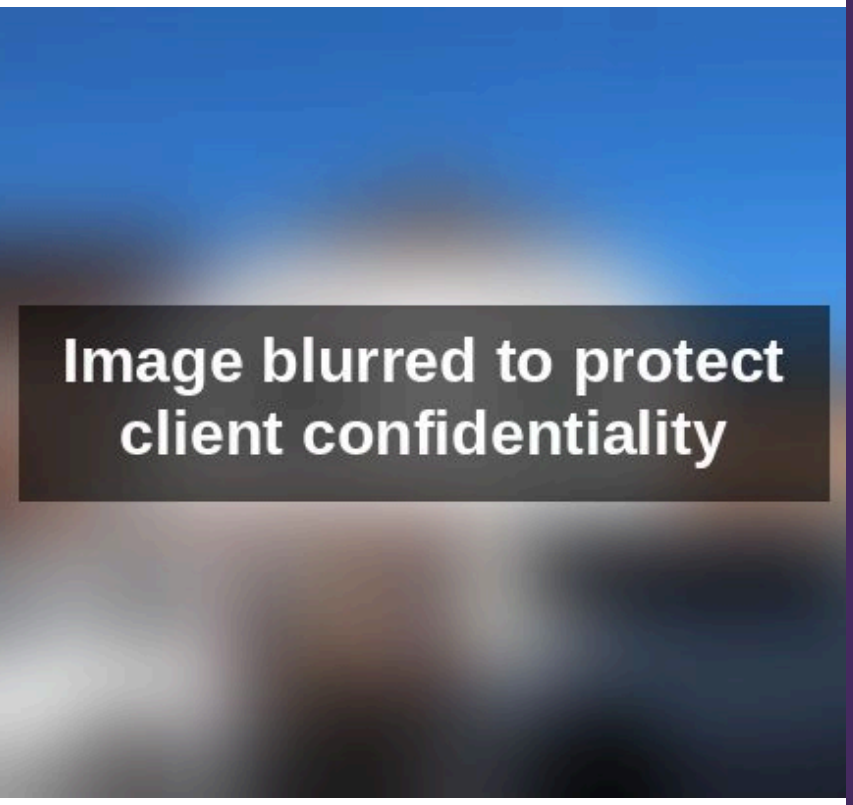
TATE
SURVEYING SERVICES

RICS



LEVEL 2

Your survey report

Property address
A detached house,
Brighton

Client's name
Sample Client

Inspection Date
1st October 2026

Surveyor's RICS number
6785147

2

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A

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.

A About the inspection and report

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 significant 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, that were sent to you at the point you Sample Client confirmed your instruction to us Tate Surveying Services, for a full list of exclusions.

A

About the inspection

Surveyor's name

Marc Tate BSc (hons) MCIOB AssocRICS MFPWS AaPS

Surveyor's RICS number

6785147

Company name

Tate Surveying Services

Date of the inspection

1st October 2026

Report reference number

SAMPLE

Related party disclosure

I am not aware that there is any conflict of interest as defined in the RICS Rules of Conduct.

Full address and postcode of the property

A detached house, Brighton

Weather conditions when the inspection took place

On the day of the survey, the weather was dry and sunny. Recent weather has been mixed and this follows an exceptionally dry summer.

Status of the property when the inspection took place

Owner occupied. Floors are fully covered and the vendor was present during the survey.

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

B Condition ratings

Overall opinion of the property

Overall, the property appears to have been reasonably well maintained. However, I have identified some defects and recommended further investigations, which you should complete before legal commitment to purchase. If you are then satisfied with the likely costs and inconvenience of any repairs, the purchase may be a reasonable proposition.

Please read the full report rather than relying on this summary alone, as the individual sections contain important information you need to consider.

Some clients find it helpful to have the main concerns listed here. These are (this is not an exhaustive list):

• There is a significant build-up of plant growth and deposits in the gutters to the left and right roof slopes, and the gutter to the rear left corner of the house has become detached. The detached gutter should be remedied urgently (see D3).

• The mortar bedding to the hip tiles at the front left corner of the roof is worn. A roofing contractor should check the hip and ridge tiles and repoint as needed (see D2).

• There are fine cracks to the render to the front and rear elevations which should be cut back, checked and repaired, and several cavity drain caps are damaged or missing (see D4).

• A sealed unit to the rear right bedroom window has failed, the utility room window is not closing properly and the rear right bedroom window has no egress hinges (see D5).

• The grouting to the en-suite shower is cracked and should be repaired before the shower is used, and the seals in the loft shower room need attention (see E8).

• There is no inspection label on the consumer unit. You should obtain an Electrical Installation Condition Report before legal commitment to purchase (see F1).

• The gas installation and boiler should be inspected and serviced by a Gas Safe registered engineer before exchange of contracts (see F2 and F4).

• The rainwater gully behind the garage is blocked and the ducting inside the garage is broken (see G1).

• The left elevation is built on or very close to the boundary and maintenance to that side will require access to the neighbouring property (see H3).

As a general guide, elements given condition rating 3 (red) are serious or urgent and should be dealt with promptly. Elements given condition rating 1 (green) should still be kept under review as part of normal maintenance.

This advice does not take account of the market value or the agreed purchase price, as this report deals only with the condition of the property.

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'.

R

Documents we may suggest you request before you sign contracts

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

Element no.	Document name	Received
D5/D6	Confirmation of registration and obtain certification for the installation of replacement windows and doors.	
I3	Obtain results of any previous asbestos testing which may have previously been completed.	
F1	Obtain the most recent electrician's report and certification.	
F2	Obtain details of the history of servicing of the gas installation as well as its certification.	

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
D3	Rainwater pipes and gutters
D5	Windows
E8	Bathroom fittings
F1	Electricity
F2	Gas/oil

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
D2	Roof coverings
D4	Main walls

Element no.	Element name
D8	Other joinery and finishes
E1	Roof structure
E6	Built-in fittings (built-in kitchen and other fittings, not including appliances)
G1	Garage

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)
E2	Ceilings
E3	Walls and partitions
E4	Floors
E7	Woodwork (for example, staircase and joinery)
F4	Heating
F5	Water heating
F6	Drainage
G2	Permanent outbuildings and other structures

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
F3	Water

C

About the property

This section includes:

- About the property
- Energy efficiency
- Location and facilities

C

About the property

Type of property

The property is a detached house.

The dwelling has three storeys. At ground floor level there is an entrance hall, a living room, a kitchen/ dining room and a utility room with WC. At first floor level there are three bedrooms, one with an en-suite shower room, and a bathroom. At loft level there is a further bedroom and a shower room. I do not think the loft level accommodation is a conversion and I think it likely that the house was originally built this way, although I cannot confirm this.

There is an attached garage to the right of the house.

Approximate year the property was built

The seller told me that the property was built in the late 1990s, perhaps 1998. Your legal adviser should verify this.

Approximate year the property was extended

No applicable.

Approximate year the property was converted

Not applicable.

Information relevant to flats and maisonettes

Not applicable.

Construction

Walls appear to be of cavity construction. The external walls are of facing brickwork laid to stretcher bond at ground floor level with painted render above. The facing brickwork suggests brick cavity construction and the rendered sections are most likely of block cavity construction. The precise construction cannot be confirmed from a non-invasive, visual inspection.

The main roof is of pitched construction with a half hip to the front and a gable to the rear, and covered with concrete tiles.

The roofs to the rear right single storey section and the garage are lean-to roofs covered with concrete tiles. There is also a tiled lean-to roof extending across the front bay and over the front door.

