

Photographs are omitted from this sample report.

LEVEL 2 PLUS

RICS Home Survey Report

Property address

Flat C, Sample Street, London (a fictional sample property)

Client's name

Sample Client

Inspection date

Not shown in this sample report

Report reference

SAMPLE-L2PLUS

Surveyor's RICS number

6378678

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About the inspection and report

This RICS Home Survey – Level 2 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.

As agreed, this report will contain the following:

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

About the report

We aim to give you professional advice to:

- make a reasoned and informed decision on whether to go ahead with buying the property
- take into account any repairs or replacements the property needs, and
- consider what further advice you should take before committing to purchasing the property.

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

About the inspection

- We only carry out a visual inspection.
- We inspect roofs, chimneys and other surfaces on the outside of the building from ground level and, if necessary, from neighbouring public property and with the help of binoculars.
- We inspect the roof structure from inside the roof space if there is access (although we do not move or lift insulation material, stored goods or other contents). We examine floor surfaces and under-floor spaces so far as there is safe access to these (although we do not move or lift furniture, floor coverings or other contents). We do not remove the contents of cupboards. We are not able to assess the condition of the inside of any chimney, boiler or other flues. Also, we do not remove secured panels or undo electrical fittings.
- We note in our report if we are not able to check any parts of the property that the inspection would normally cover. If we are concerned about these parts, the report will tell you about any further investigations that are needed.
- We do not report on the cost of any work to put right defects or make recommendations on how these repairs should be carried out. Some maintenance and repairs we suggest may be expensive.
- We inspect the inside and outside of the main building and all permanent outbuildings, but we do not force or open up the fabric of the building. We also inspect the parts of the electricity, gas/oil, water, heating and drainage services that can be seen, but we do not test them. To help describe the condition of the home, we give condition ratings to the main parts (the 'elements') of the building, garage and some parts outside. Some elements can be made up of several different parts.
- In the element boxes in sections D, E, F and G, we describe the part that has the worst condition rating first and then briefly outline the condition of the other parts. The condition ratings are described in section B of this report. The report covers matters that, in the surveyor's opinion, need to be dealt with or may affect the value of the property.

Reminder

Please refer to your **Terms and Conditions** report for a full list of exclusions.



About the inspection

Surveyor's name Joseph Weaver	
Surveyor's RICS number 6378678	
Company name JBS Surveying Limited	
Date of the inspection Not shown in this sample report	Report reference number SAMPLE-L2PLUS
Related party disclosure Not applicable. The surveyor has no personal or business relationship with any party involved in this transaction.	
Full address and postcode of the property Flat C, Sample Street, London (a fictional sample property)	
Weather conditions when the inspection took place Dry and overcast, following a period of mixed weather. The weather did not limit the inspection, although dry weather can mask intermittent leaks and dampness that only show after prolonged or wind-driven rain.	
Status of the property when the inspection took place The property was occupied and furnished at the time of the inspection. Floors were covered with fitted carpets and laminate, and furniture and stored items restricted our view of some wall and floor surfaces. We did not move heavy furniture, lift fitted floor coverings or open up the structure. Where parts of the property could not be seen, we say so in the relevant section.	

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 K, 'Further investigations and getting quotes', and discuss this with us if required.

B

Summary of condition ratings

Overall opinion of property

This is a well-proportioned top-floor flat forming part of a Victorian terraced house that has been converted into three self-contained flats. The flat is in fair condition for its age and type. Most of the matters identified are typical of a building of this age and can be dealt with as part of normal maintenance, but two items have been given Condition Rating 3 and need attention before you commit to the purchase: the removed chimney breast in the kitchen (E5) and the electrical installation (F1).

We could not inspect the underground drainage (F6) or the rear garden (G4), which belong to the ground-floor flat, and a number of legal matters relating to the lease, the conversion and the alterations need to be confirmed by your conveyancer (Section H).

Because this is a flat in a converted building, much of the fabric outside the flat itself, including the roof, chimney stacks, main walls, rainwater goods and drainage, is likely to be shared, with the cost of repair recovered through the service charge. Several of the external items in this report (D1, D2, D3 and D4) therefore depend on the freeholder, and the sums involved will depend on the lease and on the number of flats sharing the cost.

