

RICS  
**Condition Report** 

Property address

11 Sample Road  
Samplewick  
Sampleshire  
SA12 4SA

Client's name

Mr A Customer

Date of inspection

1st February 2015



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Description of the RICS Condition Report Service

Typical house diagram

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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RICS  
**Condition Report**...

## A

## Introduction to the report

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This Condition Report is produced by an RICS surveyor who provides an objective opinion about the condition of the property at the time of inspection.

The Condition Report aims to tell you about:

- the construction and condition of the property on the date it was inspected;
- any defects that need urgent attention or are serious;
- things that need further investigation to prevent serious damage to the fabric of the building; and
- defects or issues which may be hazardous to safety and where further enquiries are needed.

Any extra services we provide are not covered by these terms and conditions and must be covered by a separate contract.

If you want to complain about the service, please refer to the complaints handling procedure in the 'Description of the RICS Condition Report Service' at the back of this report.

Property address

11 Sample Road, Samplewick, Sampleshire, SA12 4SA



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RICS  
**Condition Report**...

## B

## About the inspection

Surveyor's name	A Steele		
Surveyor's RICS number	1125228		
Company name	S W H Surveys Ltd		
Date of the inspection	1st February 2015	Report reference number	2C11111
Related party disclosure	I am not aware that there is any conflict of interest as defined in the RICS standards and the RICS rules of conduct.		
Full address and postcode of the property	11 Sample Road, Samplewick, Sampleshire, SA12 4SA		
Weather conditions when the inspection took place	Weather conditions at the time of the inspection were overcast with light drizzle. Proceeding weather has been dry and clear.		
The status of the property when the inspection took place	The property was occupied fully furnished and floors covered throughout. A condition rating of 2 or 3 indicates where defects exist and/or further investigation is required. It is recommended that further advice and estimates are obtained, prior to legal commitment to purchase for all elements which have a condition rating 2 or 3. Specific advice on these issues falls outside the scope of this report unless there are recent test certificates on services such as electrical and gas installations, a rating 3 will be given. It is recommended that all services are tested on a regular basis.		

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## B

## About the inspection (continued)

We inspect the inside and outside of the main building and all permanent outbuildings, but we do not force or open up the fabric. We inspect the roof space from the access hatch but we do not go into the roof space itself. We also inspect those parts of the electricity, gas/oil, water heating and other services that can be seen without removing secured covers, but we do not test them. We do not lift the covers to the inspection chambers of the underground drainage system.

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 E, F, G and H, 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 as follows.

<b>3</b>	Defects that are serious and/or need to be repaired, replaced or investigated urgently.
<b>2</b>	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.
<b>1</b>	No repair is currently needed. The property must be maintained in the normal way.
<b>NI</b>	Not inspected (see 'Important note' below).

**Important note:** We carry out only a visual inspection. This means that we do not take up carpets, floor coverings or floorboards, move furniture or remove the contents of cupboards. Also, we do not remove secured panels or undo electrical fittings.

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 do not lift the covers to the inspection chambers of the underground drainage system.

We inspect the inside of the roof structure from the access hatch of the roof space if it is safe to do so (although we do not go into the roof space, move or lift insulation material, stored goods or other contents). We examine floor surfaces (although we do not move or lift furniture, floor coverings or other contents). Cellars are inspected if they are reasonably accessible, but under-floor voids are not inspected. We are not able to assess the condition of the inside of any chimney, boiler or other flues.

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 repairs should be carried out.



Please read the 'Description of the RICS Condition Report Service' (at the back of this report) for details of what is, and is not, inspected.

Property address

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## C

## Summary of the condition ratings

This section summarises the condition ratings of the different elements of the property.

If an element is made up of a number of different parts (for example, a pitched roof to the main building and a flat roof to an extension), only the part in the worst condition is shown here.

To make sure you get a balanced impression of the property, we strongly recommend that you read all sections of the report.