The floors appear to be of suspended timber construction.

C

Energy efficiency

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

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

Energy efficiency rating

The property has an Energy Performance Certificate (EPC) of C, with a score of 78. The EPC was assessed on 2nd October 2025 and is valid until 5th October 2035.

The EPC records the following features and ratings: walls, cavity wall as built, insulated (assumed), good; roof, pitched, insulated (assumed), very good; roof rooms, insulated (assumed), good; windows, fully double glazed, average; main heating, boiler and radiators, mains gas, good; heating controls, programmer, room thermostat and TRVs, good; hot water, from main system, good; lighting, good lighting efficiency, good; floor, solid, insulated (assumed), not rated.

Issues relating to the energy efficiency rating

The EPC suggests that a rating of B (82) could be achieved by following its recommendations.

The only improvement the EPC recommends is the installation of solar photovoltaic panels.

Mains services

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

- [x] Gas
- [x] Electric
- [x] Water
- [x] Drainage

Central heating

- [x] Gas
- [ ] Electric
- [ ] Solid fuel
- [ ] Oil
- [ ] None

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

None noted.

Other energy matters

None.

C

Location and facilities

Grounds

There is an attached garage located to the right of the property.

The property has gardens to the front and rear. The frontage is brick paved. To the rear there is a paved patio, a raised timber deck and a lawn.

There is no dropped kerb in front of the garage, which suggests that its use for vehicle access has never been formalised (see G3 and H1).

The deeds usually set out who is responsible for maintaining the boundaries. Your legal adviser should confirm your responsibilities for boundary walls and fences before any repairs are carried out.

Location

The property is in a residential suburb of Brighton. It is approximately 1.2 miles from the main railway station.

Facilities

Local shops and similar facilities are within approximately 0.2 miles of the property, with more extensive facilities in the city centre.

The nearest bus stop is approximately 0.02 miles away and the nearest railway stations are approximately 0.5 and 0.6 miles away.

The nearest primary and secondary schools are within 0.1 and 0.5 miles of the property respectively.

Local environment

The property is in an area that is unlikely to flood (see section I2 Risks).

The property is in an area with potentially high levels of radon gas that could affect health (see section I3 Risks).

The property is in an area with clay and silt sub-soils that could affect the stability of foundations (see section I1 Risks).

Your legal adviser should obtain an environmental search report for further information on these matters.

D

Outside the property

D

Full detail of elements inspected

Limitations on the inspection

My inspection was carried out from ground level, using a long lens to view more distant parts such as the roof.

A long lens is not as reliable as a close inspection, and defects may be present that could not be seen from the ground.

I used a small drone to help inspect high-level areas [Photo D1]. This gives a general impression only and may not reveal all defects.

In this way, I was able to observe much of the exterior of the building but there were some limitations. The left elevation is built directly on the left boundary, so my inspection of it was limited to what I could see from the footpath and from the rear garden [Photo D33][Photo D44]. Only a limited view of the right elevation was possible and some components could only be seen from a distance or at an awkward angle [Photo D35]. Moss partially blocked my view of the ridge [Photo D8]. Spare tiles left in the parapet gutter limited my inspection of it [Photo D13].

If any of these limitations concern you, a closer inspection of the roof and other high-level areas could be carried out using suitable access equipment. Access to the neighbouring property to the left would also help.

1 2 3 NI

D1 Chimney stacks

None noted.

D2 Roof coverings

2

The roof over the house is dual pitched, with a half hip to the front and a gable to the rear, and covered in interlocking concrete tiles [Photo D1][Photo D2][Photo D7][Photo D10][Photo D18]. The ridge and hip tiles are bedded in mortar [Photo D3][Photo D8] and the roof verges are bedded in mortar [Photo D20]. Various vent pipes penetrate the right roof slope [Photo D12].

The underside of the roof covering appears to be lined with a breathable membrane, which acts as a secondary waterproof layer [Photo E10].

There are two Velux double-glazed roof windows, over the stairwell and over the loft shower room [Photo E15][Photo E20]. Their operation is discussed in D5.

A lean-to tile covered roof extends across the projecting bow bay and provides shelter over the front door [Photo D24]. The leadwork at the abutment extends up behind the render and I could not see where it is dressed, but I saw no reason to be concerned. The single storey section to the rear right has a lean-to roof covered in concrete tiles. These coverings are intact and I saw no sign of any slipped, missing or damaged tiles [Photo D37][Photo D40].

There is a parapet gutter lined with lead, with an outlet to the rear for rainwater drainage [Photo D13][Photo D14][Photo D15][Photo D16]. See also G1. Lead is a robust material but with advanced age it can develop pinprick holes that can be sufficient to allow water in. These cannot be detected without a very close inspection, but given the age of the house such issues are very unlikely to have developed as yet.

Concrete interlocking tiles are a robust roof covering, but they become brittle and thin with age, and maintenance costs increase as they do so [Photo D2]. The seller told me that some roof tiles have recently been replaced.

The mortar bedding to the hip tiles at the front left corner of the house is cracked and weathered, and the wear here is quite pronounced [Photo D3][Photo D19]. The tiles may be loose and could allow water in. I recommend instructing a competent roofing contractor to check the hip and ridge tiles and repoint as needed to ensure that they remain well bedded. The pointing to the front right hip appears to be in better condition [Photo D4], and where I could see it the pointing to the ridge appears intact [Photo D8].

There is moss growth to the ridge [Photo D8]. This can hold water and block the gutters, and should be carefully removed (not by pressure washing).

The mortar along the gable verges is slightly cracked in places [Photo D20][Photo D38]. This does not require attention as yet, but its condition should be monitored and it should be repointed if it deteriorates significantly. The pointing to the verges either side of the front lean-to roof is in good condition [Photo D25].

The boarding beneath the edge of the roof tiles (the undercloak) at the main roof verges and the front lean-to roof verges is a cementitious sheet [Photo D20][Photo D25]. As the house was built before 2000, this may be asbestos cement. If it becomes damaged, or when the roof is repaired, you should use a licensed asbestos contractor (see I3).

The left side of the house is built directly on the boundary, so maintenance to the left roof slope will require access to the neighbouring garden (see H3) [Photo D6].

D3 Rainwater pipes and gutters

3

Rainwater is collected by half-round black PVC gutters mounted on the fascias [Photo D21], discharging into downpipes. The gutter to the front appears clear of obstruction [Photo D5]. I could not adequately inspect the components down the left side of the house because it is built on the boundary [Photo D33].

There is a considerable accumulation of plant growth and other deposits in the gutters to the left roof slope [Photo D6] and quite significant deposits and plant growth in the gutters to the right roof slope [Photo D9][Photo D11], which can cause overflowing and dampness. The gutters should be cleared, and checked regularly as part of normal maintenance.

The gutter to the rear left corner of the house has become detached [Photo D45]. This could be allowing a significant volume of water to run down the face of the wall, and I saw some evidence of discoloration (see D4). This should be remedied urgently.

The downpipe serving the gutter to the front lean-to roof has dropped [Photo D25]. This means that water draining from this gutter will be sitting in the downpipe. The downpipe should be fixed adequately to the outlet and adjusted so there is an adequate fall towards the wall-mounted section. This downpipe discharges into the channel drain across the front of the house (see F6) [Photo D26].

The rear left downpipe discharges above a rainwater gully [Photo D46]. I could not get close enough to properly inspect it as the timber decking makes access awkward. The downpipe should discharge closer to the gully to limit splashback, and the gullies should be kept clear and draining adequately.

The rainwater gully behind the garage is discussed in G1.

