks

2



Cracks to flaunching and crown



Cement repointing; flashings generally neat

Informatives: Chimney stacks are particularly exposed to the weather and regular maintenance must be carried out to ensure their stability and weather tightness. Any unused flues should be capped and ventilated internally and externally in order to minimise the risk of damp penetration or condensation build-up within the flues. Where chimneys are situated on a party wall, the owner of the neighbouring property may have a number of legal rights over the shared chimney. You should check with your legal advisor before any work is done.

D Outside the property

D2 Roof Coverings

2

The main roof is pitched and clad in interlocking concrete tile to the front slope and clay pantile to the rear which forms a 'catslide'. The ridge runs mainly north-south, and there is a section of torch-on bitumen felt flat roof to the rear extension.



Roofs overview; ^ North (approx.)



Front slope



Rear slope

D Outside the property

D2 Roof Coverings

2

There is minor undulation and unevenness to the roof covering, common in properties of this type and age due to long-term shrinkage and minor movement in the roof timbers under the covering. This will be exacerbated by the weight of the concrete tiles to the front, which are significantly heavier than the clay tile for which the structure was originally designed. We noted no cracked or missing tiles to the front and there is no significant moss build-up.



D Outside the property

D2	Roof Coverings	2
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There are some cracked, slipped, and/or missing tiles to the rear slope, which is in generally average condition and exhibiting signs of wear. Some tiles show 'shaling,' a phenomenon where water enters the tile and freezes, causing them to split and crack. Localised repairs and tile replacement are required now, however, given access costs it may prove more economical over the long-term to consider re-tiling the entirety of the rear slope; some structural repair/replacement can also be undertaken to the underlying timbers at the same time (see E1).



Surface wear and shaling



Cracked and slipped tiles

D Outside the property

D2	Roof Coverings	2
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Surface wear; ridge mortar generally in satisfactory condition

Sample No.

D Outside the property

D2	Roof Coverings	2
<p>The mortar bedding at roof verges, also called a cement fillet, is in good condition. No attention is required at this time, however, the area should be reviewed occasionally and refurbishment carried out if cracking appears. The undercloaking (thin grey tiles under the verge tiles) is comprised of a material highly likely to contain asbestos cement. According to the Institute of Environmental Health such asbestos based products should not be a cause for concern, however, they should not be disturbed or drilled without taking suitable safety precautions.</p>  <p>Sample Report</p>		

D Outside the property

D2	Roof Coverings	2
----	----------------	----------

The rear extension has a flat roof comprised of torch-on bitumen felt. There was no evidence of standing water or ponding, however, there is some surface damage and debris, and some seams exhibit moss growth, which should be cleared. You should appreciate that traditional flat roofing materials have a limited life (typically 10 – 15 years) and can be prone to failure, particularly at joints such as the pointing to the upstand with the rear wall and at seams. Apart from regular maintenance the need for renewal must be anticipated eventually. Upgrading to a synthetic rubber such as ethylene propylene diene terpolymer (EPDM) may be more cost effective in the long term, as the expected service life of this type of material can average 50-60 years if installed and detailed correctly.



Sample

D Outside the property

D3 Rainwater Pipes & Gutters

2

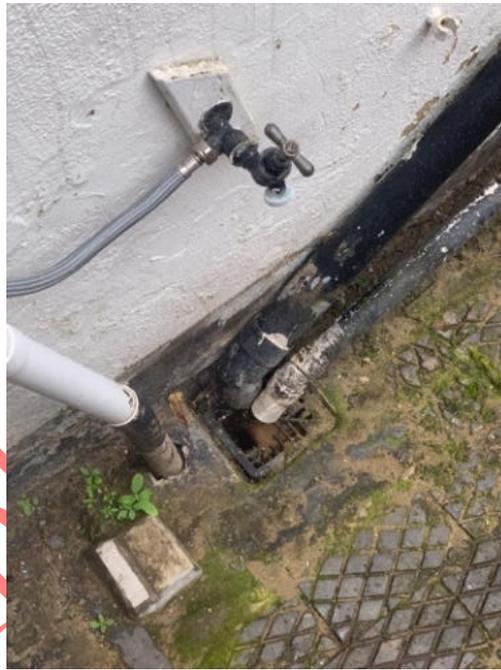
The rainwater goods and external drainage pipes are made of PVC and are in broadly average condition. They are aged and likely to be brittle from UV degradation, and also their rubber seals are beginning to perish, which has led to leaking from the joints.

Some gullies and drains were blocked or damaged also; you should make sure to check these periodically and ensure they are free of leaves and other debris so that rainwater can be efficiently carried off to the drains, and that grilles are fitted to prevent blockage.

A general overhaul is now recommended. Complete renewal is likely to be more cost effective than localised repair.



UV degradation, loose joints



Damaged gully, brittle drainage pipes

D Outside the property

D3	Rainwater Pipes & Gutters	2
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Joint leaks



Damaged guttering

As with chimneys, the neighbouring properties may have rights over shared drains and your legal advisor should comment prior to any works being carried out.