3

Section of the report	Element number	Element name
E: Outside the property	E4	Main walls
F: Inside the property	F3	Walls and partitions
G: Services	G1	Electricity
H: Grounds (part)	—	—

2

Section of the report	Element number	Element name
E: Outside the property	—	—
F: Inside the property	F1	Roof structure
G: Services	—	—
H: Grounds (part)	—	—

1

Section of the report	Element number	Element name	
E: Outside the property	E1	Chimney stacks	
	E2	Roof coverings	
	E3	Rainwater pipes and gutters	
	E5	Windows	
	E6	Outside doors	
	E8	Other joinery and finishes	
	F: Inside the property	F2	Ceilings
		F4	Floors
F5		Fireplaces, chimney breasts and flues	
F6		Built-in fittings	
F7		Woodwork	
F8		Bathroom fittings	
F9		Other	
G: Services		G2	Gas/oil
		G3	Water
	G4	Heating	
	G5	Water heating	
	G6	Drainage	
	H: Grounds (part)	H1	Garage
H2		Other	

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# D About the property

Type of property

Approximate year the property was built

Approximate year the property was extended

Approximate year the property was converted

Information relevant to flats and maisonettes

## Accommodation

Floor	Living rooms	Bed-rooms	Bath or Shower	Separate toilet	Kitchen	Utility room	Conservatory	Other	Name of other
Lower ground									
Ground	1			1	1	1			
First		4	2	1					
Second									
Third									
Other									
Roof space									

## Construction

The property is of traditional cavity brick construction, rendered externally below a pitched and ridged slated roof. Internal floors are a mixture of suspended timber and solid construction with double glazed PVC windows.

Property address

## D

## About the property (continued)

## Energy

We have not prepared the Energy Performance Certificate (EPC). If we have seen the EPC, then we will present the ratings here. We have not checked these ratings and so cannot comment on their accuracy.

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

Energy-efficiency rating

D59

Environmental impact rating

D55

## Mains services

The marked boxes show that the mains services are present.

Gas

Electricity

Water

Drainage

## Central heating

Gas

Electric

Solid fuel

Oil

None

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

None

## Grounds

The property has a large garden frontage, garden to the rear, drive-way leading to a separate single garage with adequate parking space.

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## E

# Outside the property

## Limitations to inspection

Only a limited views of elements at upper levels was available from the ground.

1 2 3 NI

E1  
Chimney stacks

The property has a single rendered assumed brick built chimney stack with two pots and lead flashings at the junction where the chimney meets the roof . **Condition rating 1**

1

E2  
Roof coverings

The main roof is pitched and ridged covered with slate with a rear two story projection also covered in slate laid on felt underlay. **Condition rating 1**

1

E3  
Rainwater pipes  
and gutters

Rainwater goods are of PVC half round section gutters with round section down pipes leading to gullies. These are adequately secured to the walls. **Condition rating 1**

1

E4  
Main walls

Main external walls are of cavity brick construction approximately 300mm in thickness, the rear projection is of similar construction. The front elevation has a part brick faced section to the lower level, the pointing of which is gapped with some crumbling mortar.

3

Some dampness was evident in the rear projection walls of the ground floor WC and also a small area of condensation in the first floor rear bedroom in the rear right corner. The dampness to the WC is still evident where as the condensation appears to have dried out when inspected. Further investigation is required see section J1. Condition Rating 3

The render to the exterior of the property is hollow in places with significant cracking in some sections particularly above some of the window openings at the rear, other cracking was noted indicating the render to be loose and hollow.

Decorations to the render are also weathered and peeling in part . **Condition rating 3**

E5  
Windows

Windows are of modern UPVC double glazed type and where tested the openers are operational. **Condition rating 1**

1

E6  
Outside doors  
(including patio doors)

External doors to the front and rear are both UPVC and double glazed. **Condition rating 1**

1

E7  
Conservatory  
and porches

E8  
Other joinery  
and finishes

Eaves joinery has been replaced with PVC fascias and soffits, barge boards etc. **Condition rating 1**

1

E9  
Other

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## F

# Inside the property

## Limitations to inspection

The roof void has been inspected from the built in ladder. The loft has a light installed and partially boarded.