It was dry when I inspected, so I could not check the gutters and downpipes in use. You should check them during heavy rain.

Gutters and downpipes should be checked regularly, ideally during heavy rain, and kept clear of blockages. Any leaks should be repaired promptly.

D4 Main walls

2

The main walls appear to be of cavity construction [Photo D17]. The front, left and rear elevations are of facing brickwork laid to stretcher bond at ground floor level, which suggests brick cavity construction, with painted render above, which is most likely of block cavity construction [Photo D17][Photo D33][Photo D37]. Given the property's age, the cavity is likely to have been insulated when built. The precise means of construction cannot be determined from a non-invasive and purely visual inspection.

I measured the approximate thickness of the front wall at the front door threshold at 300mm including the internal plaster [Photo D32]. The plaster here sounded hollow, which suggests the wall has been lined with plasterboard (see E3), so the depth of the lining is unknown and this measurement is less useful. The rear wall measured approximately 310mm at the French door threshold including the internal plaster, which sounded solid [Photo D48].

The left elevation is built directly on or very close to the left boundary and I could only gain a limited view of it [Photo D33][Photo D44]. Maintenance to this side of the house will require access to the neighbouring property (see H3).

The render is cracked in places. The painted render finishes to the front elevation are decoratively in a reasonable condition, but there are several small cracks to the render [Photo D22]. Fine cracks also trace across the face of the render to the rear [Photo D41]. These cracks do not appear to be of structural significance. When the exterior is next redecorated, I recommend cutting back the cracks to check the underlying masonry for concealed damage, then repairing and reinstating the render as needed.

Rendered walls rely on the render to keep out dampness. Any cracked or hollow render should be repaired with compatible materials and the render kept well maintained.

A couple of the cavity drain caps to the front are damaged [Photo D23] and the cavity drain caps appear to be missing in several locations over the rear windows [Photo D42]. They should be replaced.

There is discoloration to the wall at the rear left corner, suggesting water is overflowing onto the wall here from the detached gutter (see D3) [Photo D45], which could cause dampness. You should repair the source, and repair any damage to the wall finishes.

I noted at least four sub-floor air vents to the front [Photo D27] and further vents to the rear [Photo D43]. These are discussed in E4.

D5 Windows

3

The property has uPVC framed double-glazed windows [Photo D29][Photo D39]. There are also two Velux roof windows [Photo E15][Photo E20]. The seller does not know the age of the windows. They were installed before the seller's occupation began in 2023 and they are clearly not as old as the house [Photo D29]. Where I was able to inspect them from the ground, the seals around the perimeter of the windows appear in reasonable order, although a close examination is not possible from the ground [Photo D29][Photo D39].

I opened the openable sashes where I could reach them.

The side hung sashes to the bathroom [Photo E34], the front left bedroom [Photo E46] and the rear left bedroom [Photo E52] have been fitted with wider-opening egress hinges and appear to provide sufficient clear opening to be considered egress windows under current Building Regulations.

The side hung sashes to the rear right bedroom window have not been fitted with egress hinges, which differs from the other bedrooms and the bathroom [Photo E67]. Escape windows should generally have a clear opening of at least 0.33m², at least 450mm high and 450mm wide. I recommend replacing the hinges to at least one of these sashes to allow a wider opening so the window would be considered adequate for escape under current Building Regulations.

There is condensation between the panes of the fixed pane to the rear right bedroom window, which means the seal has failed [Photo E68]. The sealed unit will need replacing.

The side hung sash to the utility room window was locked and could not be opened or tested [Photo E79]. It should be checked and freed so that it works properly. The top hung sash to this window is very stiff and is not closing adequately against its seals. I expect that a window repair contractor should be able to remedy this by replacing defective components.

The handles to the en-suite shower room window [Photo E56] and the right window to the living room [Photo E93] are a little stiff. This can be corrected with some minor maintenance.

uPVC windows are not maintenance-free and should be cleaned, lubricated and adjusted periodically.

Replacement double glazing should have been installed by a FENSA-registered contractor. If there is no FENSA certificate, the installation may not comply with Building Regulations (see section H1).

The seals around the window frames are a common point for dampness to get in. They should be kept in good condition and any cracks repaired promptly.

D6 Outside doors (including patio doors)

The front door is a composite door in a uPVC frame and is part double glazed [Photo D30]. The seller told me that it was replaced in early 2026. 1

The rear doors are a pair of uPVC French doors that are double glazed, with sidelights [Photo D47].

The front and rear doors operate adequately and are free from significant defect [Photo D30][Photo D47].

uPVC doors are not maintenance-free and should be cleaned, lubricated and adjusted periodically.

Replacement double-glazed doors should have been installed by a FENSA-registered contractor. If there is no FENSA certificate, the installation may not comply with Building Regulations (see section H1).

The seals around the door frames are a common point for dampness to get in. They should be kept in good condition and any cracks repaired promptly.

D7 Conservatory and porches

None. The lean-to roof over the front bay and front door is discussed in D2.

D8 Other joinery and finishes

The external joinery comprises white uPVC fascias and bargeboards, with slotted soffits that are most likely uPVC [Photo D21]. The fascia and soffit to the front lean-to roof are also uPVC [Photo D25]. Fascias are difficult to see from ground level, particularly behind gutters. 2

There are painted timber gallows brackets either side of the front lean-to roof, with two more similar brackets beneath the projecting bow bay window [Photo D28]. The woodwork is in good order and will require routine decorative maintenance.

There is painted timber detailing either side of the front door [Photo D31]. The woodwork is in a reasonable condition and I did not find any decay, but the finishes are flaking and redecoration is recommended to protect it from decay.

External joinery should be redecorated regularly, typically every two to five years depending on exposure, to protect it from decay.

There is a hole in the left wall that appears to be a vent [Photo D34]. I suspect this serves the kitchen extractor hood (see E6). A grille should be fitted over it to protect against bird and vermin ingress.

Otherwise, the other joinery appears modern and, in my opinion, in satisfactory condition.

D9 Other

None.

E

Inside the property

E

Inside the property

Limitations on the inspection

Although condition ratings have been allocated, my inspection was restricted in the following ways:

It was not possible to inspect sub floor areas or the floor construction as all floors are covered with fitted floor coverings.

Fitted or heavy furniture may hide defects.

As the property was furnished, my inspection was restricted by furniture and belongings. In the rear left bedroom, much of the right wall is obscured by freestanding wardrobes [Photo E51].

Cupboards and storage areas were full, which limited my inspection of these areas [Photo E4][Photo E17][Photo E76].

The loft level is living accommodation, which prevents a meaningful inspection of the roof structure.

A small amount of the roof structure can be seen in the eaves crawl spaces. Stored belongings further limited my inspection [Photo E9][Photo E12][Photo E18].

If any of these limitations concern you, a more thorough inspection could be carried out once furniture and belongings have been removed.

Investigating the floor construction would require opening up, which could cause damage.

A more thorough inspection of the roof structure would require opening up the linings at loft level.

1 2 3 NI

E1 Roof structure

2

As already mentioned, the loft level is living accommodation, so much of the roof structure is hidden [Photo E1].

There are two eaves hatches to the left and a further two to the right of the loft bedroom, providing access into crawl spaces [Photo E9], and there is a further eaves crawl space to the right of the loft shower room [Photo E18]. The crawl spaces are blocked with stored effects and my inspection was limited to what I could see from the hatches. My view into the right hand crawl space of the bedroom was entirely blocked [Photo E11][Photo E12].