Blockages visible throughout

Informative: Gutters should be cleaned on a regular basis to avoid blockage, which can lead to water overflow onto wall surfaces and clogged downpipes. Rainwater harvesting tanks, if present, were not inspected in detail.

D Outside the property

D4	Main Walls	2
----	------------	---

The main walls are of solid brick construction with the bricks laid in Flemish bond (i.e. long-short-long). Exterior walls were found to be in broadly good condition, and pointing was in generally satisfactory condition where inspected. There are minor localised failures and evidence of historic settlement but the walls are broadly sound, and overall, generally straight and free from serious recent cracking, bulges or other failures that would indicate any rapidly developing problems. There is no indication of any failure of the land or the foundations of the building.



Flemish bond brickwork



D Outside the property

D4	Main Walls	2
----	------------	----------

The walls at rear are rendered and painted. Where walls are rendered we cannot comment directly on the condition of walling beneath and it is possible that the rendering may be concealing distortions to brickwork or other defects. It is recommended that the render be regularly coated with good quality masonry paint as its integrity is vital. Once water penetrates its external surface then damp is likely to occur internally and the render itself will continue to deteriorate. The render is in generally average condition and in need of repair and redecoration; areas of paintwork have totally failed, a video file of this defect will be provided to you along with the PDF copy of this report. We would also recommend cutting a 'bell drip' or 'skirt' to the rear elevation (as already exists at the flank elevation) to allow the render to shed water away from the bottom of the walls and prevent damp penetration.



Paint failures throughout

Bell drip

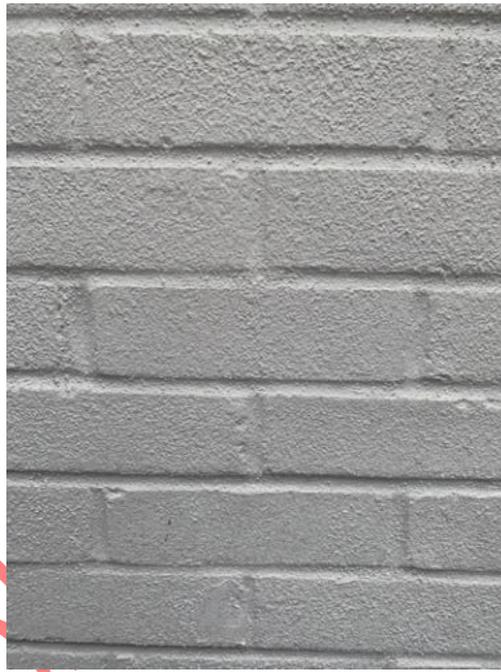
D Outside the property

D4	Main Walls	2
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The rear extension walls are of brick-faced cavity masonry with the bricks laid in stretcher bond (i.e. one-over-two). The damp proof course (DPC) is comprised of bitumen, typical for a construction of the mid-late 20th century. The extension is partially painted, and as with render, where walls are painted we cannot comment directly on the condition of walling beneath and it is possible that the paint may be concealing defects. It is recommended that the paintwork be regularly renewed with good quality masonry paint. The extension appears generally sound with good quality pointing and free of structural defect.



Bitumen DPC



Stretcher bond brickwork

Ventilation to the timber ground floor is inadequate and additional airbricks or grilles should be provided. In such situations there is a possibility that rot may have occurred and a precautionary check of timbers, including underfloor areas, is advisable (see B – Further Investigations, above, and E4, below).

D Outside the property

D5 Windows

2

The windows are timber-framed, double-glazed units and appear to be in average condition. There was no visible misting between the panes in the double-glazing, however, edge seals are in average condition and there is some decorative wear throughout. Exterior timber joinery components require regular redecoration to prevent wood rot and ensure good aesthetics, and a programme of redecoration and localised repair is due now. Windows were tested and found to operate cleanly throughout, and there are trickle vents and therefore means of providing passive ventilation. See also Means of Escape, above, regarding 1st floor window openings.



D Outside the property

D5	Windows	2
<p><i>Informatives: Condensation may be encountered during the course of normal occupancy. If not managed correctly, condensation can lead to mould growth, which can have adverse health effects.</i></p> <p><i>Maintaining a reasonable balance between heating, ventilation, and insulation should prevent excessive condensation build-up. This may require a review of your lifestyle and occupancy of the building (e.g. opening windows, heating intervals, and use of appliances such as tumble dryers).</i></p> <p><i>New regulation came into effect in 2002 and double-glazed windows fitted after that date must either be installed by qualified contractors (FENSA registered) or alternatively the subject of building regulation approval obtained at the time of installation. Your legal advisor should request certification.</i></p> <p><i>We could not ascertain whether the panes of glass fitted below 800mm above finished floor level were safety glass. If they are not, these will not meet current building regulations and can pose a safety hazard if occupants are to fall against them. Where safety glass cannot be confirmed you should ask an appropriately qualified glazier to inspect the glazing and advise.</i></p>		

Sample Report

D Outside the property

D6 Outside Doors & Patio Doors

3

The front door is built of hardwood timber and appears to be in satisfactory condition. There were no visible gaps to the edge seals and the cill is intact and in good order, with some decorative wear commensurate with age. The door opened, shut, and locked cleanly.