The property is considered to be a reasonable purchase, provided that you are prepared to accept the cost and inconvenience of dealing with the repair and improvement works identified in this report. Provided that the necessary works are carried out to a satisfactory standard and the building is thereafter maintained in good repair, we see no reason why there should be any unusual difficulty on resale in normal market conditions.

B

Condition ratings

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

3 Elements that require urgent attention

These elements have defects that are serious and/or need to be repaired, replaced or investigated urgently. Failure to do so could risk serious safety issues or severe long-term damage to your property.

Element no.	Element name
E5	Fireplaces and chimney breasts
F1	Electricity

2 Elements that require attention but are not serious or urgent

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

Element no.	Element name
D1	Chimney stacks
D2	Roof coverings
D3	Rainwater pipes and gutters
D4	Main walls
D5	Windows
D8	Other joinery and finishes
E1	Roof structure
E2	Ceilings
E3	Walls and partitions
E8	Bathroom fittings
E9	Other
G3	Other outside structures / boundaries

1 Elements with no current issues

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

Element no.	Element name
D6	Outside doors (including patio doors)
E4	Floors
E6	Built-in fittings
E7	Woodwork (e.g. staircase)
F2	Gas/Oil
F3	Water
F4	Heating

F5	Water heating
F7	Common services

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 no.	Element name
F6	Drainage
G4	Grounds (inc. shared facilities)



About the property

Type of property

The property is a self-contained flat on the second (top) floor of a mid-terrace Victorian house that has been converted into three flats. Access is through a shared front door, communal hall and staircase.

Approximate year the property was built

Circa 1890

Approximate year the property was extended

Not applicable

Approximate year the property was converted

Not known. The conversion appears to date from the late twentieth century; your conveyancer should confirm.

Information relevant to flats and maisonettes

Second (top) floor flat. The building contains three flats, one on each floor. There is no lift. The communal hall and staircase serve all three flats.

In multi-occupancy buildings, items of disrepair or improvement to the main structure are typically defined in the lease as a communal responsibility, funded through the service charge. Any disrepair identified should be brought to the attention of the freeholder or managing agent. Your conveyancer should confirm the arrangements for this property.

Construction

The property is of traditional construction, with the principal load-bearing walls formed in solid bonded brickwork. The main roof is pitched and covered in natural slate, with a parapet wall and a lead-lined parapet gutter to the front. The windows are timber sliding sashes with single glazing to the front and uPVC double-glazed casements to the rear. Internally, the floors are of suspended timber construction, as is typical for a building of this age, style and type.

The masonry is London stock brick laid in Flemish bond. Internal walls are a mix of solid brick and timber stud partitions with lath and plaster and later plasterboard finishes.

We refer you to our comments later in the report for more specific information on the construction and condition of each element.

Accommodation

Second floor: entrance hall, reception room, kitchen, two bedrooms and bathroom. Roof void above, reached through a hatch in the hall.

C

Energy efficiency and services

Energy efficiency rating

The published Energy Performance Certificate (EPC) for the flat was reviewed. The rating is not shown in this sample report.

Issues relating to the energy efficiency rating

The EPC describes the windows as double glazed throughout, whereas the front windows are single glazed timber sashes (D5). This may mean the EPC is more favourable than the flat's actual energy performance.

The EPC also records loft insulation deeper than the approximately 100mm seen in the roof void (E1).

Mains services

Gas, Electric, Water, Drainage

Central heating

Gas

Other services or energy sources

No other services or energy sources were noted.

C

Location and facilities

Grounds

The flat has no garden of its own. The front garden is communal and the rear garden is understood to belong to the ground-floor flat.

Location

The property is in an established residential street of similar Victorian terraced houses, many of which have been converted into flats.

On-street parking appears to be controlled. Check with the local authority whether a residents' permit is available.

Facilities

Local shops, schools and public transport are within reasonable walking distance.

