

RICS
Building Survey 

Property address

Client's name

Date of inspection



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* Please read the entire report in order

RICS is the world's leading qualification when it comes to professional standards in land, property and construction.

In a world where more and more people, governments, banks and commercial organisations demand greater certainty of professional standards and ethics, attaining RICS status is the recognised mark of property professionalism.

Over 100,000 property professionals working in the major established and emerging economies of the world have already recognised the importance of securing RICS status by becoming members.

RICS is an independent professional body originally established in the UK by Royal Charter. Since 1868, RICS has been committed to setting and upholding the highest standards of excellence and integrity – providing impartial, authoritative advice on key issues affecting businesses and society.

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A Introduction to the report

This Building Survey is produced by an RICS surveyor who has written this report for you to use. If you decide not to act on the advice in this report, you do this at your own risk.

The Building Survey aims to:

- help you make a reasoned and informed decision when purchasing the property, or when planning for repairs, maintenance or upgrading of the property;
- provide detailed advice on condition;
- describe the identifiable risk of potential or hidden defects;
- where practicable and agreed, provide an estimate of costs for identified repairs; and
- make recommendations as to any further actions or advice which need to be obtained before committing to purchase.

Section B gives an outline description of what the inspection covers. A more detailed description is contained in the 'Description of the RICS Building Survey Service' at the end of this report.

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

After reading this report you may have comments or questions. If so, please contact the RICS surveyor who has written this report for you (contact details are given in section L).

If you want to complain about the service provided by the RICS surveyor, the surveyor will have an RICS-compliant complaints handling procedure and will give you a copy if you ask.

Property address

Walsall

B About the inspection

Surveyor's name	Steven J M Butler MRICS		
Surveyor's RICS number	0088538		
Company name	Steve Butler		
Date of the inspection	10.00am to 11.30 pm 19 th October 2016	Report reference number	
Related party disclosure	None		
Full address and postcode of the property	Walsall		
Weather conditions when the inspection took place	It was fine during a settled period.		
The status of the property when the inspection took place	Occupied and fully furnished. All floor structures were covered.		

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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 through their 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 parts E, F, G and H we describe the part that has the worst condition rating first and then outline the condition of the other parts. The condition ratings are described as follows.

3	Defects that are serious and/or need to be repaired, replaced or investigated urgently.
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.
1	No repair is currently needed. The property must be maintained in the normal way.
NI	Not inspected (see 'Important note' below).

Important note: We carry out a desk-top study and make oral enquiries for information about matters affecting the property.

We carefully and thoroughly inspect the property using our best endeavours 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. Flat roofs no more than 3m above ground level are inspected using a ladder where it is safe to do so.

We inspect the roof structure from inside the roof space if there is safe access. We examine floor surfaces and under-floor spaces so far as there is safe access and permission from the owner. We are not able to assess the condition of the inside of any chimney, boiler or other flues. We do not lift fitted carpets or coverings without the owner's consent. Intermittent faults of services may not be apparent on the day of inspection.

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. Purely cosmetic and minor maintenance defects that have no effect on performance might not be reported. The report that we provide is not a warranty.



Please read the 'Description of the RICS Building Survey Service' (at the end of this report) for details of what is, and is not, inspected.

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Overall assessment and summary of the condition ratings

This section provides our overall opinion of the property, highlighting areas of concern, and summarises the condition ratings of different elements of the property (with only the worst rating per element being inputted in the tables). It also provides a summary of repairs (and cost guidance where agreed) and recommendations for further investigations.

To make sure you get a balanced impression of the property, we strongly recommend that you read all sections of the report, in particular the 'What to do now' section, and discuss in detail with us.

Overall opinion

The property is considered to be a reasonable proposition for purchase provided that you are prepared to accept the cost and inconvenience of dealing with the matters raised in the report.