The rear door comprises a pair of hardwood timber framed, double-glazed French doors with toughened glass that are in broadly similar condition to the windows as described in D5, above. There were no visible gaps to the edge seals and no visible damage to the glass, which is toughened 'safety' glass, and no misted panes, however, decorative wear and paint failure is evident throughout and should be addressed now along with window works. Metal threshold plates could be installed to prolong the life of cills.



Early wood rot



Decorative failures

D Outside the property

D6 Outside Doors & Patio Doors

3

The door opened, shut, and locked, but there is play in the lock rebate which appears to be damaged and may not be fully secure. This is both a safety and an insurance issue, and should be addressed urgently. A video file of this defect will be provided to you along with the PDF copy of this report.



Damage to lock rebate



See also video

Sample

D

Outside the property

D7	Conservatories & Porches	
None.		

Sample Report

D Outside the property

D8	Other Joinery & Finishes	2
----	--------------------------	---

The timber fascia at rear are all in average condition throughout with evidence of decorative failure and require overhaul now. As stated in D5 and D6, above, exterior timber joinery components require regular redecoration to prevent wood rot and ensure good aesthetics.



Sample

D

Outside the property

D9	Other	
None.		

Sample Report

E

Inside the property

Sample Report

E Inside the property

Limitations on the inspection

Furniture, personal items, and stored materials in cupboards restricted inspection to certain areas. Whilst we have taken all reasonable care, hidden defects may be present in areas that we were unable to inspect. Appliances and fittings such as kitchen items, baths, showers, etc... have not been tested.

Condition Ratings

1	No repair is currently needed. The element must be maintained in the normal way.
2	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.
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.
NI	We carry out a visual inspection, so a number of elements may not have been inspected. These are listed with a condition rating of 'NI.'

Sample Report

E Inside the property

E1 Roof Structure & Roof Space (Loft)

3

The main roof is of rafter and purlin timber construction, typical for a house of this type and age. There is no loft ladder and no light. We found no signs of active wood boring beetle infestation, however, older properties such as this one are susceptible to attack in concealed areas, and it may be prudent to instruct a specialist timber report as a precaution (see B – Further Investigations, above).

There is no full-height party wall masonry at the #19 side. Party walls act as fire breaks between properties and must be contiguous through their full height and built of fireproof material (e.g. brick/block); the lack of a coherent party wall between the adjacent loft spaces presents a serious risk of fire spreading between the properties and may affect your ability to obtain buildings insurance. The party wall at the #21 side has been added/rebuilt in modern concrete block, and a similar solution should be implemented at the opposite side.



Lack of party wall, #19 front



Ditto #19 rear

E Inside the property

E1 Roof Structure & Roof Space (Loft)

3

The roof purlins were noted to be visibly deflected, suggesting some degree of structural stress, common in properties of this type and age. Bracing repairs have been made, which appear to be holding, however, we cannot comment on the age nor on future suitability of this arrangement. It would be prudent to ask

It was historically common for purlins to be built directly into masonry walls or onto chimney stacks, and these junctions are recognised as potential weak points for damp penetration and timber decay. We noted discoloration of purlins in the loft space at these points but had no safe access to test for damp; defects/rot could exist and cannot be fully ruled out.



Structural reinforcement to rear purlin



Discoloration to purlin with direct masonry contact; potential damp/wood rot

E Inside the property

E1 Roof Structure & Roof Space (Loft)

3

The roofing felt to the front slope is of an older, non-breathable bitumen type and is in satisfactory condition with no holes or tears visible. This type of roofing felt will not provide ventilation into the loft void, as there should be in order to prevent damaging condensation from occurring on the roof timbers. The rear slope felt is a modern, breathable type and is also in satisfactory condition. The roofing felt should provide ventilation into the loft void, however, breathable roofing felt is often not as 'breathable' as manufacturers claim, and some black mould build-up has begun to occur from condensation build-up over time, particularly as only ½ the roof space is fitted with breathable felt. Black mould causes health issues as well as blocking the pores of breathable membranes, which accelerates the problem, and we would recommend upgrading roof ventilation now as part of the works. A sample of damp meter readings on a selection of roof timbers tested dry.



Breathable felt (rear slope)



Low ('dry') damp meter readings

E Inside the property

E1 Roof Structure & Roof Space (Loft)

3

There is evidence of damp penetration to the chimney (see also D1), however, we had no safe access to directly test or check the integrity of the brickwork. Once repairs recommended in section D1 are undertaken and ventilation to the roof space upgraded, the chimney masonry should dry out on its own, ideally assisted by a dehumidifier, and final repairs such as repointing and replacement of perished bricks can then be undertaken. Left untreated the situation will worsen and masonry will continue to degrade.