Local environment

We are not aware of any environmental matters that would significantly affect the property, subject to the comments below.

The local geology is commonly clay-based. Clay subsoils shrink during prolonged dry weather and swell again as moisture returns, and the effect is greater near trees. See D4.

D

Outside the property

Limitations on the inspection

The exterior was inspected from ground level within the communal front garden and from the public footpath, with the aid of binoculars and photographic equipment. The rear elevation was seen only in part from within the flat. Parts of the roof slopes, the parapet gutter and the chimney stacks could not be seen.

External decorative finishes can conceal cracking, movement or decay beneath them. The absence of a visible defect in such areas should not be taken as confirmation that none exists.

D1 Chimney stacks

There are two brick chimney stacks, one on each party wall, each shared with the adjoining houses. The stacks carry several clay pots, some of which are uncapped, and the tops are weathered with a mortar flaunching.

The brickwork shows weathering and open mortar joints at high level, and the flaunching is cracked. Chimney stacks, fillets and flashings are very exposed and should be regularly inspected and maintained in good condition. Repointing, renewal of the flaunching and capping of unused pots should be carried out as part of the next cycle of external maintenance.

Chimney stacks are among the most exposed elements of a building, subject to constant weathering and requiring regular maintenance to remain watertight and structurally sound. On a house of this age the stacks are of solid brickwork and are unlikely to incorporate a damp-proof course, so they rely on the pointing, the flaunching and the flashings to keep water out. Uncapped pots allow rainwater into the flues, which can lead to dampness in the chimney breasts below (see E3 and E5).

As the stacks are shared with the neighbouring houses and form part of the main structure, their repair is likely to be a communal responsibility under the lease, with the cost shared through the service charge and, in part, with the adjoining owners.

2

Photographs are omitted from this sample report.

D2 Roof coverings

The main roof is pitched and covered with natural slate on timber battens. To the front, the slope drains into a lead-lined parapet gutter behind the front parapet wall. Our view of the roof was limited to what could be seen from ground level and from the rear windows.

A number of slates have slipped or are missing, and there is some moss growth. The parapet gutter could not be seen, but staining to the front bedroom ceiling (E2) suggests that water has entered at some point. Localised repairs are needed to keep the roof weathertight. Your conveyancer should confirm with the freeholder or managing agent whether the roof has been repaired recently and whether any works are planned.

Natural slate is a durable roof covering and good-quality slate can last well over a century. In practice, the life of a slate roof is usually limited by the fixings rather than the slate itself: the iron

2

nails used in older roofs corrode over time and the slates then slip. Slipped or missing slates are not uncommon on a roof of this age, but each one is a route for water into the roof structure.

Parapet gutters are a common and vulnerable feature of Victorian London terraces. They are hidden behind the parapet, collect water from the whole slope, and depend on the lead lining, its joints and the outlet remaining clear. Blockage by leaves or debris, or splits in the lead, can allow water to overflow into the top of the wall and the ceiling below, often without any sign from street level.

In a leasehold context, responsibility for the roof is likely to rest with the freeholder, with the cost recovered through the service charge. Roof works can become disproportionately expensive because of the access required, even where the underlying repair is modest.

Photographs are omitted from this sample report.

D3 Rainwater pipes and gutters

Rainwater from the parapet gutter discharges through an outlet in the parapet into a cast-iron hopper and downpipe on the front elevation. The rear slope drains to a plastic gutter and downpipe.

The cast-iron hopper and pipe are corroded, and there is staining to the brickwork below the hopper, which suggests leakage. Rainwater goods should be checked and cleared regularly, and the leaking joint repaired.

2

Cast-iron rainwater goods are typical of the period and can last a very long time, provided they are regularly painted. Once the protective paint fails the metal rusts, joints open and sections can crack, particularly on the hidden rear face of the pipe. Leaking rainwater goods are one of the most common causes of dampness in the walls of older buildings (see D4 and E3). It is advisable to check gutters and downpipes during heavy rain, when leaks and overflows are easiest to see.

Photographs are omitted from this sample report.