3

Section of the report	Element number	Element name
E: Outside the property	N/A	There are no elements with this condition rating
F: Inside the property	N/A	There are no elements with this condition rating
G: Services	N/A	There are no elements with this condition rating
H: Grounds (part)	N/A	There are no elements with this condition rating

2

Section of the report	Element number	Element name
E: Outside the property	E3	Rainwater pipes and gutters
F: Inside the property	F3	Walls and partitions
G: Services	G1	Electricity
H: Grounds (part)	N/A	There are no elements with this condition rating

1

Section of the report	Element number	Element name	
E: Outside the property	E1	Chimney stacks	
	E2	Roof coverings	
	E4	Main walls	
	E5	Windows	
	E6	Outside doors (including patio doors)	
	E8	Other joinery and finishes	
	F: Inside the property	F1	Roof structure
		F2	Ceilings
F4		Floors	
F5		Fireplaces, chimney breasts and flues	
F6		Built-in fittings	
F7		Woodwork (for example, staircase and joinery)	
F8		Bathroom and kitchen fittings	

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Overall assessment and summary of the condition ratings

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G: Services	G2	Gas/oil
	G3	Water
	G4	Heating
	G5	Water heating
	G6	Drainage
H: Grounds (part)	N/A	There are no elements with this condition rating

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Overall assessment and summary of condition ratings (continued)

Summary of repairs (and cost guidance)

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

Repairs

Cost guidance (where agreed)

Damp in the kitchen/ lobby area	

Further investigations

Further investigations should be obtained prior to legal commitment to purchase the property (see 'What to do now')

Electrical Test

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About the property

Type of property	Semi-detached house with a single storey extension.
Approximate year the property was built	1910
Approximate year the property was extended	There is a bathroom, utility room and lobby extension. Date not known
Approximate year the property was converted	It is possible that parts of the kitchen were once outbuildings. Date of conversion/extension not known.
Information relevant to flats and maisonettes	N/A

Accommodation

Ground: Lobby, two reception rooms, kitchen, lobby, bathroom and utility room.
First Floor: Landing two bedrooms.

Construction

The main property has a frontage of about 4.1m and a depth of about 7.0m with height from ground level to roof edge of about 5.75m with further 2.5m to the apex. External walls are of solid approximately 225mm solid brick construction. There is evidence of a slate proof course supplemented by chemical injection.

This section of the property has a pitched concrete tile roof surmounted by two brick chimneys. The roof is supported by approximately 75mm x 50mm rafters that are in turn supported by two substantial horizontal timbers about 25mm x 75mm spanning up to 3.65m The base of the roof is tied in with 75mm x 50mm ceiling joists.

The extension is about 10.5m deep about 2.4m wide with height from ground to roof edge of about 2.3m to roof edge with a further 1.5m to the apex of the roof. The walls appear to be of solid 225mm brick construction in the kitchen section and cavity construction probably with a block inner leaf in the lobby, bathroom and utility room section. This part of the property also has a pitched concrete tile roof. The construction above the kitchen is similar to the main roof except that there is only one longitudinal timber supporting the rafters and it spans about 4.6m.

Both parts of the property have plastic rainwater goods and waste pipes. Windows are PVCu frame with double glazing.

The lounge and first floors are suspended timber with plank decks supported by about 80mm joists spanning about 3.65m. Other floors are solid.

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D About the property

Walls and ceilings are largely finished with papered or painted plaster and ceramics.

There is gas fired central and hot water heating that is provided by a modern combination boiler.

Means of escape

No particular risks were noted.

Security

No particular risks were noted.

Energy

We have not prepared the Energy Performance Certificate (EPC). If we have seen the EPC, then we will report the 'Current' rating here. We have not checked this rating and so cannot comment on its accuracy. We are advised that the property's current energy performance, as recorded in the EPC, is:

Energy Efficiency Rating

The energy efficiency and environmental impact ratings were not seen.

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About the property (continued)

Services

Gas

Mains Other

Electricity

Mains Other

Water

Mains Other

Drainage

Mains Other

Please see section K for more information about the energy efficiency of the property

Central heating

Gas Electric Solid fuel Oil None

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

None noted

Grounds

Typical of the type and age of property. There are shared paths at the front and rear.

Location

Situated in a residential within the suburbs of Walsall.

Facilities

Walsall has most amenities.

Local environment

No particularly adverse features noted.

Other local factors

No particularly adverse factors noted.
Former mining area but collieries are long closed.

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E

Outside the property

Limitations to inspection

There were no particular restrictions.

1 2 3 NI

E1 Chimney stacks	No significant defects were noted. Redundant flues can be capped and vented to help reduce dampness.	1
E2 Roof coverings	No significant defects were noted.	1
E3 Rainwater pipes and gutters	No significant defects were noted. Vegetation in the annex gutter may be indicative of a poor fall allowing silt to accumulate.	2
E4 Main walls	No significant defects were noted. The original property is believed to have solid external walls that will be cold and prone to condensation. The extension walls may be capable of retrospective insulation by injection if not constructed with and insulated cavity. There has been slight distortion of the structure due to past movement. This is considered to be historic and unlikely to progress.	1
E5 Windows	No significant defects were noted.	1
E6 Outside doors (including patio doors)	No significant defects were noted.	1
E7 Conservatory and porches	None noted.	NI
E8 Other joinery and finishes	No significant defects were noted.	1
E9 Other	None noted	NI

Property address

F

Inside the property

Limitations to inspection

All floor surfaces were covered. The extension roof void cannot be entered.