Evidence of damp penetration and brick spalling to chimney, more noticeable at front (righthand side of photo above)

Sample Report

E Inside the property

E1 Roof Structure & Roof Space (Loft)

3

There is a large crack to the party wall at the #21 side, exceeding 30mm in some places. There is no evidence of cracking to the modern concrete block above, suggesting that this is from historic movement, however, you should be aware that it is impossible to confirm from a single inspection whether the issue noted is progressive or historic and that this report does not constitute an indemnity against future structural defects. A structural engineer should be commissioned to specify a helical bar repair or similar, which should be implemented by a competent contractor now. Evidence such as this can be noted on mortgage valuation surveys and severely compromise the property's suitability for mortgage security and therefore limit onward sale.



Samir

E Inside the property

E1	Roof Structure & Roof Space (Loft)	3
<p>There is bagged glass fibre batt insulation present above the ceiling and between the ceiling joists to a depth of approximately 200 – 250mm. The batts are evenly distributed and undisturbed, and should remain in place to maximise their thermal efficiency. An accumulation of historic debris around and below the batts was evident.</p> <div data-bbox="145 533 1182 1200"></div>		

Sample

E Inside the property

E2	Ceilings	2
<p>The ceilings are predominantly painted lath and plaster, with evidence of historic cracks and decorative imperfections consistent with the age and overall condition of the property; they are in average condition throughout.</p>		
 The image consists of two side-by-side photographs of a ceiling. The left photograph shows a close-up of a ceiling with several thin, irregular cracks and some minor discoloration or staining. The right photograph shows a wider view of a ceiling corner, also exhibiting cracks and some surface wear. The overall appearance is that of aged, painted lath and plaster.		

Sample

E Inside the property

E3	Walls & Partitions	2
<p>The internal walls are predominantly skim plastered and painted lath and plaster, with evidence of historic cracks and decorative imperfections consistent with the age and overall condition of the property; they are in average condition throughout.</p>		
<p>There was no evidence of structural movement or moisture penetration, and all sample damp meter readings to the perimeter walls at ground floor level tested dry.</p>		
		

Sample

E Inside the property

E4	Floors	2
----	--------	----------

The ground floor to the front and 1st floor (entirety) are of suspended timber construction and felt generally solid ('firm to foot'); they did not noticeably flex or bounce. The ground floor to the rear wing and rear extension are of solid construction and are free of undue deflection, distortion, or heave.

Ventilation to the timber ground floor is inadequate as there is only a single, front airbrick; additional airbricks or grilles should be provided at rear. Furthermore, any airbricks should ideally be situated at least 75mm (3") above external ground levels to prevent rainwater ingress. There is a possibility that rot may have occurred and a precautionary check of timbers in underfloor areas is advisable (see B – Further Investigations, above).



Airbrick; front only

E Inside the property

E4 Floors

2

The carpets, tiles, and floor finishes throughout the property were generally in dated condition and would benefit from renewal.



Sample

E Inside the property

E4 Floors

2

We found signs of historic wood boring beetle (woodworm) infestation, which is common in older properties. Historic woodwork is susceptible to attack in concealed areas such as floor voids and roof spaces, and as per our advice in B – Further Investigations, above, you may therefore consider it prudent to instruct a timber specialist to report specifically on this issue. We suggest any appointed firm are a member of the Property Care Association (PCA) and that you ensure all remedial work is carried out under a long term and meaningful (e.g. insurance-backed) guarantee. Any guarantees or warranties for treatment works already undertaken should also be obtained.



Historic woodworm



Ditto left

Sample

E Inside the property

E5 Fireplaces, Chimney Breasts, & Flues

2

Internal chimney breasts appeared plumb and sound, and a selection of damp meter readings around their bases and at flue heights approximately 1.8m above floor levels all tested dry. There is damage to the stone hearths.

Where original chimneys have been blocked, provision should be made for through ventilation to reduce the risk of condensation damp. We would therefore recommend the installation of suitable vents in order to increase the level of ventilation to the flue, and vent cowls should also be fitted to any open pots above the roofline (see D1).



Increase flue ventilation

Sample

E Inside the property

E5 Fireplaces, Chimney Breasts, & Flues

2

We cannot comment on the condition or adequacy of flues or the existence of any flue liners, but always recommend careful sweeping prior to usage. There is a wood burner present which was not tested. **Condition Rating NI.**



Sample

E Inside the property

E6 Built-in Fittings (Kitchens)

2

The kitchen is fitted with built-in fittings that are dated and in average condition; some joinery is damaged. Flexible sealants are failing in places, and these should be replaced and monitored for degradation and kept clean as their failure can result in damp ingress and wood rot. There is mechanical ventilation present, which was functioning correctly during our inspection. There are electrical points located on the splashback that are too close to the hob. NIC/EIC good practice is to allow a minimum clear distance of 300mm; the present arrangement may pose a fire risk from trailing cables to small appliances.



E Inside the property

E7 Woodwork

3

Internal joinery is of typical softwood construction and is generally in average condition. This includes the doors, their frames and architraves, and skirtings. They would benefit from refurbishment or replacement.

The stairs are solid and firm-to-foot with no evidence of major gaps or movement, however, the pitch of the stairs is very steep, typical of properties of this type and age. You should carefully consider your occupancy requirements in this regard and also consider Means of Escape, above.