Looking up from the front left eaves hatch, I could see rigid sheet insulation lining the skeiling in the crawl space. There is then a break in the coverage over the top of the ashlar wall, and the edge of the sheet insulation can be seen continuing over the skeiling above the habitable room [Photo E10]. I cannot guarantee that the remaining ceilings and skeilings are insulated in this way, but it seems likely.

There are slotted vents to the soffits and the roof appears to be lined with a breathable membrane, which should allow adequate ventilation [Photo E10]. However, in a modern construction you would typically expect to see ventilation at the ridge to better promote a through-draught. I recommend that consideration be given to improving ventilation to the roof structure in this way.

E2 Ceilings

1

The ceilings are skimmed and painted and are most likely plasterboard [Photo E13]. I cannot confirm the exact construction of the ceilings without opening them up. At loft level the ceilings slope with the roof [Photo E1][Photo E13][Photo E19].

There is minor cracking to the ceilings in places. I noted minor cracks at the junction between the timber of the built-in cupboards and the skeiling in the loft bedroom [Photo E6], slight cracking close to the opening for the stairwell on the first floor landing [Photo E30] and cracking around the ceiling line inside the landing cupboard [Photo E32]. There were other similar cracks elsewhere in the house which I have not photographed. These cracks need minor repair before redecoration.

Cracks in ceilings are commonly caused by differential thermal movement or slight movement between plasterboard sheets. Minor repairs will be needed when redecorating and the cracks may reappear.

E3 Walls and partitions

I tapped the walls to get an idea of their construction, but I cannot be certain without opening them up. 1

The internal walls are finished with skimmed plaster and paint. They appear to be a combination of solid and lightweight constructions.

Tapping the plaster at the front door threshold suggests the front wall here has been dry-lined with plasterboard, perhaps using a dot and dab technique [Photo D32].

Using an electrical resistance meter, numerous readings were taken where there was access to do so. The usual methodology is to take readings at one meter intervals above skirtings at ground floor level to external walls and party walls. Readings are taken at each corner of window and door openings to exterior walls and at half meter intervals to larger windows. Readings are taken at one meter intervals from the floor up to just beneath the ceiling to each corner of the room with an exterior wall. Readings are also taken in the floor when possible at one meter intervals close to external walls. To chimney breasts, I take readings along the base of breasts at ground floor level (or lower ground where relevant) and then readings across the face of the breast to check for any evidence of damp that could penetrate through from the concealed flues. Readings will be taken to other locations where possible damp related issues can be seen. This can be hindered by obstructing furnishings, floor coverings, radiators, lack of access and impermeable services.

My damp testing is not a full specialist damp survey.

As you will see from the photographic record, I noted no evidence of significantly elevated damp at the time of the survey.

Good ventilation helps keep moisture levels down.

Everyday activities produce moisture, which can cause condensation and mould. This can be reduced with good heating, insulation and ventilation.

E4 Floors

Externally, I noted at least four sub-floor air vents to the front elevation [Photo D27] and further vents to the rear [Photo D43]. These provide ventilation to the sub-floor area, which helps vent noxious gases and limit condensation in this otherwise enclosed space. I was concerned that the rear timber deck may be blocking some of the vents, but on looking beneath the deck I could see that the installer has cut around them [Photo D43]. 1

Suspended timber floors need good ventilation beneath to prevent decay. The air vents should be kept clear and not blocked by any future extensions or alterations.

From what I could see, the ground floor appears to be of suspended timber construction. I gained a very limited view of the floorboards in the understairs cupboard, which showed that the engineered wood floor covering seen over much of the ground floor is laid over them [Photo E77]. The upper floors are most likely formed of floorboards over timber joists, but this is not confirmed [Photo E1].

The floors are covered with a variety of carpet [Photo E1][Photo E29][Photo E42][Photo E64], tiles in the loft shower room and the bathroom [Photo E19][Photo E33] and engineered wood in the entrance hall, utility room and kitchen/dining room [Photo E73][Photo E78][Photo E97].

The floor coverings prevented me from inspecting the floors beneath, and lifting them is outside the scope of this survey. There may be hidden defects, and the floors should be checked when next exposed.

E5 Fireplaces, chimney breasts and flues

None noted.

E6 Built-in fittings (built-in kitchen and other fittings, not including appliances)

2

There are fitted units in the kitchen and the utility room. There is also built-in storage across the front wall of the loft bedroom [Photo E4][Photo E5], a large cupboard off the loft landing [Photo E17], a built-in cupboard to the left of the first floor landing [Photo E31] and an understairs cupboard [Photo E76]. These storage areas were filled with effects, which prevented a meaningful inspection of their interiors.

In the kitchen there are wall units and a tall slim storage unit [Photo E105], base units [Photo E106][Photo E110][Photo E111] and a stainless steel sink with mixer tap [Photo E107][Photo E108]. There is an integrated dishwasher [Photo E106]. I note the presence of integrated appliances but I do not comment on their condition or check their function. There is an extractor hood over the hob position, which I suspect is externally vented through the hole I noted in the left wall (see D8) [Photo E113].

There is water damage to the door fronts to the sink unit [Photo E109]. They are still usable, but you may wish to replace them.

To the four wall units to the left of the kitchen, the top hung openers do not stay open and one door front is missing [Photo E114]. These should be repaired or replaced.

The kitchen fittings are a little tired and worn but, in my opinion, otherwise serviceable [Photo E109].

There is space for a range cooker to the left of the kitchen [Photo E112]. I do not know whether the seller intends to leave this. If this is of interest to you, you should discuss it with your legal adviser (see H3).

The utility room has a stainless steel sink with a mixer tap on a worktop [Photo E85][Photo E86] and space for two appliances beneath the worktop [Photo E88]. The sink base unit is tired and worn but perhaps serviceable for use in a utility space [Photo E87].

Fitted units can hide defects such as leaks or dampness, which may only be found when they are removed.

Hinges, handles and catches will need routine adjustment and maintenance.

E7 Woodwork (for example, staircase joinery)

1

There are timber skirting boards, architraves, internal doors, stairs, built-in cupboards and similar features.

The staircases run from the entrance hall to the first floor and then to the loft level. They are carpeted [Photo E71][Photo E14]. I measured the height of the balustrade to the stairwell at 900mm, which accords with current Building Regulations [Photo E72].

E8 Bathroom fittings

The property has a shower room at loft level, a bathroom and an en-suite shower room at first floor level, and a WC in the ground floor utility room. 3

There is a shower room at loft level, with a WC with close coupled cistern and push button flush [Photo E22], a pedestal basin with mixer tap [Photo E23] and a shower enclosure with tray and glass door [Photo E26] with a wall mounted twin head shower [Photo E28]. There is tiling to the walls in the shower enclosure and above the basin [Photo E19]. I ran the hot and cold water supplies to the basin. It took a while for the hot water to come through but it did so eventually, and there seems to be a good water pressure. Adequacy of water pressure is subjective, so you should satisfy yourself on this [Photo E23].

There is no sealant around the back of the basin and this should be installed [Photo E24].

The mirror over the basin is cracked. The glass appears to be properly stuck in place, so this should not be a significant concern [Photo E25].

There are splits and holes in the seal between the shower tray and the glass door, which may be sufficient to allow water to escape [Photo E27]. The seal should be renewed.

There is a bathroom at first floor level, with a WC with close coupled cistern and push button flush [Photo E37], a basin in a vanity unit with mixer tap [Photo E38] and a freestanding bath with a wall mounted mixer tap [Photo E39][Photo E40]. I ran the hot and cold water supplies to the basin and bath. Hot water came through quickly and there seems to be an adequate pressure.

