

RICS
Condition Report 

Property address

Sample.

Client's name

Sample.

Date of inspection

1st August 2014.



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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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A Introduction to the report

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

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Condition Report...

Surveyor's name Sample.

Surveyor's RICS number 0076355.

Company name Marshalls Chartered Surveyors.

Date of the inspection 1st August 2014. Report reference number Sample.

Related party disclosure Not applicable.

Full address and postcode of the property Sample.

Weather conditions when the inspection took place It was wet with heavy showers at the time of the inspection. This followed a period of changeable weather.

The status of the property when the inspection took place The property was unoccupied and unfurnished, but there were floor coverings and finishes in the rooms.
The vendors were not present at the time of our visit.

Property address Sample.

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 fixed 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 parts 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.

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

The report covers matters that, in the surveyor's opinion, need to be dealt with or may affect the value of the property.

Important note: We carry out only a visual inspection. This means 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 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.

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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 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.

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Section of the report	Element number	Element name
E: Outside the property	N/A	There are no elements with this condition rating.
F: Inside the property	N/A	There are no elements with this condition rating.
G: Services	G1	Electricity.
	G2	Gas/oil.
	G4	Heating.
H: Grounds (part)	N/A	There are no elements with this condition rating.

2

Section of the report	Element number	Element name
E: Outside the property	E7	Conservatory and porches.
	E8	Other joinery and finishes.
F: Inside the property	F1	Roof structure.
	F2	Ceilings.
	F3	Walls and partitions.
	F7	Woodwork.
	F9	Other.
G: Services	N/A	There are no elements with this condition rating.
H: Grounds (part)	N/A	There are no elements with this condition rating.

Property address



Section of the report	Element number	Element name
E: Outside the property	E2	Roof coverings.
	E3	Rainwater pipes and gutters.
	E4	Main walls.
	E5	Windows.
	E6	Outside doors (including patio doors).
F: Inside the property	F4	Floors.
	F6	Built-in fittings.
	F8	Bathroom fittings.
G: Services	G3	Water.
	G5	Water heating.
	G6	Drainage.
H: Grounds (part)	H1	Garage.

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Type of property The property comprises a mid-terraced two storey house, which faces approximately south.

Approximate year the property was built 1973.

Approximate year the property was extended 1980.

Approximate year the property was converted Not applicable.

Information relevant to flats and maisonettes Not applicable.

Accommodation

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

Construction

The main roof is covered with concrete tiles. There is a flat felt covered roof over the rear extension.

The walls are constructed of cavity brick and blockwork.

The floors are of concrete and suspended timber construction.

Property address Sample.

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

Environmental impact rating

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)

Grounds

The property occupies a regular and fairly level plot, which has enclosed gardens to the rear. The front gardens are open plan.

There is a single sized semi-integral garage and a double glazed conservatory.

There are no other permanent outbuildings.

Property address

Limitations to inspection

		1 2 3 NI
E1 Chimney stacks	There are no chimney stacks.	NI

E2 Roof coverings	<p>The main roof is covered with interlocking concrete tiles finished with half-round ridge tiles.</p> <p>The exposed roof edges (verges) are finished with mortar pointing set on cement undercloak boards that may contain asbestos (See section J3 – Risks to People). The inner edges of the coverings are sealed with lead flashings.</p> <p>There is a flat felt covered roof over the rear extension.</p> <p>The mortar below a number of the tiles finishing the ridges has cracked and weathered. Condition Rating 1.</p> <p>The flat roof over the rear extension is has leaked and been previously patched. Condition Rating 1.</p>	1
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E3 Rainwater pipes and gutters	Stormwater from the roofs discharges into plastic rainwater fittings.	1
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E4 Main walls	<p>The walls are constructed of cavity brick and blockwork with bitumen felt and plastic damp-proof courses. There is a tile-hung panel to the front elevation.</p> <p>The walls generally measure around 275mm in thickness.</p> <p>There is some cracking between the original part of the property and the rear extension. Indicating slight consolidation of the extension. Condition Rating 1.</p>	1
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Property address

E5 Windows	The property is fitted with PVC-u framed windows, which are double glazed. There are also timber double glazed roof windows in the extension.	1
E6 Outside doors (including patio doors)	The doors are PVC-u framed.	1
E7 Conservatory and porches	The conservatory is constructed of cavity walls and PVC-u framing with a plastic multi-wall roof. Some of the double glazed sealed units have failed. Condition Rating 2.	2
E8 Other joinery and finishes	The other areas of external joinery are formed with timber and PVC-u. The soffits (the horizontal boards between the walls and the vertical fascia boards) are formed with cement boarding, which may contain asbestos (See section J3 – Risks to People). The joinery has suffered from some rot and the external decorative finishes are worn. Condition Rating 2.	2
E9 Other	There are no other external matters affecting the main property that require further comment.	NI

Property address

Limitations to inspection

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

Access to the roof space is gained via a hatch in the landing ceiling. There is a loft ladder, but no light. The roof is constructed of timber pre-formed trusses. The roof slopes are lined with felt, which provides secondary protection against water and snow penetration. 2

The roof trusses are provided with inadequate wind bracing. Condition Rating 2.