The staircase was noted to produce creaking/squeaking noises when in use and showed slight softness underfoot, which may indicate loose treads or joints. The carpet should be lifted to allow a full inspection of the underlying timber. Steps should be checked for rot, especially where they connect with damp-prone walls, and woodworm as per our advice in E4 and B – Further Investigations, above. Any necessary remedial work to the staircase should be carried out promptly to ensure safety and structural stability.

The handrail is dangerously loose and unlikely to take the weight of an adult reaching for it in a fall. In its present condition it poses a serious hazard and should be upgraded as a matter of urgency; a video file of this defect will be provided to you along with the PDF copy of this report.



Loose handrail; hazard, urgent repair

E Inside the property

E8 Bathroom Fittings

2

The bathroom is fitted with dated sanitaryware and is in generally average condition. Some sealants around the edges of sanitaryware were in poor condition and should be replaced as they can leak and damage adjacent surfaces. If not repaired quickly, wood rot can soon develop. There is damage to joinery and some areas are poorly finished. Mechanical ventilation is present and was functioning correctly during our inspection.



E Inside the property

E9	Other	
None.		

Sample Report

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, nor that they meet modern standards.

Sample Report

F Services

Limitations on the inspection

As a general note regarding services, we are not specialised in this field and therefore recommend that you seek specialist advice on all service matters. The items below should be regarded as comments and suggestions, and not a full and complete assessment of any problems that may exist.

Mains services within this property have been subjected to a visual inspection only, and no intrusive checks were carried out.

It was not possible to verify the condition of the underground supply pipe from the Water Authority mains to the point of entry into the property, and this length of pipe is the responsibility of the property owner.

No services were tested.

Sample Report

F Services

3

F1 Electricity

The electricity meter and consumer board are located under the stairs.



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 works undertaken after 1 January 2005 should have appropriate certification. For more advice, contact Electrical Safety First.

You should ensure that access to these services is kept clear at all times. The electricity supply was on when we inspected.

Guidelines advise that electrical installations should be tested every 10 years or upon change of ownership or occupation. You are recommended to consider the merits of this advice. You should ask your legal advisor to confirm the validity of any test evidence (see section 1). If a recent test certificate, dated within the last 12 months, is not available for the installation, then we recommend it is tested (see section 12).

F Services

3

F2 Gas / Oil

The gas meter and safety valve are located on the front elevation.



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.

You should ensure that access to these services is kept clear at all times.

We have not seen a Gas Safe or OFTEC certificate, your legal advisor should check that there is a Gas Safe/OFTEC certificate and you should ask your legal advisor to confirm the validity of this evidence (see section 1). If a recent test certificate dated within the last 12 months is not available for the installation, then we recommend it is tested (see section 12).

F Services

F3 Water

3

The water meter/shut-off valve are located in the front garden path. There is an internal stopcock located under the kitchen sink.



Safety warning: Water regulations change regularly and often, and it was not possible to confirm if all the plumbing systems conform to current regulations. We recommend that specific enquiry be made of the vendors through your solicitor to ascertain whether any alterations to the internal plumbing have been made, and if so to check that these were done by qualified and competent contractors. Outside taps should be insulated to prevent freezing in cold weather.

Sample

F Services

F4	Heating	3
----	---------	----------

Heating is provided by a gas-fired combination boiler located in the kitchen.



Safety warning: We were unable to verify the output of the boiler and no calculations have been made to verify its adequacy. Furthermore, we were unable to verify if the boiler is correctly ventilated in accordance with current regulations.

All heating installations should be installed and serviced regularly (usually every year) by an appropriately qualified person. You should ask your legal advisor to confirm the validity of the gas/oil safety evidence provided (see section I).

Sample Report

F Services

F5	Water Heating	3
<p>Water heating is off the combination boiler.</p> <p><i>Safety warning: All heating installations should be installed and serviced regularly (usually every year) by an appropriately qualified person. You should ask your legal advisor to confirm the validity of the gas/oil safety evidence provided (see section I).</i></p>		

Sample Report

F Services

F6	Drainage	NI
----	----------	----

It was possible to raise 1# manhole cover on the site and drains inside the inspection chamber were clear, however, we are unable to comment on the efficacy or condition of the drainage system as a whole. If you have any doubts about the condition of the drains we recommend you have a CCTV drain survey undertaken.



Sample

F Services

F7	Common Services	
None.		

Sample Report

G

Grounds (including shared areas for flats)

Sample Report

G Grounds (including shared areas for flats)

Limitations on the inspection

The boundary walls and fences have not been inspected in detail and only significant visible defects in boundaries, paths, retaining walls, and drives are reported. References to potential hazards are included only when readily apparent and visible.

We have not checked for Japanese Knotweed (JKW) or other invasive plants, however, if any suspected invasive plants were visible during our inspection these will be noted. It is recommended that you commission an inspection and report from a qualified specialist if you have concerns about invasive plants, as we cannot rule out the possible presence of JKW or other invasive plant species.