D4 Main walls

The main walls are of solid brickwork, approximately one brick thick. The walls were checked for signs of significant or potentially significant movement such as cracking, bowing, bulging and distortion, and no evidence of structural failure was noted.

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There is some minor cracking above the front window openings, and open mortar joints at high level near the parapet and below the hopper (see D3). Repointing is needed in these areas as part of normal maintenance.

The masonry is London stock brick laid in Flemish bond, readily identified by its characteristic yellow-brown appearance. These bricks are generally durable but are softer than modern bricks and can be more vulnerable to weathering, surface erosion and frost damage, particularly where hard cement mortars have been used in repairs.

Solid masonry walls of this type are usually structurally robust, but unlike modern cavity walls they rely on their thickness, and on the condition of the pointing and the outer face, to resist the passage of moisture. It is therefore particularly important that defective pointing and cracking are attended to promptly.

The foundations were not exposed. In a building of this age they are likely to be shallow by modern standards. The local geology is commonly clay-based, and clay soils shrink and swell

with changes in moisture content, particularly where trees are nearby or drains leak. This does not in itself mean there is a defect, but it is an important background factor, and the building should always be insured for subsidence, heave and landslip.

Photographs are omitted from this sample report.

D5 Windows

The front windows are timber sliding sash windows with single glazing. The rear windows are uPVC double-glazed casements. A sample of the windows was opened.

The timber sashes are weathered, with flaking paint and some soft timber to the lower rails and cills, and the sashes are stiff to operate. The uPVC windows appeared serviceable. The timber windows need overhauling and redecoration, with local repairs to the decayed timber. You should obtain quotations before you exchange contracts.

Timber sash windows are a defining feature of Victorian buildings. Softwood sashes need regular redecoration, and once the paint fails, water gets into the joints and the lower rails and cills begin to rot. Sash windows are balanced by cords and weights within the frame; cords wear and break over time and should be expected to need renewal.

Single glazing performs significantly less well than double glazing in terms of heat loss, draughts and noise, and the rooms may be more prone to condensation in cold weather. Before replacing or upgrading the front windows, check with the local planning authority whether the property is in a conservation area, as replacements may need to match the original design.

Replacement windows are controlled fittings under the Building Regulations. Your conveyancer should ask for FENSA or equivalent certification for the rear uPVC windows.

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Photographs are omitted from this sample report.

D6 Outside doors (including patio doors)

The communal front door is a timber panelled door with a glazed fanlight and an entry phone. It was in satisfactory condition.

The communal entrance door is usually the freeholder's responsibility. Any glazing in or beside a door should be safety glass if it is replaced.

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Photographs are omitted from this sample report.

D7 Conservatory and porches

Not applicable. There are no conservatories or porches.

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Photographs are omitted from this sample report.

D8 Other joinery and finishes

The external joinery includes the timber window surrounds and the fascia to the rear. Paintwork is weathered and flaking in places. Redecoration is needed as part of the next cycle of external maintenance.

In a converted building, external decoration is normally carried out on a communal basis. Your

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conveyancer should ask when it was last done and whether a programme of external works, and a Section 20 consultation with the leaseholders, is planned.

Photographs are omitted from this sample report.

D9 Other

None.

○

Photographs are omitted from this sample report.

E

Inside the property

Limitations on the inspection

The flat was occupied and furnished. Floors were covered with fitted carpets and laminate, and furniture and stored items restricted our view of some walls and floors. We did not move heavy furniture or lift fitted floor coverings.

The roof void was entered and inspected from the ceiling joists where it was safe to do so (see E1).

E1 Roof structure

The roof void was entered from the access hatch in the hall. The roof is of traditional cut timber construction with rafters, purlins supported on struts, and ceiling joists. Some water staining was seen to the timbers near the front parapet gutter (see D2). No significant defects were seen in the timbers inspected.

Roof void entry record

Access: hatch in the hall; no fixed ladder or lighting.

Extent: entered and inspected from the ceiling joists over the central part of the void; the eaves and the area behind the front parapet were seen by torch from a distance.

Boarding: none.

