LEVEL 2

Your survey report

Property address

Arben Manor

Country Road

Swansea

SA51 9FT

Consultation date (if applicable)

Inspection date:

08 October 2025

Surveyor's RICS number

AB123456

2

Futher investigations and getting quotes

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 repairs or replacements the property needs, and
- consider what further advice you should take before committing to purchasing the property.

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

About the inspection

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

Reminder

Please refer to your Terms and Conditions report received on the **06 February 2025** for a full list of exclusions.

A About the inspection

Surveyor's name

Linda Good

Surveyor's RICS number

AB123456

Company name

Good Surveys Ltd

Date of the inspection

08 October 2025

Report reference number

LG13401/A

Related party disclosure

N/A

Full address and postcode of the property

Arben Manor, Country Road, Swansea. SA51 9FT

Weather conditions when the inspection took place

Dry but overcast

Status of the property when the inspection took place

Occupied and fully furnished. Floor coverings within the property, together with items of furniture and storage, prevented a full inspection of all floor and wall surfaces.

Futher investigations and getting quotes

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 Summary of condition ratings

Overall opinion of property
The property is in a reasonable condition accounting for age and construction. Some significant remedial works are recommended to maintain property integrity.

B

Condition ratings

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

3

Elements that require urgent attention

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

Element no.	Element name	Comments (if applicable)
D5	Windows	
E1	Roof structure	
F1	Electricity	
F2	Gas/oil	
F3	Water	
F4	Heating	

B Condition ratings

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	Comments (if applicable)
D4	Main walls	
D6	Outside doors	
G2	Permanent outbuildings and other structures	
G3	Other (grounds)	

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	Comments (if applicable)
D1	Chimney stacks	
D2	Roof coverings	
D3	Rainwater pipes and gutters	
D7	Conservatory and porches	
D8	Other joinery and finishes	
E2	Ceilings	
E3	Walls and partitions	
£4	Floors	
E5	Fireplaces, chimney breasts and flues	
E6	Built-in fittings	
E7	Woodwork	
E8	Bathroom fittings	
E9	Other	
F5	Water heating	
F6	Drainage	

Futher investigations and getting quotes

C

About the property

This section includes:

- About the property
- Energy efficiency
- Location and facilities

C About the property

Type of property

Manor style house as residential dwelling and grounds with adjoining land

Approximate year the property was built

1820

Approximate year the property was extended

2019

Approximate year the property was converted

N/A

Information relevant to flats and maisonettes

N/A

Construction

Stone construction

Accommodation

	Living rooms	Bedrooms	Bath or shower	Separate toilet	Kitchen	Utility room	Conse r-vatory	Other
Lower ground								
Ground	2				1	1		
First		5	3					
Second	1	1	1					
Third								
Other								
Roof spaces								

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

G

Issues relating to the energy efficiency rating

Lack of wall and roof insulation and dated air and water heating system

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

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

Open fireplaces (in use)

Other energy matters

C Location and facilities

1 2 3 NI

Grounds

The property occupies a costal site, at slightly above sea level. The property has been elevated, and benefits from surrounding wall sea defences. Accompanying lland to North and West of building is at sea level.

Location

Secluded costal area, surrounded by agricultural land

Facilities

Nearest amenities, including local shops, schools and public transport connections approx 0.5 km from property

Local environment

Large mature trees close to property where tree roots could risk damage to foundations. Also risk from falling trees.

No natural water courses within close proximity that would cause flooding.

Separate land survey recommended in respect of agriculture grounds.

Futher investigations and getting quotes

D

Outside the property

D Outside the property

Limitations on the inspection

1 2 3 NI

An external inspection from ground level only has been carried out.

D1 Chimney stacks

There are four chimney stacks to the property. The chimney stacks are of stonework construction with lead flashings formed at the base of the stacks at the abutment with the roof slopes.
To the main chimney stack there are clay chimney pots fitted. Former chimney pots to the rear annexe roof have been removed.

1

The chimney stacks have been maintained to a satisfactory standard in past years. There is evidence of localised areas of re-pointing work having been carried out. No significant damage or disrepair was evident.