Insulation restricted inspection of all floor spaces.

1 2 3 NI

*The roof space is inspected from the access hatch if it is safe to do so. The surveyor does not go into the roof space.*

F1 Roof structure	<p>The main roof structure is of traditional timber rafter and purlin construction, this has been under felted and further foam insulation product has been sprayed to the underside of the felt.</p> <p>This restricts air flow and also retains moisture around the timbers. <b>Condition rating 2</b></p>	2
F2 Ceilings	<p>Ceilings are assumed to be of plasterboard construction, these have been papered or painted throughout. Minor cracking along the plasterboard joints was evident, common in this form of construction. <b>Condition rating 1</b></p>	1
F3 Walls and partitions	<p>Internal walls are a mixture of stud and solid construction plastered and decorated. Some internal walls in the kitchen indicate high levels of moisture indicating rising dampness to the central section of wall which projects into the kitchen on the left side. Condition rating 3</p> <p>Surface finishes to plaster and decorations are generally in satisfactory repair some minor items of repair are evident. <b>Condition rating 3</b></p>	3
F4 Floors	<p>Internal floors comprise of suspended timber to the first floor, the ground floor is also suspended timber with parts of the ground floor being solid construction. Ventilation to the timber ground floor is adequate. Carpets and floor coverings restricted our inspection of the floor surfaces. <b>Condition rating 1</b></p>	1
F5 Fireplaces, chimney breasts and flues	<p>Internal chimney within the living room houses a gas fire with a marble surround and hearth. No inspection of the flue has been undertaken and the gas fire we are informed is serviced on a regular basis. No service documents are available at the time of inspection as these have been lodged with the solicitors. <b>Condition rating 1</b></p>	1
F6 Built-in fittings (built-in kitchen and other fittings not including appliances)	<p>Built in fittings comprise of cupboards in the kitchen with oak doors and laminate worktops with a double bowled single drainer sink unit of a composite material with chrome mixer tap. The kitchen is considered to be in good condition for its age and type. Some wear and tear to hinges and drawers is evident. <b>Condition rating 1</b></p>	1
F7 Woodwork (for example, staircase and joinery)	<p>Internal joinery comprises of comparatively modern softwood skirtings and door linings with solid timber panel doors. The staircase also appears to be of timber construction with a hand rail and banisters adequately secured to the property.</p> <p>Decorations to the joinery work are satisfactory. <b>Condition rating 1</b></p>	1
F8 Bathroom fittings	<p>Sanitary fittings in the bathroom comprise of a bath, shower, wash hand basin and WC. There is a separate WC and wash hand basin in the adjacent room. There is also an en-suite bathroom having a bath, shower, Wc and wash hand basin with a mixer shower located within the shower cubicle. Bathroom suites are functional but slightly dated. Seals around bath edges are satisfactory. <b>Condition rating 1</b></p>	1

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## F

## Inside the property (continued)

F9  
Other

The property has mains controlled smoke detectors installed, see section J3. **Condition rating 1**

1

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## G

## Services

Services are generally hidden within the construction of the property. This means that we can only inspect the visible parts of the available services, and we do not carry out specialist tests. The visual inspection cannot assess the services to make sure they work efficiently and safely, and meet modern standards.

## Limitations to inspection

Mains services are connected to the property and inspected visually. No tests have been undertaken.

1 2 3 NI

*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.*

G1  
Electricity

Mains electricity is connected, the meter is located in the rear outbuilding with the consumer unit located in a cupboard within the utility room.

3

The consumer unit comprises of miniature circuit breakers and we believe was installed in 2000.

NICEIC recommends that an Electrical installation should be checked on a ten yearly basis or upon change of ownership, **Condition rating 3**

*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.*

G2  
Gas/oil

Mains gas supply is connected with the meter located in an external box on the side of the kitchen addition.