Insulation: glass fibre quilt, approximately 100mm deep, between the joists.

Ventilation: no dedicated ventilation seen.

Underlay: none; the underside of the slates is visible.

Timbers: water staining to two rafters and the wall plate at the front; dry to the moisture meter at the time of inspection. Old woodworm flight holes in a few timbers, with no fresh bore dust.

Party walls: brick, built up to the underside of the slates.

Current guidance recommends loft insulation of around 270mm. Topping up is a simple improvement, but ventilation must be maintained, particularly where there is no underlay, to avoid condensation in the roof void.

2

Photographs are omitted from this sample report.

E2 Ceilings

Ceilings are a mix of original lath and plaster and later plasterboard. There is water staining to the front bedroom ceiling near the external wall, and some hairline cracking. The bathroom ceiling has a textured coating.

The staining should be made good once the parapet gutter has been repaired (D2). Textured coatings applied before the year 2000 may contain asbestos: have it tested before any work that would disturb it.

Lath and plaster ceilings are typical of the period. They consist of plaster applied over thin timber

2

strips (laths) fixed to the joists. Over time the plaster can lose its key to the laths, and ceilings can crack or sag. Hairline cracking is common and usually of no structural concern, but any bulging or sagging should be investigated.

Photographs are omitted from this sample report.

E3 Walls and partitions

Internal walls are a mix of solid brick and timber stud partitions, finished in plaster. Moisture meter readings were taken to the internal wall surfaces.

Raised readings were found at high level on the inside face of the front wall in the front bedroom, below the parapet gutter, with slight staining and blistered paint. This appears to be associated with the parapet gutter and rainwater goods (D2, D3) rather than rising damp. Once the external defects have been repaired, the wall should be allowed to dry out before redecoration.

Moisture readings (electronic meter, relative scale)

Front bedroom, front wall, below ceiling: high

Front bedroom, front wall, skirting level: normal

Reception room, front wall, below ceiling: slightly raised

Kitchen, former chimney breast position: normal

Bathroom, wall behind the bath: normal

Rear bedroom, rear wall: normal

A moisture meter indicates moisture in plaster and masonry on a relative scale; it does not measure moisture content by weight, and readings can be affected by salts and by materials such as foil-backed paper. Solid walls absorb rain and dry out slowly, and once saturated at high level from a leaking gutter they can take several months to dry. At second-floor level, rising damp is not a relevant explanation.

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Photographs are omitted from this sample report.

E4 Floors

The floors are of suspended timber construction, covered with fitted carpets and laminate. They felt reasonably firm underfoot, with some unevenness typical of a building of this age. No repair is currently needed.

Suspended timber floors are typical of the period: floorboards laid over timber joists spanning between the walls. Some deflection and unevenness is normal after more than a century of use. Hard floor coverings in upper-floor flats often have to meet sound insulation requirements in the lease; your conveyancer should check.

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Photographs are omitted from this sample report.

E5 Fireplaces and chimney breasts

The chimney breasts in the reception room and front bedroom are retained, with the fireplaces blocked up. The chimney breast in the kitchen has been removed at this level, but the breast continues above, within the roof void, and the stack above is still in place (see D1 and E1).

We could not see how the retained masonry above is supported. When a chimney breast is removed, the brickwork above must be properly supported, usually on a steel beam or brackets designed by a structural engineer and approved under the Building Regulations. Without

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evidence of this there is a risk of movement. We have given this Condition Rating 3 because it needs further investigation before you exchange contracts. Your conveyancer should ask for the Building Regulations completion certificate and any structural engineer's calculations. If these are not available, a structural engineer should inspect; we can recommend one.

The blocked fireplaces have no ventilation. Disused flues should be ventilated to prevent condensation and dampness within the flue.

Chimney breasts are part of the structure of a house, and in a terrace they are often built back to back with those of the adjoining house on the party wall. Removing a breast at a lower level while leaving the masonry above in place is a common alteration in converted buildings, but it transfers the weight of the retained masonry onto whatever support has been provided. Where no adequate support exists, the retained breast can drop, crack or, in the worst cases, collapse.