D2 Roof coverings

Roofs throughout property are of timber framed construction of a pitched design. Roofs are overlaid in manmade composite slate coverings. A lead lined valley gutter detail is formed between the main building and rear annexe roof. The roof coverings have been well maintained, and in reasonable order for their age. No significant loose, cracked or damaged slates were noted. The ridge tiles, valley gutter details and flashing details are functioning satisfactorily.

1

D3 Rainwater pipes and gutters

The gutters throughout the property are of uPVC. The gutters discharge to uPVC downpipes.

1

Downpipes to property discharge to drainage gullies discharging to a combined foul and stormwater drainage system.

Gutters and downpipes seem to be functioning satisfactorily with no evident damage noted.

D

Outside the property

D4 Main walls

Main walls are original solid stone construction. The original construction dates c.1820, with a recent rear extension. The extension has been sympathetically constructed, albeit to modern standards, and appears to be well built. Enquiries should be made regarding relevant approvals and guarantees.

2

The building is in reasonable condition, accounting for age. Given proximity to sea, there is expected weathering to the main walls. These do not appear to be significant, however, and remedial maintenance appears to have been routinely undertaken. Given proximity, routine maintenance is required to maintain upkeep and routinely protect and remedy weathering and erosion from environment.

The property would benefit from damp proofing, and consideration should be given to remedial works.

D5 Windows

For the original construction, windows are single glazed with timber frames. No cracking noted to window panes. Signs of erosion noted to timber frame. Three coast facing windows on first floor showed significant degradation, and require urgent replacement.

3

Consideration should be given to upgrading all windows to modern standards, with double glazing to increase insulation.

Windows to tower extension are new, and showed no signs of weathering at inspection. These are double glazed UPVC windows. UPVC framing is wood effect providing sympathetic design to complement historic architecture.

D Outside the property

D6 Outside doors (including patio doors)

2

The property has four external doors, one front door, one side entrance, one entrance into kitchen and wooden patio doors from lounge.

All doors are timber and timber framed. Patio doors contain single-glazed windows, with wooden casement.

The doors are functioning satisfactorily. No significant damage or disrepair evident. Upgrading of patio doors to double glazing is advised to benefit insulation.

D7 Conservatory and porches

There are no conservatories

1

An integral porch area to the rear of the property, extending from the kitchen. The porch is constructed from wood with single glazed windows. It appears to have been maintained to a satisfactory standard. No significant damage noted. Minor weathering noted to beams, and chips to paintwork.

D8 Other joinery and finishes

1

Timber fascia, soffit and barge boards to the main building and to tower extension. These have been well maintained, and show no signs of significant damage.

Limited external decorative finishes were noted.

Cyclical re-decoration and maintenance will be required.

D9 Other

None

Futher investigations and getting quotes

E

Inside the property

E Inside the property

Limitations on the inspection

1 2 3 NI

None

E1 Roof structure

Inspection within the main and rear annexe roof voids revealed the roofs to be of the original timber construction comprising timber purlins supporting timber rafters.

3

The roof timbers are in poor order, showing significant signs of degradation. Specialist remedial works should be undertaken to preserve the integrity of the roof.

One turreted structures forms part of the property and appears to be adequately structured. However, the structure is slightly sloping, due to timber weakening. Specialist remedial work is required.

Absence of insulation. It is recommended that insulation is installed to reduce heat loss.

E2 Ceilings

Ceilings are a mixture of lath and plaster and plasterboard. The Ceilings are in reasonable order and typical for the age of the property. Some evidence of recent upgrading was apparent in Lounge.

1

No significant damage was noted.

E3 Walls and partitions

The internal walls comprise solid walls and stud partitions.

1

No structural cracking or evidence of structural damage or structural movement was noted to the internal partition walls or to the internal surfaces of the external walls.

Tiled provided to the walls of the kitchen and further tiled finishes provided to the bathrooms. All in good working order.

It is assumed that wooden and cast-iron beam support internal structures, given date of property. The support has not been exposed for examination, but no evidence of cracking, damage or distortion of the wall above is indicated.

A wall appears to have been removed between two downstairs lounge rooms.The removal of the walls is a structural alteration and as such Building Regulations Approval should have been obtained. Further enquiries in this regard should be made via your Legal Advisor.

E

Inside the property

E4 Floors

The ground floor is of solid construction. The floor is overlaid in a mixture of the original decorative tiled covering, carpet coverings and modern wood strip flooring.