The linings projecting externally along the eaves (bottom of the roof) have perished and are not properly dressed into the guttering, which could lead to water penetration and decay. Condition Rating 2.

There are signs of nesting mice in the roof. Condition Rating 2.

F2
Ceilings

The ceilings are constructed of plasterboard with plastered and textured paint (often called Artex) finishes. Some older textured finishes contain a small amount of asbestos (See section J3 – Risks to People). Condition Rating 1. 2

The decorations are worn. Condition Rating 2.

F3
Walls and partitions

The internal walls and partitions are constructed of masonry and studwork with plastered and boarded finishes. There is tiling to the 'wet' areas. 2

The decorations are worn. Condition Rating 2.

F4
Floors

The ground floors are of concrete construction with exposed concrete and tiled finishes. The first floors are of suspended timber construction with tiled and laminate finishes. Floor finishes and coverings prevented a detailed inspection. 1

The old thermoplastic tiles may contain asbestos (See section J3 – Risks to People). Condition Rating 1.

Property address

Sample.

F5 Fireplaces, chimney breasts and flues	There are no open fireplaces.	NI
F6 Built-in fittings (built-in kitchen and other fittings, not including appliances)	There is a good range of modern units in the kitchen. There are also some useful fitted cupboards.	1
	There is no extracting cooker hood or fan in the kitchen. Condition Rating 1.	
F7 Woodwork (for example, staircase and joinery)	The property is fitted with moulded panel and glazed doors. The stairs, skirting boards, door linings and other areas of joinery are constructed of timber, ply and MDF.	2
	The gaps in the stair rail (balustrade) are wider than recommended (See section J3 – Risks to People). Condition Rating 2.	
	The decorations are worn. Condition Rating 2.	
F8 Bathroom fittings	There are modern sanitary fittings in the bathroom.	1
F9 Other	<u>Detectors</u>	2
	There are no smoke detectors (See section J3 – Risks to People). Condition Rating 2.	
	There is no heat detector in the kitchen or carbon monoxide detector fitted (See section J3 – Risks to People). Condition Rating 2.	

Property address

Sample.

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

1 2 3 NI

- G1 *Safety warning: The Electrical Safety Council recommends that you should get a registered electrician to check the property and its electrical fittings at least every ten years, or on change of occupancy. All electrical installation work undertaken after 1 January 2005 should have appropriate certification. For more advice contact the Electrical Safety Council.*

Electricity

Mains electricity is connected with the meter and consumer unit situated in the understairs cupboard. Short circuit protection is provided by both fuses and circuit breakers. There is also a RCD (a residual current device providing additional protection).

3

There is also a supply to the garage.

The installation has seen some updating, although it is unlikely to comply with the latest wiring regulations (See section J3 – Risks to People). Some upgrading is likely to be required and an Electrical Installation Condition Report should be undertaken by a registered electrical contractor who is a member of The Electrical Safety Register (www.electricalsafetyregister.com). Condition Rating 3 (further inspection) (See section J3 – Risks to People).

- G2 *Safety warning: All gas and oil appliances and equipment should regularly be inspected, tested, maintained and serviced by a registered 'competent person' and in line with the manufacturer's instructions. This is important to make sure that the equipment is working correctly, to limit the risk of fire and carbon monoxide poisoning, and to prevent carbon dioxide and other greenhouse gases from leaking into the air. For more advice contact the Gas Safe Register for gas installations, and OFTEC for oil installations.*

Gas/oil

Mains gas is connected with the meter located in the understairs cupboard.

3

The gas installation and all appliances should be inspected for safety by a member of a 'competent person scheme' such as a Gas Safe Registered engineer (See section J3 – Risks to People). Condition Rating 3 (further inspection).

Property address

Sample.