We have not consulted British Geological Survey or Ordnance Survey maps as regards the previous use of the site. We are unable to comment therefore as to whether there are any hidden or potential problems within the ground upon which the property is built. Your solicitors should check this.

Parts of the grounds were in an overgrown state and therefore could not be inspected:



G Grounds (including shared areas for flats)

Condition Ratings

1	No repair is currently needed. The element must be maintained in the normal way.
2	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.
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.
NI	We carry out a visual inspection, so a number of elements may not have been inspected. These are listed with a condition rating of 'NI.'

Sample Report

G

Grounds (including shared areas for flats)

G1	Garage	
None.		

Sample Report

G

Grounds (including shared areas for flats)

G2	Other Permanent Outbuildings	
None. Non-permanent outbuildings such as sheds, summer houses, etc... are not inspected.		

Sample Report

G

Grounds (including shared areas for flats)

G3 Grounds Generally (Gardens, Paths, Boundaries, etc...)

2

The front garden boundaries show wood rot and wear and are due for replacement now. The brick garden wall at front is in poor condition, with loose brickwork/coping that can be moved easily by hand. In its current condition this may pose a serious safety risk to passers-by and there is therefore a public liability consideration. You should attend to this defect as soon as possible; a video file will be provided also.



Wood rot



Loose brickwork/coping

G Grounds (including shared areas for flats)

G3 Grounds Generally (Gardens, Paths, Boundaries, etc...)

2

There is damage to fence panels at rear and repairs are required now. Your legal advisor should confirm responsibility for all boundaries, and also confirm rights of way and shared maintenance responsibilities for the bisecting garden path and shared passage between #37 and #39. The gate to the shared passage was in satisfactory condition and opened, shut, and locked cleanly during out inspection.



Sample

H

Issues for your legal advisors

We do not act as a legal advisor and will not comment on any legal documents, however, if during the inspection we identify issues that your legal advisors 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 advisors this section of the report.

Sample Report

H Issues for your legal advisors

H1 - Regulation

You should ask your legal advisor to investigate and advise upon whether Local Authority notifications and approvals for past alterations have been obtained, if needed, and that all statutory inspections have been made. If regulations have been breached or work carried out without the necessary approvals and inspections, extensive and costly alteration works may be needed to ensure compliance.

H2 - Guarantees

You should ask your legal advisor to ensure retention of any rights or guarantees which will need to be reserved for you and to clarify any liabilities that you may have to others.

You should also ask your legal advisor to investigate and advise upon any warranties or guarantees connected with the property such as:

- Damp and timber treatment
- Electricity test certificate
- Gas/Oil test certificate
- Heating servicing records
- Water heating servicing records
- FENSA certificates (windows)
- HETAS certificate (wood burner)
- Chimney sweeping and flue lining records

H3 - Other matters

You should ask your legal advisor to investigate and advise upon:

- The existence of any current planning applications affecting adjoining properties or land.
- We assume there are no covenants attached to the title that could affect value. This should be confirmed by your legal advisor.
- Party Wall: any repairs to the walls or boundaries between adjoining properties may involve a Party Wall Agreement.

Council Tax band

B	Your legal advisor should confirm this.
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I

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.

Sample Report

I Risks

I1 – Risks to the building

None other than those already noted in sections A-H, above.

I2 – Risks to the grounds

We have not checked for Japanese Knotweed (JKW) or other invasive plants, however, if any suspected invasive plants were visible during our inspection these will be noted. It is recommended that you commission an inspection and report from a qualified specialist if you have concerns about invasive plants, as we cannot rule out the possible presence of JKW or other invasive plant species.

I3 – Risks to people

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

Smoke detectors should be correctly fitted and regularly maintained and tested.

Parts of the property may contain small amounts of asbestos fibres and could be a safety hazard when disturbed. You should also ask your legal advisor to investigate and advise upon:

- Electricity test certificate
- Gas/Oil test certificate
- Heating servicing records
- Chimney sweeping records.

I4 – Other risks or hazards

None other than those already noted in sections A-H, above.

J

Energy matters

This section describes energy-related matters for the property as a whole. It takes into account a broad range of energy-related features and issues already identified in the previous sections of this report, and discusses how they may be affected by the condition of the property.

This is not a formal energy assessment of the building, but part of the report that will help you get a broader view of this topic. Although this may use information obtained from an available EPC, it does not check the certificate's validity or accuracy.

Sample Report

J Energy Matters

J1 – Insulation

Existing external walls to the original building are predominantly of solid brickwork, which is of low thermal performance. It is possible to improve these by installing an internal thermal lining, however, there is a loss of internal floorspace associated with this as well as significant cost, which may outweigh the energy saving benefits.

The property has loft insulation that is inadequate by modern standards, and you may wish to look at the costs vs benefits of upgrading the loft insulation to improve thermal efficiency.

You may wish to consider installing underfloor insulation below the suspended timber ground floor, however, the cost of this is likely to be high and you should carefully consider the costs vs benefits.

Any insulation upgrades should be considered holistically along with heating and ventilation provision in solid-wall construction buildings (see also J4, below).

J2 – Heating

Modern condensing boiler(s) have been installed.