1

Installation should be checked on a yearly basis or upon change of ownership, **Condition rating 1**

G3  
Water

Mains water supply is connected. The stop tap is located below the kitchen sink. Distribution pipe work is conducted in copper. **Condition rating 1**

1

G4  
Heating

Central heating is provided by a Worcester 35CDE boiler located in the utility room providing hot water to pressed steel radiators around the property. We are advised the boiler has been serviced within the last twelve months and the service documents are lodged with the solicitor. **Condition rating 1**

1

G5  
Water heating

See also G4 above. **Condition rating 1**

1

*The covers to the inspection chambers of the underground drains are not lifted*

G6  
Drainage

Drainage is assumed to be connected to the public sewer via a system which is likely to be shared with adjoining owners. See section I. There is a modern PVC soil stack located on the property and waste pipes discharge into both soil stack and adjacent gullies. **Condition rating 1**

1

Property address

11 Sample Road, Samplewick, Sampleshire, SA12 4SA

# G

## Services (continued)

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G7  
Common services

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Property address

11 Sample Road, Samplewick, Sampleshire, SA12 4SA



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## H

# Grounds (including shared areas for flats)

## Limitations to inspection

The property was inspected from within the curtilage or from public highways.

1 2 3 NI

H1  
Garage

The property has a detached single garage of brick and render construction with a flat felt roof. It has a concrete floor and powered up and over steel main vehicle access door. There is also a personnel door to the rear of the garage. Some ponding was noted to the flat felt roof but otherwise satisfactory for its purpose.

1

H2  
Other

The property has a small outbuilding located to the rear of the projection comprised of rendered block with a sloping felt roof used for general storage and satisfactory for its condition.

1

H3  
General

The property has a garden located at both front and rear of the premises, this has been terraced to provide flat areas and there are low retaining walls within the garden which appear to be in satisfactory condition.

The boundary wall to the front of the property is rendered with large amounts of loose and hollow missing render.

Your legal advisors should also be asked to verify the legal position on the implications of shared boundaries and access over the boundaries to maintain the subject property bot in favour of the subject premises and their neighbours.

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# 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 the 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 adviser this section of the report

I1  
Regulation

Legal advisors should confirm certificates exist for the following features, any rear extensions.

I2  
Guarantees

Your legal advisors should ask if guarantees exist for the following features,  
 E2: Roof - Insulation products.  
 E5: Windows - guarantees for double glazing.  
 G1: Electricity - Test certificate for the installation.  
 G4: Heating - Servicing records for the heating and hot water system.

I3  
Other matters

The property is believed to be Freehold. Your legal advisors should advise on your rights and obligations in relation to this.

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11 Sample Road, Samplewick, Sampleshire, SA12 4SA

## 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 be reasonably changed.

J1  
Risks to the building

General- The property is located in a Radon Gas area.  
E4: Walls - Loose and hollow render.  
G1: Electricity - Service documents.  
G4: Heating: - Servicing documents.

J2  
Risks to the grounds

The property is located in a Radon Gas location.

J3  
Risks to people

The property is located in a Radon Gas area.  
E4: Walls - Loose hollow render.  
G1: Electricity - Lack of service documents.  
G4: Heating - Servicing documents.

J4  
Other

The property is located in a pleasant and popular area although this can become busy during summer seasons. You should ensure that this will still meet with your requirements prior to purchase.

Property address

11 Sample Road, Samplewick, Sampleshire, SA12 4SA

# Surveyor's declaration

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

Signature	Security Print Code [519170 = 7676 ]		
Surveyor's RICS number	1125228	Qualifications	MRICS
<b>For and on behalf of</b>			
Company	S W H Surveys Ltd		
Address	3 Portland Place,		
Town	Penrith	County	Cumbria
Postcode	CA11 7QN	Phone number	01768 867243
Website	www.swhsurveys.co.uk	Fax number	01768 867243
Email	info@swhsurveys.co.uk		
Property address	11 Sample Road, Samplewick, Sampleshire, SA12 4SA		
Client's name	Mr A Customer	Date this report was produced	01 FEB 2015

## 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 sign the report in his or her own name unless they operate 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 representations 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 Condition Report Service' (at the back of this report) for details of what is, and is not, inspected.