G3 Water	<p>Mains water is connected with the external stop tap located in the road verge. There is a meter fitted. The internal stop tap is located under the kitchen sink with the incoming service pipe run in plastic.</p> <p>Water is stored in an insulated plastic tank situated in the loft.</p> <p>The service pipework is plumbed in copper.</p> <p style="text-align: right;">1</p>
G4 Heating	<p>Central heating is provided by a relatively new Potterton gas-fired boiler situated in the garage. There are radiators in most areas of the property.</p> <p style="text-align: right;">3</p> <p>The central heating system was in operation at the time of our visit. The heating installation should be inspected for safety by a member of a 'competent person scheme' (See section J3 – Risks to People). Condition Rating 3 (further inspection).</p> <p>Some of the service pipes are buried in the floor screed (top concrete surface of the solid floor). Chemicals in concrete can attack the pipes causing leakages into the floor, which can be very disruptive (See section J1 – Risks to the Building). Condition Rating 1.</p>
G5 Water heating	<p>Hot water is provided by the central heating boiler and stored in a copper foam lagged cylinder located in the airing cupboard. There is also an electric immersion heater for alternative provision.</p> <p style="text-align: right;">1</p> <p>The hot water service pipework is plumbed in copper.</p>
<p><i>The covers to the inspection chambers of the underground drains are not lifted.</i></p>	
G6 Drainage	<p><u>Surface Water Drainage</u></p> <p>Surface water from the downpipes is likely to drain to soakaways (usually pits filled with rubble) or a separate drainage system. Without excavation, the layout of the system cannot be confirmed, but there are no signs of flooding or blockages. Condition Rating 1.</p> <p style="text-align: right;">1</p> <p><u>Foul Drainage</u></p> <p>It is assumed that the property is connected to the main sewer, which has been adopted and is maintained at the public expense. The drains are likely to be shared.</p> <p>There is a single inspection chamber visible within the plot.</p>
Property address	Sample.

G7 Common services	Not applicable.	NI
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Property address

Limitations to inspection

1 2 3 NI

H1 Garage	<p>There is a single sized semi-integral garage.</p> <p>The ceiling is formed in cement sheeting, which is may contain a small proportion of asbestos (See section J3 – Risks to People).</p>	<div style="border: 1px solid #ccc; border-radius: 50%; width: 20px; height: 20px; display: flex; align-items: center; justify-content: center; margin: 0 auto;">1</div>
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H2 Other	<p>There are no permanent outbuildings.</p>	NI
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H3 General	<p>The plot is bounded by mainly timber fences, which are in some disrepair.</p> <p>Most areas of hardstanding are laid with concrete pavings and tarmacadam, which are cracked and uneven in places.</p> <p>The pond is unprotected and potentially unsafe for smaller children (See section J3 – Risks to People).</p>	
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We do not act as the legal adviser and will not comment on any legal documents. However, if during the inspection we identify issues that your legal advisers may need to investigate further, these will be listed and explained in this section (for example, check whether there is a warranty covering replacement windows). You should show your legal adviser this section of the report.

11
Regulation

Your Legal Adviser should check the following:

- That Local Authority notifications and approvals for the extension works were obtained and all necessary statutory inspections have been made. If regulations have been breached, it is possible that alteration works could be needed to ensure compliance.

12
Guarantees

Your Legal Advisers should check for the existence, validity and transferability of any guarantees, certificates, warranties and service records. These should be made available to you before completion.

Likely items include:

- The cavity wall installation.
- Installation of the replacement windows and doors.
- The conservatory.
- The replacement boiler.

13
Other matters

Your Legal Adviser should check the following:

- The property is currently tenanted and it should be confirmed that vacant possession will be available.
- That the road is adopted (maintained at public expense) by the Highway Authority.
- That the main sewer is adopted (maintained at public expense) by the Highway Authority.
- Your rights and responsibilities to maintain the shared private drains (the parts of the system between the property and the main sewer).
- The ownership of the boundaries.
- Whether the property has been flooded in the past. If flooding has occurred, it should be confirmed to what extent and whether repairs were undertaken under insurance. It is also important to confirm that continuing insurance cover will be available.

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

J1 Risks to the building	Pipes run in the floor screed (G4 – Heating).
J2 Risks to the grounds	There are no significant risks to the grounds.
J3 Risks to people	<p>The presence of materials that may contain asbestos (E2 – Roof coverings).</p> <p>The presence of materials that may contain asbestos (F2 – Ceilings).</p> <p>The presence of materials that may contain asbestos (F4 – Floors).</p> <p>The staircase (F7 – Woodwork).</p> <p>Inadequate detectors (F9 – Other).</p> <p>The electrical installation (G1 – Electricity).</p> <p>The gas installation (G2 – Gas/Oil).</p> <p>The heating installation (G4 – Heating).</p> <p>The presence of materials that may contain asbestos (H1 – Garage).</p> <p>The unprotected pond (H3 – General).</p>
J4 Other	There are no other significant risks.