There is an en-suite shower room to the rear left bedroom at first floor level, with a WC with close coupled cistern and push button flush [Photo E58], a basin in a vanity unit with mixer tap [Photo E59] and a shower enclosure with tray and sliding glass door [Photo E60], with wall mounted controls and a single head shower [Photo E62]. I ran the hot and cold water supplies to the basin. Hot water came through reasonably quickly and there seems to be an adequate pressure [Photo E59].

The seals around the en-suite shower tray appear intact, but there is cracking to the grouting [Photo E61]. This may be sufficient to allow moisture to seep into surrounding structures, causing damage to hidden components. It should be repaired urgently, before the shower is used.

There is a WC with close coupled cistern and push button flush in the ground floor utility room [Photo E84].

There are extractor fans in the bathroom [Photo E41], the en-suite shower room [Photo E63] and the utility room [Photo E83]. A simple test with a piece of tissue suggested reasonable suction. This is only a basic check. However, I suspect the extractor in the utility room is served by the broken ducting I saw in the garage, and I have recommended that the ducting is repaired (see G1).

The seals and grout around the shower tray should be checked and renewed regularly to prevent leaks.

E9 Other

None.

F

Services

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

F

Services

Limitations on the inspection

I can only inspect the visible parts of the services. You should have them checked by suitably qualified specialists before exchange of contracts.

Although I have given condition ratings, I am not qualified to comment on the safety or technical aspects of the services.

Where services were switched off or disconnected, I did not turn them on, because of the risk of damage. The heating system was not active at the time of the survey (see F4).

1 2 3 NI

F1 Electricity

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.*

3

The property is connected to the mains electricity supply with the meter and consumer unit located in the garage [Photo F5][Photo F6].

I did not test the electrical installation and I am not qualified to judge its safety or compliance with current standards.

There is no inspection label on or near the consumer unit [Photo F6].

As there is no inspection label, there is no evidence the installation has been tested recently. You should obtain an Electrical Installation Condition Report (EICR) from a qualified electrician before exchange of contracts.

There are relatively few power sockets by modern standards, which may lead to the use of extension leads. You may wish to add more sockets [Photo F7].

When I advise my clients with regards to an electrical installation and when I provide a rating, I am extremely cautious. The reason for my caution is that I have much experience of dealing with fire-damaged properties and have seen first-hand the devastating effect that electrical fires can have. Whilst I am not suggesting there is necessarily an immediate risk here, I always give the electrical installation a severe rating when I cannot confirm that the system has been recently tested and certified to a satisfactory standard, or where there are known deficiencies.

You should ask the seller for any previous electrical test reports, but I recommend you obtain your own Electrical Installation Condition Report (EICR) before exchange of contracts.

If you intend to let the property, the electrical installation must be tested by a qualified electrician at least every five years.

F2 Gas/oil

Safety warning: *All gas and oil appliances and equipment should be regularly inspected, tested, maintained and serviced by a registered 'competent person' in line with the manufacturer's instructions. This is important to make sure that the equipment is working correctly, to limit the risk of fire and carbon monoxide poisoning, and to prevent carbon dioxide and other greenhouse gases from leaking into the air. For more advice, contact the Gas Safe Register for gas installations, and OFTEC for oil installations.*

3

The property has a mains gas supply with the meter in a wall-mounted utility box in the garage [Photo F4]. A date stamp states that the meter was installed in February 2024. I did not test the gas installation or appliances and am not qualified to judge their safety. You should obtain the service history and, if none is available, have the installation checked by a Gas Safe registered engineer before exchange of contracts.

The seller told me that the boiler has recently been serviced [Photo F8].

The system should be inspected annually by a Gas Safe registered engineer. Please be aware that if you intend to let the property you are legally responsible for the safety of your tenants — as such you must ensure that gas appliances are regularly maintained.

Without sight of recent advice and certification from a registered Gas Safe engineer, I can only give this section of the report a severe rating due to the potentially lethal risk that a defective gas installation presents. I recommend that a Gas Safe registered engineer is appointed to inspect, test and service all gas appliances and the installation prior to exchange of contracts.

F3 Water

NI

There is a stopcock and meter in the public footpath just outside the property [Photo F1]. I did not test it.

Water pressure and hot water delivery at the various taps are discussed in E8 and F5.

Little of the physical components involved in the installation can be seen so I don't feel I can give this element a rating.

F4 Heating

1

There is a gas central heating system with radiators, served by a wall-mounted gas combination boiler in the front right corner of the ground floor utility room. The boiler has a horizontal flue through the front wall [Photo F8].

The seller told me that the boiler has recently been serviced, but does not know how old it is. I could not confirm the age of the boiler. Boilers typically last 10 to 15 years. If you can obtain information relating to the original installation of the boiler and its certification, you will gain a limited understanding of its likely remaining life expectancy (see H1).

The heating was not on, so my rating is based only on the visible parts. If you want to confirm it works properly, you should ask a heating engineer to check it [Photo F8].

I cannot confirm whether the heating is adequate in cold weather. If you are concerned, you should ask a heating engineer.

F5 Water heating

Hot water is provided by the combination boiler [Photo F8].

1

The hot water was working and I saw no defects, although I cannot comment on its internal parts or future performance. The combination boiler was providing hot water on demand adequately [Photo F8]. Hot water came through quickly at most of the taps I ran [Photo E38][Photo E39][Photo E59][Photo E85][Photo E107], but took a while to come through at the loft shower room basin [Photo E23].

F6 Drainage

There is an inspection chamber to the front of the property, which gave only a limited view of the drainage. The lid should be screwed shut, but the screws were not fastened, so I lifted the cover and saw no significant defects and no sign of obstruction [Photo F2].

1

There is a second cover in the front garden which most likely provides access to the drains [Photo F3]. The inspection chamber was screwed shut. I do not open screwed covers because of the risk of damage.

I cannot comment on the condition of the underground pipes. If you want to know more, you should commission a CCTV drainage survey.

The soil and vent pipe is uPVC and is located on the left elevation [Photo D33]. As this side of the house is built on the boundary, I could not adequately inspect it.

There is a channel drain running across the front of the house, which has presumably been installed to deal with surface water running off the road and footpath. The front lean-to downpipe also discharges into it [Photo D26].

The channel drains should be kept clear and checked regularly.

F7 Common services

Not applicable.

G

Grounds
(including shared areas for flats)

G Grounds (including shared areas for flats)

Limitations on the inspection

Vegetation and other obstructions limited my inspection of some external areas. Numerous plants hindered my inspection of the front paving [Photo G3] and climbing plants obscure much of the rear fence [Photo G16].

This survey does not include temporary structures such as sheds. I did not inspect the storage building [Photo G4].

Stored items limited my inspection of the inside of the garage [Photo G26][Photo G27].

If these limitations concern you, the inside of the garage could be inspected once it has been cleared.

1 2 3 NI

G1 Garage

2

There is an attached garage to the right hand side of the property with a lean-to roof covered in concrete interlocking tiles and a parapet gutter to the right [Photo G20][Photo G22]. Two vents penetrate the garage roof [Photo G23]. The seller told me that work has recently been done to the garage roof.

The powered garage door operates adequately [Photo G21]. The seller told me it was replaced in 2023/24. The timber pedestrian door to the rear of the garage operates adequately and is free from significant defect [Photo G31].

There is lead at the abutment between the garage roof and the house running up the wall, but I could not see where it is chased in as this is behind what appears to be a secondary fascia board lower than the main fascia [Photo G24][Photo G25]. The right fascia over the garage roof extends over the lead flashings at this abutment [Photo D36].