Property address

11 Sample Road, Samplewick, Sampleshire, SA12 4SA

# Description of the RICS Condition Report Service

## The service

The RICS Condition Report Service includes:

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

The surveyor who provides the RICS Condition Report Service aims to tell you about:

- the construction and condition of the property on the date it was inspected;
- any defects that need urgent attention or are serious;
- things that need further investigation to prevent serious damage to the fabric of the building; and
- defects or issues that may be hazardous to safety.

## The inspection

The surveyor inspects the inside and outside of the main building and all permanent outbuildings, but does not force or open up the fabric. This means that the surveyor does not take up carpets, floor coverings or floorboards, move furniture, remove the contents of cupboards, roof spaces, etc., remove secured panels and/or hatches or undo electrical fittings. If necessary, the surveyor carries out parts of the inspection when standing at ground level from public property next door where accessible.

The surveyor may use equipment such as a damp-meter, binoculars and a torch, and may use a ladder for flat roofs and for hatches no more than 3 metres above level ground (outside) or floor surfaces (inside) if it is safe to do so. The surveyor may inspect the roof space from the access hatch but will not go into the roof space itself. Cellars are inspected if they are reasonably accessible, but under-floor voids are not inspected.

## Services to the property

Services are generally hidden within the construction of the property. This means that only the visible parts of the available services can be inspected, and the surveyor does not carry out specialist tests. The visual inspection cannot assess the efficiency or safety of electrical, gas or other energy sources; plumbing, heating or drainage installations (or whether they meet current regulations); or the inside condition of any chimney, boiler or other flue. Inspection chamber covers to the underground drainage system are not lifted.

## 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.

Buildings with swimming pools and sports facilities are also treated as permanent outbuildings, but the surveyor does not report on the leisure facilities, such as the pool itself and its equipment, 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 areas (for example, shared hallways and staircases). The surveyor inspects roof spaces from the access hatch only if they are accessible from within the property and it is safe to do so. The surveyor does not inspect drains, lifts, fire alarms and security systems.

## Dangerous materials, contamination and environmental issues

The surveyor does not make any enquiries about contamination or other environmental dangers. However, if the surveyor suspects a problem, he or she should recommend a 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 2006*. 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 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 information in the report, you do this at your own risk. The report provides you with an objective assessment on the general condition of the main elements of a property. This is expressed in terms of condition ratings.

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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- I Issues for your legal advisers
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Description of the RICS Condition Report Service  
Typical house diagram

## Condition ratings

The surveyor gives condition ratings to 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.

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 only outlines the justification for the condition rating and does not include any advice. The surveyor also does not report on the cost of any work to put right defects or make recommendations on how repairs should be carried out.

## Energy

The surveyor has not prepared the Energy Performance Certificate (EPC) as part of the RICS Condition Report Service for the property. If the surveyor has seen the current EPC, he or she will present the energy-efficiency and environmental impact ratings in this report. The surveyor does not check the ratings and so cannot comment on their accuracy.

## 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 any issues that legal advisers may need to investigate further, these will be listed and explained in section I of the report (for example, check whether there is a warranty covering replacement windows). You should show your legal adviser section I of this report.

Continued...

## Description (continued)

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### 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.

**Note: The RICS Condition Report Service does not include an opinion on either the Market Value of the property or the reinstatement cost.**

### Standard terms of engagement

1 **The service** – the surveyor provides the standard RICS Condition Report Service ('the service') described in the 'Description of the RICS Condition Report Service', 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:

- costing of repairs;
- schedules of works;
- supervision of works;
- re-inspection;
- detailed specific issue reports; and
- market valuation and reinstatement cost.

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** – you tell the surveyor if you have any particular concerns about the property.

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 a building survey, rather than the RICS Condition Report Service.

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.