Property address

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

Signature

Surveyor's RICS number Qualifications

For and on behalf of

Company

Address

Town County

Postcode Phone number

Website Fax number

Email

Property address

Client's name Date this report was produced

RICS Disclaimers

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

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

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



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

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

Further investigations

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

Who you should use for these further investigations

You should ask an appropriately qualified person, though 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.

What the further investigations will involve

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

When to do the work

The condition ratings help describe the urgency of the repair and replacement work. The following summary may help you decide when to do the work.

- Condition rating 2 – repairs should be done soon. Exactly when will depend on the type of problem, but it usually does not have to be done right away. Many repairs could wait weeks or months, giving you time to organise suitable reports and quotations.
- Condition rating 3 – repairs should be done as soon as possible. The speed of your response will depend on the nature of the problem. For example, repairs to a badly leaking roof or a dangerous gas boiler need to be carried out within a matter of hours, while other less important critical repairs could wait for a few days.

Warning

Although repairs of elements with a condition rating 2 are not considered urgent, if they are not addressed they may develop into defects needing more serious repairs. Flat roofs and gutters are typical examples. These can quickly get worse without warning and result in serious leaks.

As a result you should regularly check elements with a condition rating 2 to make sure they are not getting worse.

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The service

The RICS Condition Report Service includes:

- an **inspection** of the property (see 'The inspection');
- 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 ground level (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 advice 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
- C Summary of the condition ratings
- D About the property
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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.

Continued...

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Condition Report...

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 your 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.

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 and a valuation, 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.

Property address

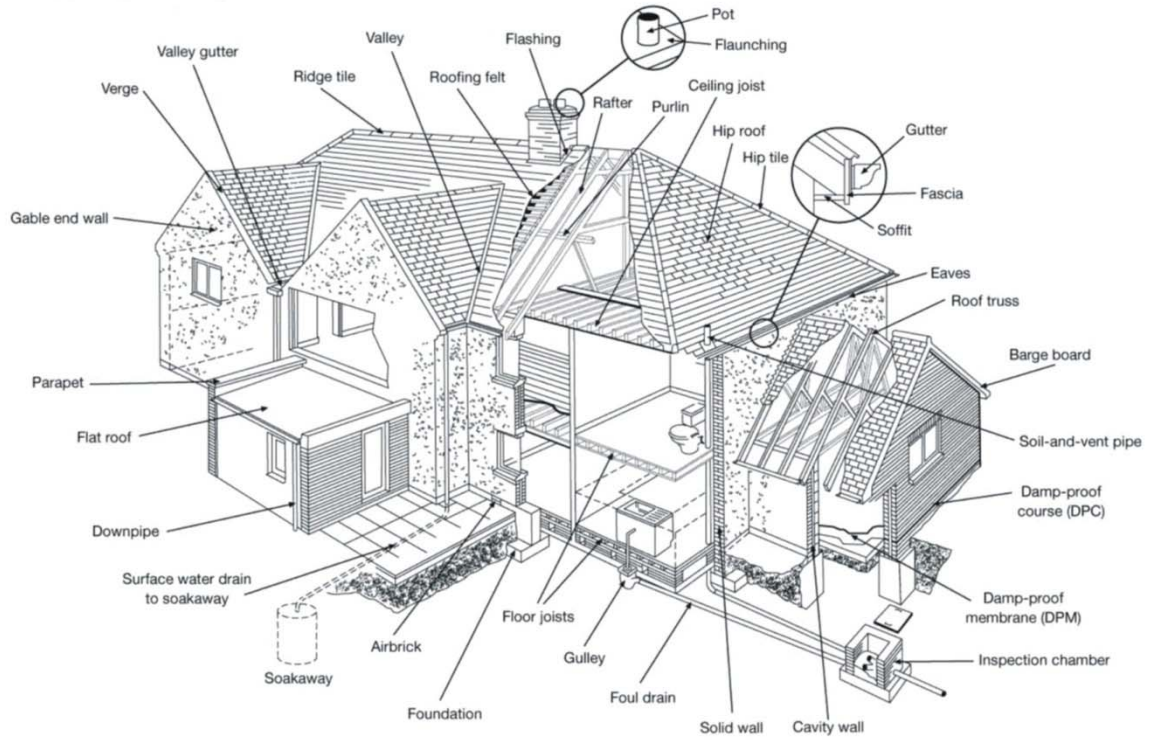
Sample.



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



Property address