

Photographs are omitted from this sample report.

LEVEL 2

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-L2

Surveyor's RICS number

6378678

Contents

A	About the inspection and report
B	Overall opinion
C	About the property
D	Outside the property
E	Inside the property
F	Services
G	Grounds
H	Issues for your legal advisers
I	Risks
J	Surveyor's declaration
K	Further investigations and getting quotes
L	Description of the RICS Home Survey – Level 2 (survey only) service and terms of engagement
M	Typical house diagram



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-L2
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.	
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.	

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).

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.

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.

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.



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.

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.

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.

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.

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.

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.

2

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

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.

2

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.

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.

2

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.

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.

1

Photographs are omitted from this sample report.

D7 Conservatory and porches

Not applicable. There are no conservatories or porches.

○

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.

2

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 viewed from the access hatch only.

E1 Roof structure

The roof void was inspected from the access hatch in the hall (head and shoulders only). The roof is of traditional cut timber construction with rafters, purlins and ceiling joists. There is a thin layer of glass fibre insulation between the ceiling joists. Some water staining was seen to the timbers near the front parapet gutter (see D2). No significant defects were seen in the visible timbers, but much of the roof void could not be seen from the hatch.

2

The insulation should be topped up once the roof repairs are complete.

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.

2

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.

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.

2

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.

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.	1
--	---

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 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.	3
---	---

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
--	---

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
---	---

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 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.	2
---	---

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.

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.

3

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.

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

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

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

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

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

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

Photographs are omitted from this sample report.

G

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.

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.

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.

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

—

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

--



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.



Description of the RICS Home Survey – Level 2 (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

This report has been prepared by a surveyor ('the surveyor') merely in their capacity as an employee or agent of a firm or company, and the contents of the report do not create a contract between the surveyor and any other party.

The RICS Home Survey is reproduced with the permission of the Royal Institution of Chartered Surveyors which owns the copyright.

© 2021 RICS

M

Typical house diagram

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