1 2 3 NI

F1
Roof structure No significant defects were noted. The roof structure above the kitchen is likely to be undersized compared to modern standards. There is however no evidence that it is distressed. 1

F2
Ceilings No significant defects were noted but some may be dated and may be prone to collapse due to age particularly if decoration is disturbed. 1

The first floor ceilings have about 75mm of insulation above them. Current practice is to lay about 300mm of insulation. There is no insulation above the kitchen ceiling. The extension is likely to be insulated to the standard at the time of its construction.

F3
Walls and partitions Skirting boards were damp in the kitchen to lobby area walls. Ceramics prevent the testing of the walls in this and the bathroom area. It is thus not possible to tell if the damp is confined to the skirting boards which is possible if there is a poor wall and floor juncture. 2

An angle bead is corroding by the lobby door and will eventually have to be cut out damaging the ceramics to affect a repair. It is not known if the bead is corroding due to condensation or a damp problem within the wall.

An angle bead in the bathroom is corroding and will eventually have to be out. Given its location the source of moisture is likely to be condensation.

Stained plaster in the utility room was dry suggesting that any damp is due to condensation.

Some plaster may be dated and found to be fractured or perished if decoration is removed.

F4
Floors No significant defects were noted. 1

The front reception room floor rattles slightly. There is no evidence of structural failure. It may be caused by slight shrinkage of the timbers.

Slight dampness near to the toilet is likely to be spillage but only further investigation can confirm.

F5
Fireplaces, chimney No significant defects were noted. 1

Property address Walsall

F

Inside the property

breasts and flues	If the use of the flues is important to you have them tested before exchange of contracts.	
F6 Built-in fittings (e.g. wardrobes)	No significant defects noted.	1
F7 Woodwork (e.g. staircase and joinery)	No significant defects noted.	1
F8 Bathroom and kitchen fittings	No significant defects noted. The utility room sink unit is in poor condition.	1
F9 Other	None noted.	NI

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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, or meet modern standards.

Limitations to inspection

There were no particular restrictions.

1 2 3 NI

- G1 *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.*

Electricity

The meter and consumer unit are in the lounge.

2

There is no RCD protection to protect occupiers in the event of fault. No other significant defects were noted but have the system tested before exchange of contracts unless the vendor has a recent safety certificate.

- G2 *Safety warning: All gas and oil appliances and equipment should regularly be inspected, tested, maintained and serviced by a registered 'competent person' and 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.*

Gas/oil

The meter and stop valve are in the lounge. No significant defects noted but due to the potential dangers of gas the pipes flues and appliances tested before exchange of contracts.

1

- G3 The stop tap was not seen. Check that you can locate and operate it in an emergency.

Water

1

- G4 No significant defects were noted but the boiler is some years old and likely to be approaching life expiry and will not be as efficient as latest equivalents. Parts may be hard to obtain. Unless seen in operation and having a satisfactory service record then have it tested before exchange of contracts.

Heating

1

- G5 From the boiler directly. No significant defects were noted but unless seen in operation and having a satisfactory service record then have it tested before exchange of contracts.

Water heating

1

- G6 No significant defects were noted to the visible above ground drainage.

Drainage

1

One covers was opened. No significant defects were noted. A cover with block inset was too heavy to lift.

Property address Walsall

G

Services

G7 Common services	Drains may be shared. Such sections are likely to be the responsibility of the local authority to maintain.	NI
G8 Other services/features	None noted.	NI

Property address

Limitations to inspection

There were no particular restrictions.

1 2 3 NI

H1
Garage(s) None noted. NI

H2
Permanent outbuildings and other structures There are no permanent outbuildings. NI

H3
Other No significant defects noted. The top courses of the front boundary wall require rebuilding.

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I

Issues for your legal advisers

We do not act as the 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, these will be listed and explained in this section (for example, check whether there is a warranty covering replacement windows). You should show your legal advisers this section of the report.