Removal of a chimney breast on a party wall is also notifiable under the Party Wall etc. Act 1996, and in a leasehold flat is likely to need the freeholder's consent.

Photographs are omitted from this sample report.

E6 Built-in fittings

The kitchen has fitted wall and base units with a worktop, a gas hob and an electric oven. The fittings were in serviceable condition, with normal wear. The appliances were not tested.

1

Sealant joints around the worktop and sink should be kept in good order to prevent water getting into the units and the floor below.

Photographs are omitted from this sample report.

E7 Woodwork (e.g. staircase)

Internal doors, skirtings and architraves are a mix of original and replacement joinery, in fair condition with normal wear. The communal staircase is outside the flat and is covered at E9.

1

Photographs are omitted from this sample report.

E8 Bathroom fittings

The bathroom has a bath with a shower over, a wash hand basin and a WC. The fittings were in serviceable condition. The sealant around the bath is discoloured and breaking down, and there is no mechanical extractor fan. The sealant should be renewed and an extractor fan fitted to reduce condensation.

2

Failed sealant around a bath with a shower over is one of the most common causes of hidden water damage to the floor below and, in a flat, to the flat beneath. There is some black mould growth to the ceiling around the bath, which is typical of condensation where there is no extraction.

Photographs are omitted from this sample report.

E9 Other

Communal parts and fire safety. The communal hall and staircase were inspected in general terms. The flat entrance door is a timber panelled door without a self-closing device and did not appear to be a fire door. A smoke alarm was seen within the flat, but no fire detection was seen

2

in the common parts. You should ask the freeholder or managing agent for the current fire risk assessment for the common parts, and consider replacing the flat entrance door with a certified self-closing fire door.

In a converted building the communal staircase is usually the only way out in a fire. It relies on each flat being separated from the stair by fire-resisting construction, including a self-closing fire door to each flat, so that a fire in one flat does not fill the escape route with smoke. Many conversions carried out some years ago do not meet current expectations. The Regulatory Reform (Fire Safety) Order 2005 requires a fire risk assessment of the common parts, which is the responsibility of the freeholder.

Photographs are omitted from this sample report.

F

Services

Limitations on the inspection

Services were inspected visually only. The electrical, gas, water and heating installations were not tested. The gas and electricity meters are understood to be in a cupboard in the communal hall and were not seen.

Services are generally hidden within the construction of the property. We can only inspect the visible parts of the available services and we do not carry out specialist tests, so the inspection cannot confirm that the services work efficiently and safely or meet modern standards.

F1 Electricity

Mains electricity is connected. The consumer unit is in the hall cupboard. It is an older unit with rewirable fuses and no residual current device (RCD) protection. The visible wiring is a mix of older and newer PVC cable, some sockets are of an older type, and several multi-way adaptors were in use. There is no evidence that the installation has been tested recently.

We have given this Condition Rating 3. Before you exchange contracts, an Electrical Installation Condition Report (EICR) should be obtained from a registered electrician (for example NICEIC or NAPIT registered), together with quotations for any remedial work.

3

The Institution of Engineering and Technology recommends that the electrical installation in a home is tested at least every ten years and on a change of occupancy. An RCD disconnects the supply very quickly if there is an earth fault, reducing the risk of a fatal electric shock; installations without RCD protection fall short of current standards. Any new electrical work should comply with Part P of the Building Regulations, and your conveyancer should ask for certificates for any work carried out.

Photographs are omitted from this sample report.

F2 Gas/Oil

Mains gas is connected. The meter is understood to be in a cupboard in the communal hall and was not seen. There was no smell of gas at the time of the inspection. Gas appliances should be serviced annually and checked by a Gas Safe registered engineer.

1

Ask the seller for the most recent gas safety record and the boiler service history. A carbon monoxide alarm should be fitted in the room containing the boiler.

Photographs are omitted from this sample report.

F3 Water

Mains water is connected. The internal stop valve is in the kitchen, below the sink. It was not tested. The visible plumbing is in copper and plastic, and no leaks were seen.