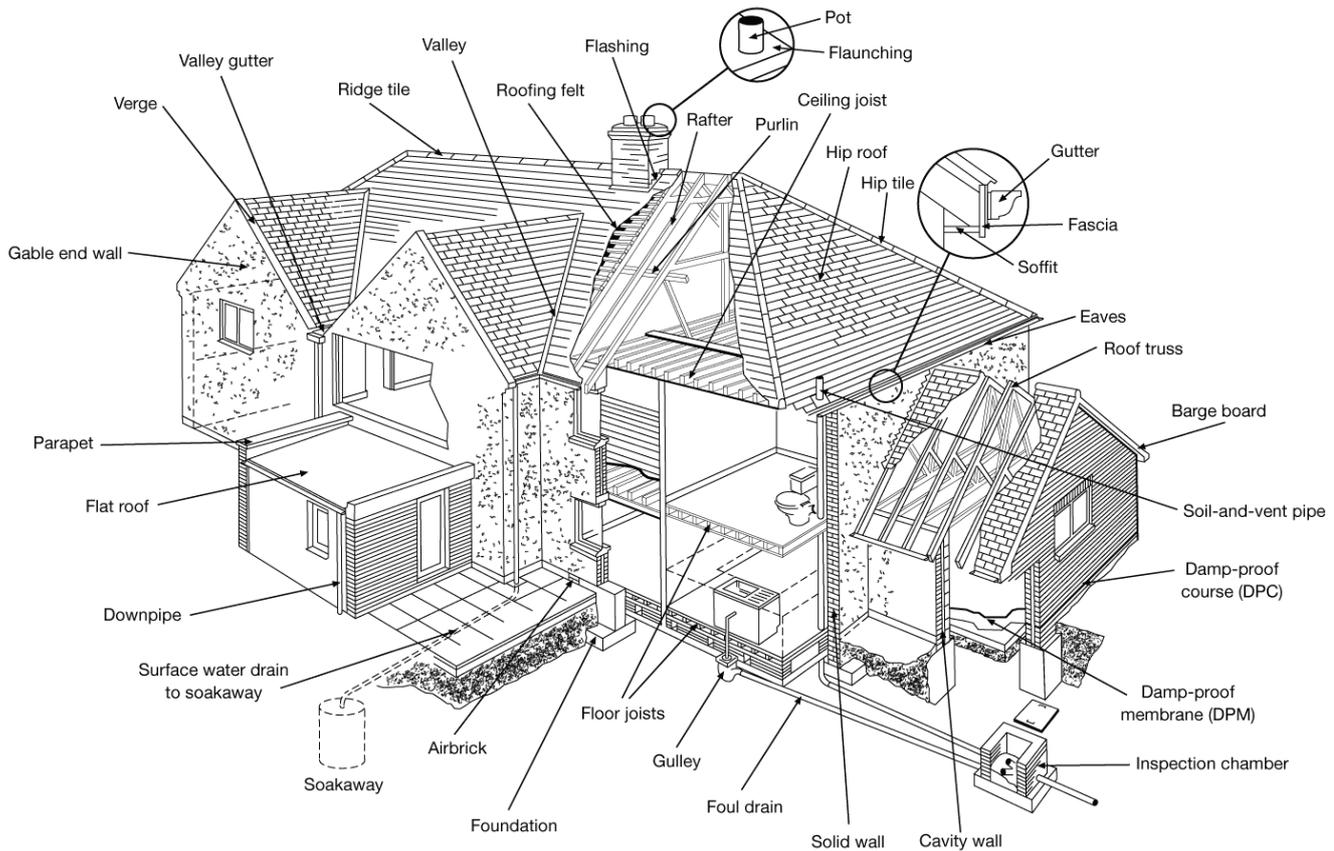
### Complaints handling procedure

The surveyor will have a complaints handling procedure and will give you a copy if you ask for it.

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

# Typical house diagram

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



Property address

11 Sample Road, Samplewick, Sampleshire, SA12 4SA