I1 Regulations	Confirm that the extension complies with local authority requirements.
I2 Guarantees	None known.
I3 Other matters	There is a party wall. Drains could be shared with others in which case maintenance of such parts is likely to be the responsibility of the water company. There are shared paths at the front and rear.

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J

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, having existed for some time and which cannot reasonably be changed.

J1 Risks to the building	No significant risks noted.
J2 Risks to the grounds	No significant risks noted.
J3 Risks to people	No significant risks noted.
J4 Other risks or hazards	No significant risks noted.

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K Energy efficiency

This section describes energy related matters for the property as a whole. It takes account of 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.

K1 Insulation	<p>The original walls and solid floors will be cold and difficult to improve the insulation of.</p> <p>Increasing the insulation in the roof voids and injection of insulation into the cavity walls, if not already insulated, would be relatively easy and inexpensive ways to improve insulation.</p>
K2 Heating	<p>The system is likely to be reasonably efficient. Improving the boiler whilst operative is unlikely to be justified economically.</p>
K3 Lighting	<p>Use of fluorescent based light bulbs at all fittings may increase energy efficiency nominally.</p>
K4 Ventilation	<p>No significant deficiencies noted.</p>
K5 General	<p>None noted.</p>

Property address

L

Surveyor's declaration

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

Signature

Surveyor's RICS number Qualifications

For and on behalf of

Company

Address

Town County

Postcode Phone number

Website Fax number

Email

Property address

Client's name Date this report was produced

RICS Disclaimers

1. This report has been prepared by a surveyor ('the Employee') on behalf of a firm or company of surveyors ('the Employer'). The statements and opinions expressed in this report are expressed on behalf of the Employer, who accepts full responsibility for these.

Without prejudice and separately to the above, the Employee will have no personal liability in respect of any statements and opinions contained in this report, which shall at all times remain the sole responsibility of the Employer to the exclusion of the Employee.

In the case of sole practitioners, the surveyor may produce the report in his or her own name unless the surveyor operates as a sole trader limited liability company.

To the extent that any part of this notification is a restriction of liability within the meaning of the *Unfair Contract Terms Act 1977* it does not apply to death or personal injury resulting from negligence.

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



Please read the 'Description of the RICS Building Survey Service' (at the end of this report) for details of what is, and is not, inspected.

Property address

If you are a prospective or current home owner who has chosen an RICS Home Survey you should carefully consider the findings, condition ratings and risks stated in this report.

Getting quotations

You should obtain reports and at least two quotations for all the repairs and further investigations that the surveyor has identified. These should come 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 the quotations in writing.

Some repairs will need contractors with specialist skills and who are members of regulated organisations (for example, electricians, gas engineers or plumbers). Some work may also need you to get Building Regulations permission or planning permission from your local authority. Your surveyor may be able to help.

Further investigations

If the surveyor is concerned about the condition of a hidden part of the building, could only see part of a defect or does not have the specialist knowledge to assess part of the property fully, the surveyor may have recommended that further investigations should be carried out (for example, by structural engineers or arboriculturists) to discover the true extent of the problem.

Who you should use for these further investigations

Specialists belonging to different types of organisation 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 your surveyor.

What the further investigations will involve

This will depend on the type of problem, but to do this properly, parts of the home may have to be disturbed. If you are a prospective purchaser, you should discuss this matter with the current owner. In some cases, the cost of investigation may be high.

This guidance does not claim to provide legal advice. You should consult your legal advisers before entering into any binding contract or purchase.

The service

The RICS Building Survey Service includes:

- a thorough inspection of the property (see 'The inspection'); and
- a detailed report based on the inspection (see 'The report').

The surveyor who provides the RICS Building Survey Service aims to:

- help you 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;
- where practicable and agreed, provide an estimate of costs for identified repairs; and
- make recommendations as to any further actions or advice which need to be obtained before committing to purchase.

Any extra services provided that are not covered by the terms and conditions of this report 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 (both major and minor) that are evident. This inspection is intended to cover as much of the property as physically accessible. Where this is not possible an explanation is provided in the 'Limitations to inspection' box in the relevant sections of the report.

The surveyor does not force or open up the fabric without owner consent, or if there is a risk of causing personal injury or damage. This includes taking up fitted carpets, fitted floor coverings or floorboards, moving heavy furniture, removing the contents of cupboards, roof spaces, etc., removing secured panels and/or hatches or undoing electrical fittings. The under-floor areas are inspected where there is safe access.