1

In a building of this age the original supply pipe may have been lead. We could not see the

supply pipe where it enters the building. Lead pipes can affect drinking water quality; ask the seller and, if in doubt, the water company can test the supply.

Photographs are omitted from this sample report.

F4 Heating

Heating is provided by a gas-fired combination boiler, wall mounted in the kitchen, serving radiators throughout. The boiler was operating at the time of the inspection but was not tested. It should be serviced annually by a Gas Safe registered engineer.

1

Combination boilers heat water on demand and do not need a hot water cylinder. The flue discharges through the rear wall; flues should not be obstructed and should terminate a safe distance from windows.

Photographs are omitted from this sample report.

F5 Water heating

Hot water is provided by the combination boiler (see F4). Hot water ran at the taps during the inspection.

1

The flow of hot water from a combination boiler can be limited when more than one tap is used at the same time.

Photographs are omitted from this sample report.

F6 Drainage

Foul water from the flat discharges into a shared cast-iron soil and vent pipe on the rear elevation, which runs to the underground drains. The only inspection chamber seen is in the rear garden, which belongs to the ground-floor flat, and access was not available. The drainage has therefore not been inspected. Your conveyancer should confirm responsibility for the shared drains and whether there is any history of blockages.

NI

In terraced houses of this age the drains are often old clay pipes, and they may be shared with neighbouring houses before joining the public sewer. Old clay drains can crack or be displaced by ground movement or roots, and leaking drains can soften clay subsoil below foundations (see D4).

Photographs are omitted from this sample report.

F7 Common services

The communal hall has electric lighting and an entry phone system serving each flat. Both were working at the time of the inspection. They are communal and maintained through the service charge.

1

Ask the managing agent whether the communal electrical supply is tested periodically as part of the fire risk assessment.

Photographs are omitted from this sample report.



Grounds

Limitations on the inspection

The front garden was inspected from within. The rear garden belongs to the ground-floor flat and was seen only from the rear windows.

G1 Garage

None.



Photographs are omitted from this sample report.

G2 Permanent outbuildings

None.



Photographs are omitted from this sample report.

G3 Other outside structures / boundaries

The front boundary is a low brick wall with a metal gate. The wall is leaning slightly and the pointing is weathered. Repointing and local rebuilding may be needed in due course. Your conveyancer should confirm responsibility.

Front boundary walls are often built on shallow footings and are prone to leaning, particularly where tree roots or paving are nearby.

2

Photographs are omitted from this sample report.

G4 Grounds (inc. shared facilities)

The front garden is communal and laid to paving, with bin storage. The rear garden belongs to the ground-floor flat and was seen only from the rear windows; it was not inspected.

Refuse storage in the front garden is shared; ask the managing agent about the arrangements.

NI

Photographs are omitted from this sample report.

G5 Other

None.



Photographs are omitted from this sample report.



Issues for your legal advisers

Issues for your legal advisers

Tenure. The flat is assumed to be leasehold. Your conveyancer should confirm the length of the lease, the ground rent and service charge, and the repairing obligations for the roof, main walls, chimney stacks, rainwater goods, drains and common parts.

Alterations. Obtain Building Regulations approval and the freeholder's consent for the removal of the kitchen chimney breast (E5).

Conversion. Ask for the planning permission and Building Regulations completion certificate for the conversion of the building into flats.

Roof void. Confirm whether the roof void above the flat forms part of the flat.

Service charge and planned works. Ask for the last three years' service charge accounts, the current budget, details of any reserve fund, and whether any Section 20 consultation notices have been served or are expected, particularly for the roof, parapet gutter, chimney and external decoration works noted in Section D.

Fire safety. Ask for the fire risk assessment for the common parts (E9).

Windows. Ask for FENSA or equivalent certification for the rear uPVC windows (D5), and whether the lease makes the windows the leaseholder's or the freeholder's responsibility.

Insurance. Buildings insurance is likely to be arranged by the freeholder. Confirm that the cover includes subsidence, heave and landslip.