The roof structure is open, but stored items hindered my inspection [Photo G26][Photo G27]. Where I was able to observe the internal structure of the roof, I noted no significant concerns [Photo G28].

There is a hole in the left wall of the garage, which presumably previously took a vent or utility pipe [Photo G29]. The hole should be repaired to protect against vermin ingress.

There is ducting penetrating the right wall of the house and coming into the garage [Photo G30]. The pipe is broken. I could not see where it terminates and I do not know whether it remains in active use. It is likely that this or the open hole serves ventilation in the utility room (see E8), and it should be reconnected and repaired.

A hopper takes the rainwater from the parapet gutter, and the neighbour's garage guttering also drops into this hopper (see H3) [Photo G32]. The downpipe from the hopper drops into a rainwater gully which is blocked with silt [Photo G33]. It is clearly not performing and there is evidence of general dampness in this space. The gully is likely to need replacing, and the connecting pipework may be similarly blocked. This should be investigated and remedied as required.

G2 Permanent outbuildings and other structures

1

There is a brick wall running across much of the frontage. The brickwork is in a good condition [Photo G1]. The metal gate to the front is in a reasonably good condition, but there is some rust [Photo G2]. When undertaking decorative maintenance, the rust should be rubbed back to good metal, then treated and refinished.

There is a low brick wall to the right side of the frontage supporting elevated ground to the right. It appears in good order [Photo G6].

I saw no defects to the retaining wall, but it should be monitored for leaning or cracking, as repairs can be costly. I could not confirm whether it has adequate drainage behind it.

The apparent boundary line between this property and the right hand neighbour kinks at an angle behind the garage, leaving an awkward wedge-shaped space immediately behind the garage. This section is closed by a brick wall [Photo G7].

There is a brick wall with a timber fence over the top to the right side of the right hand passage and rear garden [Photo G9]. The neighbour's grounds appear to be a little higher than the subject property, so at least the lower part of the brick wall appears to be a retaining structure. There is thick concrete beneath the lower brickwork and there are some reinforcing brick piers. The brickwork appears to be in a reasonable condition [Photo G10]. Before undertaking any repair or maintenance to structures at the boundaries, you should first confirm ownership and responsibility for those structures.

The left boundary is also irregular, with a brick wall that kinks to the left [Photo G14]. The brickwork is weathered and the mortar is worn, but not to a significant degree. It will require periodic repair and maintenance. The remaining left side of the rear garden is closed by timber close board fencing that appears to be in a reasonable condition [Photo G15].

The rear boundary is closed by timber close board fencing. It is largely obscured by climbing plants but, where it can be seen, it appears to be in a reasonable condition [Photo G16]. I recommend removing the climbing plants so the fence can be inspected and its condition monitored and maintained.

There is a timber fence along the side of the house to the left [Photo G18]. This is discussed in H3.

You should ask your legal adviser to check who owns these walls and fences (see section H3).

G3 Other

The entire frontage is brick paved. Where the paving can be seen it appears in good order, although my inspection was hindered by numerous plants [Photo G3]. There is a paved path to the right of the house leading to the rear of the garage [Photo G8].

There is no dropped kerb in front of the garage or the vehicle standing area in front of it [Photo G5]. This suggests that use of the garage for vehicle access has never been formalised, and vehicles appear to park across the front of this and the neighbour's garage. You should ask your legal adviser to check whether permission was obtained (see section H1).

There is a paved patio area immediately behind the house [Photo G11]. There are a couple of loose paving slabs which should be re-bedded [Photo G12].

To the rear left of the house is a raised timber deck with a set of steps providing access from the rear French doors down into the rear garden [Photo G13]. Timber decking can become quite slippery when wet (see I3).

The rest of the rear garden is laid to lawn with a small, paved area to the rear right corner [Photo G17].

There is a small self-seeded tree growing in the space between the timber fence and the left elevation of the house [Photo G19]. It should be removed.

I saw no Japanese knotweed or other invasive plants in this or the neighbouring gardens, but I must stress that I am not a specialist in such matters and cannot guarantee that such plants are not present.

H

Issues for your legal advisers

We do not act as a legal adviser and will not comment on any legal documents. However, if, during the inspection, we identify issues that your legal advisers may need to investigate further, we may refer to these in the report (for example, to state you should check whether there is a warranty covering replacement windows). You should show your legal advisers this section of the report.

H Issues for your legal advisers

H1 Regulation

I am not aware of any planning or Building Regulation consents for this property other than those needed when it was built. Your legal adviser should confirm. I do not think the loft level accommodation is a later conversion, but I cannot confirm this. Your legal adviser should confirm that it was formed as part of the original construction or, if not, that Building Regulation approval was obtained.

Replacement windows and doors installed since 2002 should be certified under FENSA or a similar scheme, or approved by Building Control. Your legal adviser should check. This includes the front door, which the seller told me was replaced in early 2026.

The boiler installation should have been registered and certified.

There is no dropped kerb where vehicles would cross the pavement to reach the garage. You should ask your legal adviser to check whether permission was obtained for vehicle access (see section G3).

H2 Guarantees

The front door, replaced in early 2026, and the garage door, replaced in 2023/24, may have an installer's guarantee or manufacturer's warranty.

There may be an installer's guarantee or manufacturer's warranty for the boiler.

You should ask your legal adviser to confirm whether the recent roof tile replacement and the work to the garage roof and guttering have a guarantee or warranty and the implications.

Your legal adviser should check whether any guarantees or warranties can be transferred to you.

H3 Other matters

I understand the property is freehold. Your legal adviser should confirm this. Our research indicates that the title number is ESX48997.

Our research also indicates that the title is subject to restrictive covenants. Your legal adviser should explain these and their implications to you.

Some parts of the house, including the left elevation, the left roof slope and the left gutters and soil and vent pipe, can only be maintained from the left hand neighbouring property [Photo D6][Photo D33]. Your legal adviser should explain your rights of access. You have a legal right of access to the neighbouring garden to undertake essential maintenance, but if a neighbour chooses to be difficult this has to be legally enforced.

There is a timber fence along the left elevation of the house when viewed from the rear garden [Photo G18]. This suggests there may be a very narrow strip of land immediately beside the house that falls within the demise of the subject property. I cannot determine the position of the actual boundary lines beyond observing the placing of fences and walls. Your legal adviser should confirm. Even if this strip does fall within the demise, access to the neighbouring property will still be needed to undertake essential maintenance to the left side of the house.

The boundaries to the right behind the garage and to the left of the rear garden are irregular [Photo G7][Photo G14]. Your legal adviser should confirm the boundary positions and who is responsible for the boundary walls and fences.

The neighbour's garage guttering discharges into the hopper serving the garage [Photo G32]. Your legal adviser should confirm the rights and responsibilities relating to this shared arrangement.

Vehicles appear to park across the front of this garage and the neighbour's garage [Photo G5]. Your legal adviser should confirm any rights of access and parking.

There is space for a range cooker in the kitchen [Photo E112]. Your legal adviser should confirm whether the seller intends to leave the cooker.

Our research indicates that the risk of flooding from rivers and the sea is very low and the risk of surface water flooding is also very low (see section I2).

Risks

This section summarises defects and issues that present a risk to the building or grounds, or a safety risk to people. These may have been reported and condition-rated against more than one part of the property, or may be of a more general nature. They may have existed for some time and cannot be reasonably changed.

I Risks

I1 Risks to the building

My damp testing method and its limitations are set out earlier in this report.