HM Government have announced that 2035 will be the end date for the installation of new gas boilers. This does not mean that existing gas boilers need to be removed, and at present the policy is to allow existing gas boilers to stay until the end of their service life before being disconnected from the gas grid.

Solar water heating could be installed.

J3 – Lighting

Low-energy dedicated light fittings could be installed throughout.

J4 – Ventilation

Mechanical ventilation has been provided to the kitchen and bathroom.

Windows are fitted with trickle vents, and therefore there is means of providing passive ventilation; we recommend these are kept clear to allow a degree of passive airflow through the property.

Ventilation provision to the roof void and chimney should be upgraded as noted in previous sections of this report.

It is crucial to strike a balance between heating, ventilation, and condensation producing lifestyle factors such as cooking, bathing, and laundry, particularly in buildings with solid wall construction. These were originally designed to be draughty, with breathable materials, and operated with open fires that were constantly lit. Later additions such as double glazing and external render alter this breathability and can cause a propensity to condensation damp. You should carefully consider your occupancy requirements, and also consider installation of a whole-house Positive Input Ventilation (PIV) unit to manage condensation and air quality generally. Localised use of plug-in dehumidifiers is also encouraged in high-moisture producing rooms such as kitchens and bathrooms.

J5 – General

Current regulations require properties to have a minimum EPC rating of 'E' in order to be let, unless exemptions apply. HM Government has advised that they intend to introduce legislation increasing this to a minimum rating of 'C' from 2025, however, on 20 September 2023 HM Government announced it would no longer seek to create policies that 'force' landlords to upgrade energy efficiency, but instead continue to 'encourage households' to do so. You should be aware that there remains a risk of further U-turns on EPC ratings for let properties, either from this or future governments.

K

Surveyor's declaration

Sample Report

K Surveyor's Declaration

Surveyor's name

Peer King

Client's name

Mr A & Mrs B Sample

Surveyor's RICS number

1234567

Company name

Peer | King Surveyors

Qualifications

MRICS

Company address

St George's Works
51 Colegate
Norwich
NR3 1DD

Email address

hello@peerkingsurveyors.com

Phone number

01603 605 610

Full address and postcode of the property

17 Real Street
Norwich
NR1 1AA

Website

peerkingsurveyors.com

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

P. King

Date this report was produced

21 October 1066

L

What to do now

Sample Report

L 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. This will allow you to check the amounts are in line with our estimates, if cost estimates have been provided.

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.

M

Description of the RICS Home Survey –
Level 3 (survey only) service & terms of
engagement

Sample report

M Description of the RICS Home Survey Level 3 (survey only) service; terms of engagement

The service

The RICS Home Survey – Level 3 (survey only) service includes:

- a physical **inspection** of the property (see 'The inspection')
- a **report** based on the inspection (see 'The report') and

The surveyor who provides the RICS Home Survey – Level 3 (survey only) service aims to give you professional advice to help you to:

- make a reasoned and informed decision when purchasing the property, or when planning for repairs, maintenance or upgrading the property
- provide detailed advice on condition
- describe the identifiable risk of potential or hidden defects
- propose the most probable cause(s) of the defects based on the inspection, and
- where practicable and agreed, provide an estimate of costs and likely timescale for identified repairs and necessary work.

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 carefully and thoroughly inspects the inside and outside of the main building and all permanent outbuildings, recording the construction and 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.

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.

If it is safe and reasonable to do so, the surveyor will enter the roof space and visually inspect the roof structure with attention paid to those parts vulnerable to deterioration and damage. Although thermal insulation is not moved, small corners should be lifted so its thickness and type, and the nature of underlying ceiling can be identified (if the surveyor considers it safe to do). The surveyor does not move stored goods or other contents.

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

M Description of the RICS Home Survey Level 3 (survey only) service; terms of engagement

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 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. However, 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.

M Description of the RICS Home Survey Level 3 (survey only) service; 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 a detailed 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 a wide range of reported issues.

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:



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

Condition Rating 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.

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Energy

The surveyor has not prepared the Energy Performance Certificate (EPC) as part of the RICS Home Survey – Level 3 (survey only) service for the property. Where the EPC has not been made available by others, the surveyor will obtain the most recent certificate from the appropriate central registry where practicable. If the surveyor has seen the current EPC, they will present the energy efficiency rating in this report. Where possible and appropriate, the surveyor will include additional commentary on energy-related matters for the property as a whole in the energy efficiency section of the report, but this is not a formal energy assessment of the building. Checks will be made for any obvious discrepancies between the EPC and the subject property, and the implications will be explained to you. As part of the Home Survey – Level 3 (survey only) Service, the surveyor will advise on the appropriateness of any energy improvements recommended by the EPC.

Issues for legal advisors

The surveyor does not act as a legal advisor and does not comment on any legal documents. If, during the inspection, the surveyor identifies issues that your legal advisors 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 3 (survey only) report will identify risks, explain the nature of the problems and explain how the client may resolve or reduce the risk. If the property is leasehold, the surveyor gives you general advice and details of questions you should ask your legal advisors.