1

The flooring is in reasonable order. No significant undulation or distortion was noted. The first floor is of suspended timber overlaid in timber boarding. There is a tiled covering provided to the bathroom.

No significant deflection, undulation or distortion was noted. The flooring is slightly and even and does slope with age. This is typical for the age and nature of update and is not deemed to be significant.

E5 Fireplaces, chimney breasts and flues

1

Multiple fireplaces are are retained to the ground floor and first floor rooms with tiled hearths. The fire grate is incomplete in the dinning room, but otherwise grates are in tact.

The flues have not been tested. Testing is advised.

We are advised that the fire places are in working order, and used by the occupiers as a source of heat. Cyclical sweeping of the chimney shall be required if use continues. Sweeping is advised prior to first use.

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

There are fitted kitchen units provided and further alcoves cupboards to the main reception room. There are several inbuilt cupboards/wardrobes to the first floor.

1

The kitchen cupboards and alcove cupboards/wardrobes are in satisfactory order and typical for the age of the property. Minor wear was noted consistent with age and normal use. Electrical fittings have not been tested.

E7 Woodwork (for example, staircase joinery)

Extensive internal joinery, comprises timber skirting boards, architraves and door linings. The internal doors are painted wooden doors, typical of victorian style.

1

The stairs are of timber construction of a closed riser type. A timber balustrade and handrail are provided.

Internal joinery, doors and door furniture have been maintained to a reasonable standard. The stairs are similarly in reasonable order. No significant disrepair was evident.

E

Inside the property

E8 Bathroom fittings

1

The sanitary fittings in each bathroom comprise a WC, wash hand basin and bath. An over bath shower
unit is fitted.

Each bathroom contains a mechanical extract vent fitted in the bathroom.

The sanitary fittings are in satisfactory order. No significant damage was noted.

E9 Other

1

The property is of an age where wood boring insect infestation is a common defect.

We noted no evidence of active infestation from timbers available for inspection.

Futher investigations and getting quotes

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

1 2 3 NI

The service installations have not been tested. A visual inspection only has been carried out.

F1 Electricity

Safety warning: Electrical Safety First 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 Electrical Safety First.

3

Mains electricity is connected. The electric meter and consumer unit are housed in a cupboard to the hallway.

Wiring, where accessible, is of a uPVC sheathed cable.

It is good practice for domestic wiring to be tested every 10 years and upon change of ownership. Any works undertaken to the wiring circuits after 1st January 2005 should be recorded on an Electrical Installation Certificate.

Enquiries should be made with the vendor regarding the availability of up to date test reports.

Should the wiring circuits not have been more recently tested or no up to date inspection/test reports be available then inspection and testing should be carried out by an NICEIC registered electrician and wiring attended to as necessary.

From a visual inspection we anticipate some rewiring works may be required, as wiring showed signs of age in places.

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

Mains gas is connected. The gas meter is housed in a cupboard to the front of the hallway. Distribution pipework is of copper.

The gas installation and gas appliances have not been tested.

It is good practice for domestic gas installations and appliances to be inspected, tested, maintained and serviced on an annual basis.

Enquiries should be made with the vendor regarding past testing.

Should the gas installation and gas appliances not have been tested or serviced in the last 12 months or no test/service records be available then inspection, testing and servicing should be carried out by a Gas Safe registered engineer.

F

Services

F3 Water

3

Mains water is connected. There is an external stop tap within the pavement to the front of the site. The incoming water main and stop tap are noted at low level within the flooring to the right hand side of the hallway.

The incoming water main is of the original lead piping. Lead distribution pipework is also partly retained where extending from the stop tap. We would recommend that the water main is upgraded in Alkathene to current standards and bylaws. Any remaining lead pipework should similarly be stripped out and upgraded in copper or modern plastic piping.

F4 Heating

3

Central heating provided by means of gas fired boiler with secondary heating provided by open fire places. Heating system to brass column radiators. No specific tests of the boiler and heating system have been carried out. From a visual inspection no significant damage was noted.