Allowing for these limitations, I found no evidence of significant dampness.

I saw no evidence of active structural movement to those parts of the building subject to my inspection.

I have not inspected parts of the property that were covered, unexposed or inaccessible, so I cannot confirm that they are free from timber defects.

I have not carried out any soil tests, but geological maps suggest the bedrock is likely to be Seaford Chalk Formation, with superficial deposits over the top likely to be Head, which is a mix of clay, silt, sand and gravel. There is therefore a mix of potential soil conditions local to this property.

Chalk usually provides good support, but it can dissolve, forming voids, particularly where drains leak. Drains should be kept in good repair.

Clay soils swell when wet and shrink when dry, which can cause movement, particularly in older buildings with shallow foundations. You should make sure your buildings insurance covers subsidence.

Sand and gravel soils drain freely. Drains should be kept in good repair to avoid washing out the ground.

I saw no Japanese knotweed or other invasive plants in this or the neighbouring gardens, but I must stress that I am not a specialist in such matters and cannot guarantee that such plants are not present.

I2 Risks to the grounds

I saw no contamination issues, but you should obtain an environmental search report before exchange of contracts.

Our research indicates that the risk of flooding from rivers and the sea is very low, and that the risk of surface water flooding is also very low.

I3 Risks to people

I have not carried out an asbestos survey. Your legal adviser should check whether one has been done. Asbestos can only be confirmed by sampling and testing.

During my inspection I noted cementitious sheet undercloaks at the verges of the main roof and the front lean-to roof [Photo D20][Photo D25], which have the potential to contain asbestos. I am not a specialist in this field and asbestos can only be confirmed by sampling and laboratory analysis. It is also possible that further asbestos-containing materials may be hidden by finishes or within the structure.

Materials that may contain asbestos should not be disturbed. Before any work that could disturb them, they should be tested, and if asbestos is found, removed by a specialist.

Before carrying out work to a property built before 2000, you should commission an asbestos refurbishment and demolition survey. Given the year that the house appears to have been built, there should be a low chance of the presence of asbestos but there is a possibility nonetheless.

Online data indicates a 3-5% chance of higher radon levels in this area. If you are concerned, you can have the property tested over three months, and measures can be taken to reduce radon if needed.

There is no evidence of a recent electrical test. I have recommended obtaining an Electrical Installation Condition Report, as a defective installation can be a fire and safety risk.

The rear right bedroom window has not been fitted with egress hinges and may not be suitable for escape in a fire (see D5).

The raised timber deck can become quite slippery when wet (see G3).

You should make sure there is a working carbon monoxide alarm near the boiler.

Installing a more comprehensive mains-powered smoke and heat alarm system would be a worthwhile improvement.

I4 Other risks or hazards

None noted.

J

Surveyor’s declaration

J

Surveyor’s declaration

Surveyor’s RICS number

6785147

Qualifications

BSc (hons) MCIOB AssocRICS MFPWS AaPS

Company

Tate Surveying Services

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Website

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Property address

A detached house, Brighton

Client's name

Sample Client

Date the report was produced

7th October 2026

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

Signature



K

What to do now

K

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 the contractors to put the quotations in writing.

Some repairs will need contractors who have specialist skills and who are members of regulated organisations (for example, electricians, gas engineers, plumbers and so on). You may also need to get Building Regulations permission or planning permission from your local authority for some work.

Further investigations and what they involve

If we are concerned about the condition of a hidden part of the building, could only see part of a defect or do not have the specialist knowledge to assess part of the property fully, we may have recommended that further investigations should be carried out to discover the true extent of the problem.

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

When a further investigation is recommended, the following will be included in your report:

- a description of the affected element and why a further investigation is required
- when a further investigation should be carried out and
- a broad indication of who should carry out the further investigation.

Who you should use for further investigations

You should ask an appropriately qualified person, although it is not possible to tell you which one. Specialists belonging to different types of organisations will be able to do this. For example, qualified electricians can belong to five different government-approved schemes. If you want further advice, please contact the surveyor.

L

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

L

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

The service

The RICS Home Survey – Level 2 (survey only) service includes:

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

The surveyor who provides the RICS Home Survey – Level 2 (survey only) service aims to give you professional advice to help you to:

- make an 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 provided that are not covered by the terms and conditions of this service must be covered by a separate contract.

The inspection

The surveyor inspects the inside and outside of the main building and all permanent outbuildings, recording the construction and significant visible defects that are evident. This inspection is intended to cover as much of the property as is physically accessible. Where this is not possible, an explanation is provided in the 'Limitations on the inspection' box in the relevant section of the report.

The surveyor does not force or open up the fabric of the building. This includes taking up fitted carpets, fitted floor coverings or floorboards; moving heavy furniture; removing the contents of cupboards, roof spaces, etc.; removing secured panels and/or hatches; or undoing electrical fittings.

If necessary, the surveyor carries out parts of the inspection when standing at ground level, from adjoining public property where accessible. This means the extent of the inspection will depend on a range of individual circumstances at the time of inspection, and the surveyor judges each case on an individual basis.

The surveyor uses equipment such as a damp meter, binoculars and torch, and uses a ladder for flat roofs and for hatches no more than 3m above level ground (outside) or floor surfaces (inside) if it is safe to do so.

If it is safe and reasonable to do so, the surveyor will enter the roof space and visually inspect the roof structure with attention paid to those parts vulnerable to deterioration and damage. Although the surveyor does not move or lift insulation material, stored goods or other contents.

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

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.

Outside the property

The surveyor inspects the condition of boundary walls, fences, permanent outbuildings and areas in common (shared) use. To inspect these areas, the surveyor walks around the grounds and any neighbouring public property where access can be obtained. Where there are restrictions to access (e.g. a creeper plant prevents closer inspection), these are reported and advice is given on any potential underlying risks that may require further investigation.

Buildings with swimming pools and sports facilities are also treated as permanent outbuildings and are therefore inspected, but the surveyor does not report on the leisure facilities, such as the pool itself and its equipment internally or externally, landscaping and other facilities (for example, tennis courts and temporary outbuildings).

Flats

When inspecting flats, the surveyor assesses the general condition of the outside surfaces of the building, as well as its access areas (for example, shared hallways and staircases that lead directly to the subject flat) and roof spaces, but only if they are accessible from within and owned by the subject flat. The surveyor does not inspect drains, lifts, fire alarms and security systems.

External wall systems are not inspected. If the surveyor has specific concerns about these items, further investigation will be recommended before making a legal commitment to purchase.

Dangerous materials, contamination and environmental issues

The surveyor does not make any enquiries about contamination or other environmental dangers. However, if the surveyor suspects a problem, they should recommend further investigation.

The surveyor may assume that no harmful or dangerous materials have been used in the construction, and does not have a duty to justify making this assumption. However, if the inspection shows that such materials have been used, the surveyor must report this and ask for further instructions.

The surveyor does not carry out an asbestos inspection and does not act as an asbestos inspector when inspecting properties that may fall within The Control of Asbestos Regulations 2012 (‘CAR 2012’). However, the report should properly emphasise the suspected presence of asbestos containing materials if the inspection identifies that possibility. With flats, the surveyor assumes that there is a ‘dutyholder’ (as defined in CAR 2012), and that there is an asbestos register and an effective management plan in place, which does not present a significant risk to health or need any immediate payment. The surveyor does not consult the dutyholder.