M Description of the RICS Home Survey Level 3 (survey only) service; terms of engagement

Standard terms of engagement

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Standard terms of engagement

1 The service – the surveyor provides the standard RICS Home Survey – Level 3 (survey only) 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:

- schedules of works
- supervision of works
- re-inspection
- detailed specific issue reports
- market valuation and re-instatement cost, and
- negotiation

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).

This period forms an important part of the relationship between you and the surveyor. The surveyor will use reasonable endeavours to contact you to discuss your particular concerns regarding the property, and explain (where necessary) the extent and/or limitations of the inspection and report. The surveyor also carries out a desktop study to understand the property better.

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 only.

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.

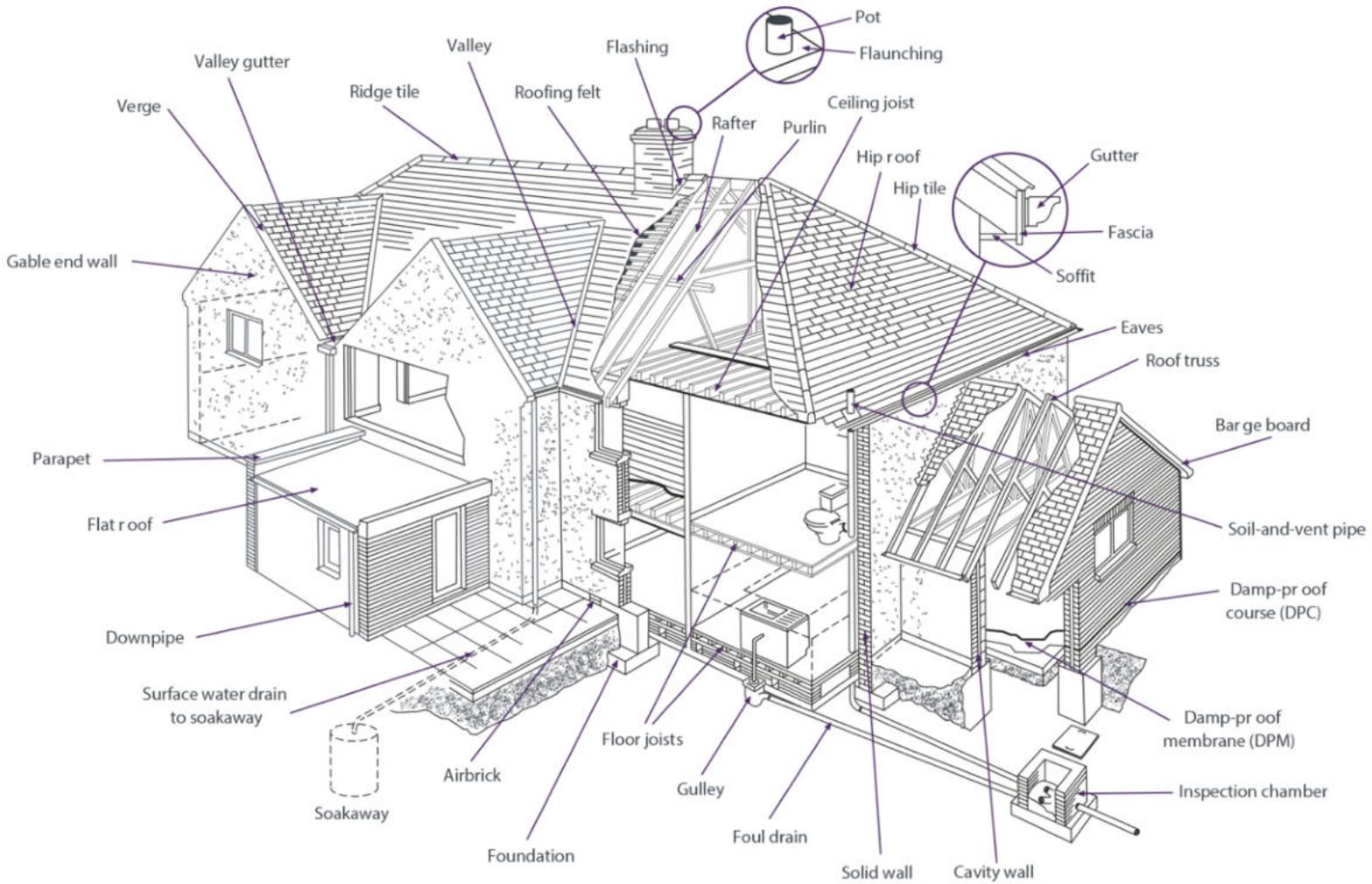
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Typical house diagram & glossary

Sample Report

M Typical house diagram & glossary

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



M Typical house diagram & glossary

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 1.5 degrees. A flat roof usually has the following components: <ol style="list-style-type: none">1. Waterproofing,2. Insulation,3. Vapour Barrier,4. Substrate or sheathing (the surface that the roof is laid on),5. Joists6. 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.
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 (SVP)	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.

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RICS disclaimer

Sample Report

N RICS disclaimer

You should know...

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Sample Report