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 a 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 other than through their normal operation in everyday use. The visual inspection cannot assess the efficiency or safety of electrical, gas or other energy sources; the plumbing, heating or drainage installations (or whether they meet current regulations); or the internal condition of any chimney, boiler or other flue. Intermittent faults of services may not be apparent on the day of inspection.

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, 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 therefore are 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 outside surfaces of the building, as well as its access and communal areas (for example, shared hallways and staircases) and roof spaces, but only if they are accessible from within the property or communal areas. The surveyor also inspects (within the identifiable boundary of the flat) drains, lifts, fire alarms and security systems, although the surveyor does not carry out any specialist tests other than through their normal operation in everyday use.

Dangerous materials, contamination and environmental issues

The surveyor makes enquiries about contamination or other environmental dangers. If the surveyor suspects a problem, he or she recommends 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 these 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. With flats, the surveyor assumes that there is a 'dutyholder' (as defined in the regulations), and that in place are an asbestos register and an effective management plan 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 results of inspection 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 maintenance of a wide range of issues reported. Purely cosmetic and minor maintenance defects that have no effect on performance might not be reported. The report is not a warranty.

The report is in a standard format and includes the following sections.

- A Introduction to the report
- B About the inspection
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 - Description of the RICS Building Survey Service
 - Typical house diagram

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:

Condition rating 3 – defects that are serious and/or need to be repaired, replaced or investigated urgently.

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 – not inspected.

Continued...

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.

The surveyor may report on the cost of any work to put right defects (where agreed), but does not make recommendations on how these repairs should be carried out. However, there is general advice in the 'What to do now' section at the end of the report.

Energy

The surveyor has not prepared the Energy Performance Certificate (EPC) as part of the RICS Building Survey Service for the property. If the surveyor has seen the current EPC, he or she will provide the Energy Efficiency Rating in this report, but will not check the rating and so cannot comment on its accuracy. Where possible and appropriate, the surveyor will include additional commentary on energy related matters for the property as a whole in the K Energy efficiency section of the report, but this is not a formal energy assessment of the building.

Issues for legal advisers

The surveyor does not act as 'the 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, check whether there is a warranty covering replacement windows).

The report has been prepared by a surveyor ('the Employee') on behalf of a firm or company of surveyors ('the Employer'). The statements and opinions expressed in the report are expressed on behalf of the Employer, who accepts full responsibility for these.

Without prejudice and separately to the above, the Employee will have no personal liability in respect of any statements and opinions contained in this report, which shall at all times remain the sole responsibility of the Employer to the exclusion of the Employee.

In the case of sole practitioners, the surveyor may produce the report in his or her own name unless the surveyor operates as a sole trader limited liability company.

To the extent that any part of this notification is a restriction of liability within the meaning of the Unfair Contract Terms Act 1977 it does not apply to death or personal injury resulting from negligence.

If the property is leasehold, the surveyor gives you general advice and details of questions you should ask your legal advisers. This general advice is given in the 'Leasehold properties advice' document.

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, having existed for some time and which cannot reasonably be changed.

Standard terms of engagement

1 The service – the surveyor provides only the standard RICS Building Survey Service ('the service') described here, unless you and the surveyor agree 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:

- plan drawing;
- schedules of works;
- re-inspection;
- detailed specific issue reports;
- market valuation and re-instatement cost; and
- negotiation.

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

3 Before the inspection – this period forms an important part of the relationship between you and the surveyor. The surveyor will use reasonable endeavours to contact you regarding your particular concerns about the property and explain (where necessary) the extent and/or limitations of the inspection and report. The surveyor also carries out a desk-top study to understand the property better

4 Terms of payment – you agree to pay the surveyor's fee and any other charges agreed in writing.

5 Cancelling this contract – you are entitled to cancel this contract by giving notice to the surveyor's office at any time before the day of the inspection. The surveyor does not provide the service (and reports this to you as soon as possible) if, after arriving at the property, the surveyor decides that:

- (a) he or she lacks enough specialist knowledge of the method of construction used to build the property; or
- (b) it would be in your best interests to have an RICS HomeBuyer Report or an RICS Condition Report, rather than the RICS Building Survey.

If you cancel this contract, the surveyor will refund any money you have paid for the service, except for any reasonable expenses. If the surveyor cancels this contract, he or she will explain the reason to you.

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.

Complaints handling procedure

The surveyor will have an RICS-compliant complaints handling procedure and will give you a copy if you ask.

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

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