Guarantees

None were seen. Ask the seller for any guarantees, warranties or certificates for the boiler, the uPVC windows and any roofing or damp-proofing work, and whether they can be transferred to you.

Other matters

Ask the seller whether there have been any insurance claims, particularly for water leaks into or from the flat.

Risks

This section summarises defects and issues that present a risk to the building or grounds, or a safety risk to you.

Risks to the building

D2 - Roof coverings : Water getting in through the roof coverings and the front parapet gutter This is a risk to the building.

D3 - Rainwater pipes and gutters : Leaking cast-iron hopper and downpipe on the front elevation This is a risk to the building.

D4 - Main walls : Clay subsoil and shallow foundations: risk of seasonal ground movement This is a risk to the building.

E5 - Fireplaces and chimney breasts : Chimney breast removed in the kitchen with no confirmed support to the masonry above This is a risk to the building.

F1 - Electricity : Electrical installation without RCD protection and with no evidence of recent testing This is a risk to the building.

F6 - Drainage : Underground drains not inspected; old clay drains can leak into clay subsoil This is a risk to the building.

Risks to the grounds

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Risks to people

E2 - Ceilings : Textured ceiling coating in the bathroom that may contain asbestos This is a risk to persons.

E5 - Fireplaces and chimney breasts : Chimney breast removed in the kitchen with no confirmed support to the masonry above This is a risk to persons.

E9 - Other : Flat entrance door is not a fire door and no fire detection was seen in the common parts This is a risk to persons.

F1 - Electricity : Electrical installation without RCD protection and with no evidence of recent testing This is a risk to persons.



Surveyor's declaration

Surveyor's RICS number	6378678
Phone number	07903 340 898
Company	JBS Surveying Limited
Surveyor's address	86-90 Paul Street, London, EC2A 4NE
Qualifications	AssocRICS
Email	joe@jbs-surveying.co.uk
Website	www.jbs-surveying.co.uk
Property address	Flat C, Sample Street, London (a fictional sample property)
Client's name	Sample Client
Date this report was produced	Not shown in this sample report

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

Signature

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Further investigations and getting quotes

We have provided advice below on what to do next, now that you have an overview of any work to be carried out on the property. We recommend you make a note of any quotations you receive.

Getting quotations

The cost of repairs may influence the amount you are prepared to pay for the property. Before you make a legal commitment to buy the property, you should get reports and quotations for all the repairs and further investigations the surveyor may have identified. You should get at least two quotations from experienced contractors who are properly insured.

You should also:

- ask them for references from people they have worked for;
- describe in writing exactly what you will want them to do; and
- get them to put their quotations in writing.

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.

Additional surveyor recommendations

1. Obtain the Building Regulations certificate and any structural calculations for the removed chimney breast. If these are not available, have a structural engineer inspect before you exchange contracts (E5).
2. Obtain an Electrical Installation Condition Report and quotations for any remedial work before you exchange contracts (F1).
3. Ask the freeholder or managing agent about the roof, parapet gutter and chimney repairs and how their cost will be shared (D1, D2, D3).

4. Pass Section H to your conveyancer.
5. Obtain quotations for overhauling the front sash windows (D5).
6. Ask for the fire risk assessment for the common parts and consider a certified fire door to the flat (E9).
7. Top up the loft insulation once the roof repairs are complete (E1).



Description of the RICS Home Survey – Level 2 Plus (survey only) service and terms of engagement

The service

The RICS Home Survey is a service provided by an RICS member or regulated firm. The survey is a professional opinion provided by a suitably qualified surveyor. The service includes a physical inspection and a written report. The surveyor carries out a visual inspection of the property and provides a report on the condition of the main elements.

The report

The report tells you about the condition and importance of the different parts of the property. It is designed to help you make a reasoned and informed decision on whether to go ahead with your purchase.

The inspection

The surveyor inspects inside and outside the main building and all permanent outbuildings but does not force or open up the fabric of the building. The surveyor inspects the roof space only if there is safe access. The surveyor uses a moisture meter and binoculars where needed.

Condition ratings

The condition ratings are as follows:

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

RICS disclaimer

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Typical house diagram

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