The report

The surveyor produces a report of the inspection results for you to use, but cannot accept any liability if it is used by anyone else. If you decide not to act on the advice in the report, you do this at your own risk. The report focuses on matters that, in the surveyor's opinion, may affect the value of the property if they are not addressed. The report objectively describes the condition of the elements and provides an assessment of the relative importance of the defects/problems. Although it is concise, the RICS Home Survey – Level 2 (survey) report does include advice about repairs or any ongoing maintenance issues. Where the surveyor is unable to reach a conclusion with reasonable confidence, a recommendation for further investigation should be made.

Condition ratings

The surveyor gives condition ratings to the main parts (the 'elements') of the main building, garage and some outside elements. The condition ratings are described as follows:

- **R** – Documents we may suggest you request before you sign contracts.
- **Condition rating 3**– Defects that are serious and/or need to be repaired, replaced or investigated urgently. Failure to do so could risk serious safety issues or severe long-term damage to your property.
- **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** – Elements not inspected.

The surveyor notes in the report if it was not possible to check any parts of the property that the inspection would normally cover. If the surveyor is concerned about these parts, the report tells you about any further investigations that are needed.

Energy

The surveyor has not prepared the Energy Performance Certificate (EPC) as part of the RICS Home Survey – Level 2 (survey only) service for the property. Where the EPC has not been made available by others, the most recent certificate will be obtained from the appropriate central registry where practicable. If the surveyor has seen the current EPC, they will review and state the relevant energy efficiency and rating in this report. In addition, as part of the RICS Home Survey – Level 2 (survey only) service, checks are made for any obvious discrepancies between the EPC and the subject property, and the implications are explained to you.

Issues for legal advisers

The surveyor does not act as a legal adviser and does not comment on any legal documents. If, during the inspection, the surveyor identifies issues that your legal advisers may need to investigate further, the surveyor may refer to these in the report (for example, to state you should check whether there is a warranty covering replacement windows).

This report has been prepared by a surveyor merely in their capacity as an employee or agent of a firm, company or other business entity ('the Company'). The report is the product of the Company, not of the individual surveyor. All of the statements and opinions contained in this report are expressed entirely on behalf of the Company, which accepts sole responsibility for them. For their part, the individual surveyor assumes no personal financial responsibility or liability in respect of the report, and no reliance or inference to the contrary should be drawn.

In the case of sole practitioners, the surveyor may sign the report in their own name, unless the surveyor operates as a sole trader limited liability company.

Nothing in this report excludes or limits liability for death or personal injury (including disease and impairment of mental condition) resulting from negligence.

Risks

This section summarises significant defects and issues that present a risk to the building or grounds, or a safety risk to people. These may have been reported and condition rated against more than one part of the property, or may be of a more general nature. They may have existed for some time and cannot be reasonably changed. If the property is leasehold, the surveyor gives you general advice and details of questions you should ask your legal advisers. The RICS Home Survey – Level 2 (survey only) report will identify and list the risks, and explain the nature of these problems.

Standard terms of engagement

1 The service – The surveyor provides the standard RICS Home Survey – Level 2 (survey only) service described in this section, unless you agree with the surveyor in writing before the inspection that the surveyor will provide extra services. Any extra service will require separate terms of engagement to be entered into with the surveyor. Examples of extra services include:

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

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

3 Before the inspection – Before the inspection, you should tell us if there is already an agreed or proposed price for the property, and if you have any particular concerns about the property (such as a crack noted above the bathroom window or any plans for extension).

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

5 Cancelling this contract – You should seek advice on your obligations under The Consumer Contracts (Information, Cancellation and Additional Charges) Regulations 2013 ('the Regulations') and/or the Consumer Rights Act 2015, in accordance with section 2.6 of the current edition of the Home survey standard RICS professional statement.

6 Liability – The report is provided for your use, and the surveyor cannot accept responsibility if it is used, or relied upon, by anyone else.

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

This report is for use in the UK.

Complaints handling procedure

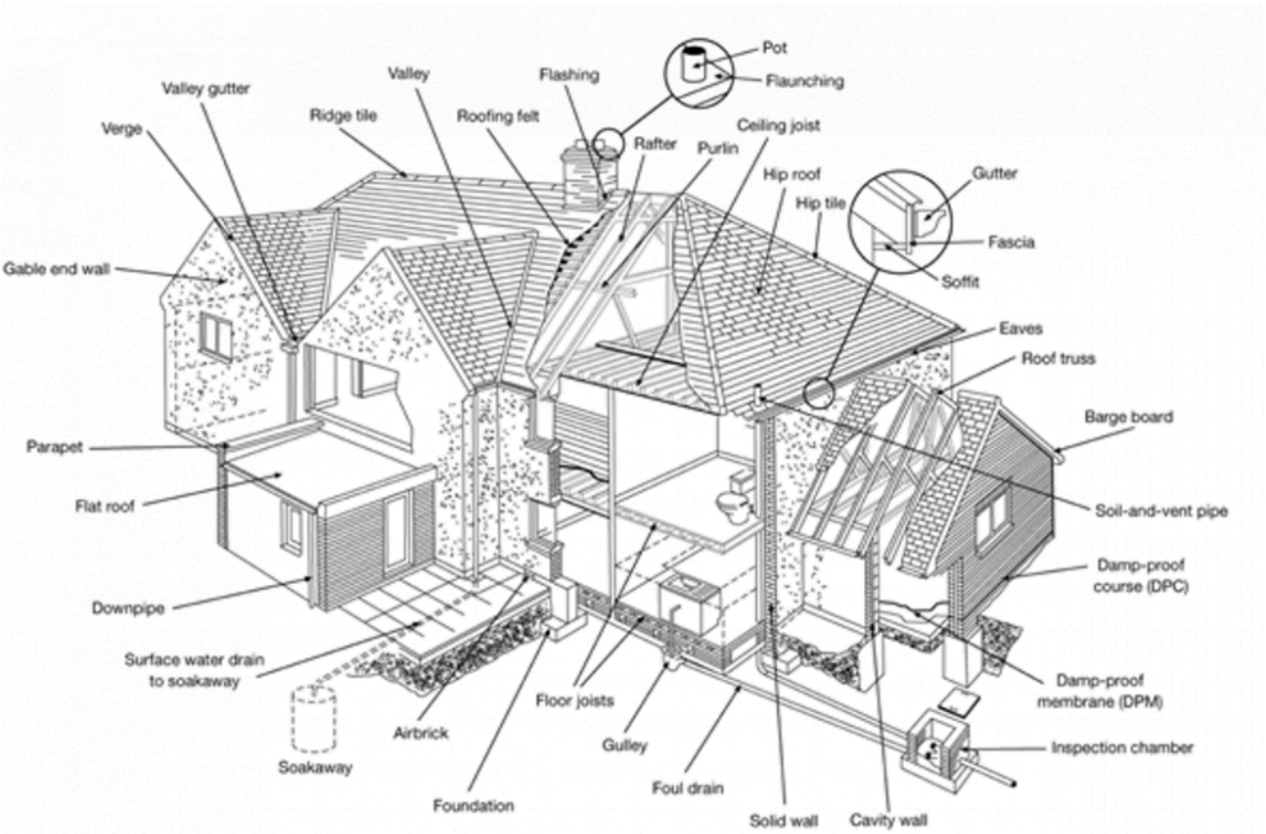
The surveyor will have a complaints handling procedure and will give you a copy if you ask for it. The surveyor is required to provide you with contact details, in writing, for their complaints department or the person responsible for dealing with client complaints. Where the surveyor is party to a redress scheme, those details should also be provided. If any of this information is not provided, please notify the surveyor and ask for it to be supplied.

M

Typical house diagram

M Typical house diagram

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



RICS disclaimer

You should know...

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