It is good practice for domestic boilers and heating systems to be inspected, tested, maintained and serviced on an annual basis. Enquiries should be made with the vendor regarding past testing. Should the boiler and heating system not have been tested or serviced in the last 12 months or no test/service records be available then inspection, testing and servicing should be carried out by a Gas Safe registered engineer.
From a visual inspection we would not anticipate any significant works being required.

F5 Water heating

1

Hot water is provided on demand by means of the central heating boiler. There is no storage of hot water.

The hot water system has not been tested. Cyclical inspection, testing, maintenance and service should be undertaken per F4 above.

F6 Drainage

1

The drainage connects to the mains sewer. The soil pipe and waste pipes are of uPVC, and appear to have been recently upgraded.

The pipework is in satisfactory order. There is an inspection chamber cover within the grounds towards the rear left hand corner of the property. The cover was lifted. Visual inspection did not give rise to concerns.

F7 Common services

None

Futher investigations and getting quotes

G

Grounds
(including shared areas for flats)

G Grounds (including shared areas for flats)

Limitations on the inspection

1 2 3 NI

None

G1 Garage

Separate garage to the right hand side of the property. In good structural condition

G2 Permanent outbuildings and other structures

2

The property includes a number of outbuildings, including a stable block and a potting shed, both of stone construction. Both in reasonable order. There is also a timber framed summer house. The summer house is showing signs of age. The felt roof would benefit from being re-felted to protect against water ingress. Though there was no sign of water damage.

G3 Other

2

Outdoor areas comprise a concrete yard, walled gardens and agriculture land. A separate survey of agricultural land is advised as beyond the scope of this report.

The yard and gardens are in reasonable order. The gardens are well presented. Routine maintenance and upkeep will be required.

There is some uneven and loose paving, which would benefit from attending to, re-bedding and re-pointing as needed.

There is a gate to the rear of the garden. The gate would benefit from overhauling as there is localised rot and deterioration of timbers with age.

Futher investigations and getting quotes

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

The property would have been constructed prior to current Building Regulations standards. However, a recent extension has also been constructed and enquiries should be made regarding any approvals required.

Structural alteration work has been carried out in past years to remove load-bearing walls to the ground floor and to remove the chimney breast from within the kitchen.

Further enquiries should be made with regard to Building Regulations Approval in respect of the works.

H2 Guarantees

We are unaware of any Guarantees in relation to the property although did note evidence of damp-proofing work having been carried out in past years.

Enquiries should be made with the vendor regarding any Guarantees notably in relation to works undertaken.

Any Guarantees that are available should be obtained and assigned on completion.

H3 Other matters

It is assumed that the property is of freehold tenure. We would similarly assume that good freehold title can be shown and that the property is not subject to any unusual or onerous restrictions, encumbrances or outgoings.

Full details in respect of the property's tenure should be confirmed prior to purchase.

Futher investigations and getting quotes

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

E1 - Degradation of timber frames in roof

I2 Risks to the grounds

None

I3 Risks to people

D5 - Degradation to window frames which may result in frames becoming lose.

E1 - Degradation to timber frames in room

F1 - Electrical testing is required to confirm integrity of circuits. Some wiring showed signs of age and may need replacing

F2 and F4 - Gas/oil installations should be tested and upgraded as necessary

F3 - Lead water main and pipework retained. Upgrading work recommended.

I4 Other risks or hazards

None

Futher investigations and getting quotes

J

Surveyor’s declaration

J Surveyor’s declaration

Surveyor’s RICS number

Linda Good

Phone number

01234 567 890

Company

Good Survey Ltd

Surveyor’s address

Ruby Street, Swansea. SA51 3DH

Qualifications

BSc (Hons) MRICS

Email

linda@goodsurvey.com

Website

www.goodsurvey.com

Property address

Arben Manor, Country Road, Swansea. SA51 9FT

Client’s name

Ms Alyssa Jenkins

Date this report was produced

10 October 2025

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

Signature

Futher investigations and getting quotes

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 them to put their 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.

Futher investigations and getting quotes

L

Description of the RICS Home Survey – Level 2 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) and
- a report based on the inspection (see The report below).

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.

The surveyor will enter the roof space and visually inspect the roof structure. Although the surveyor does not move or lift insulation material, stored goods or other contents.

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.

L

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

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.

L

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

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 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 only) 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.

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

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 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.

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

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.

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

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.

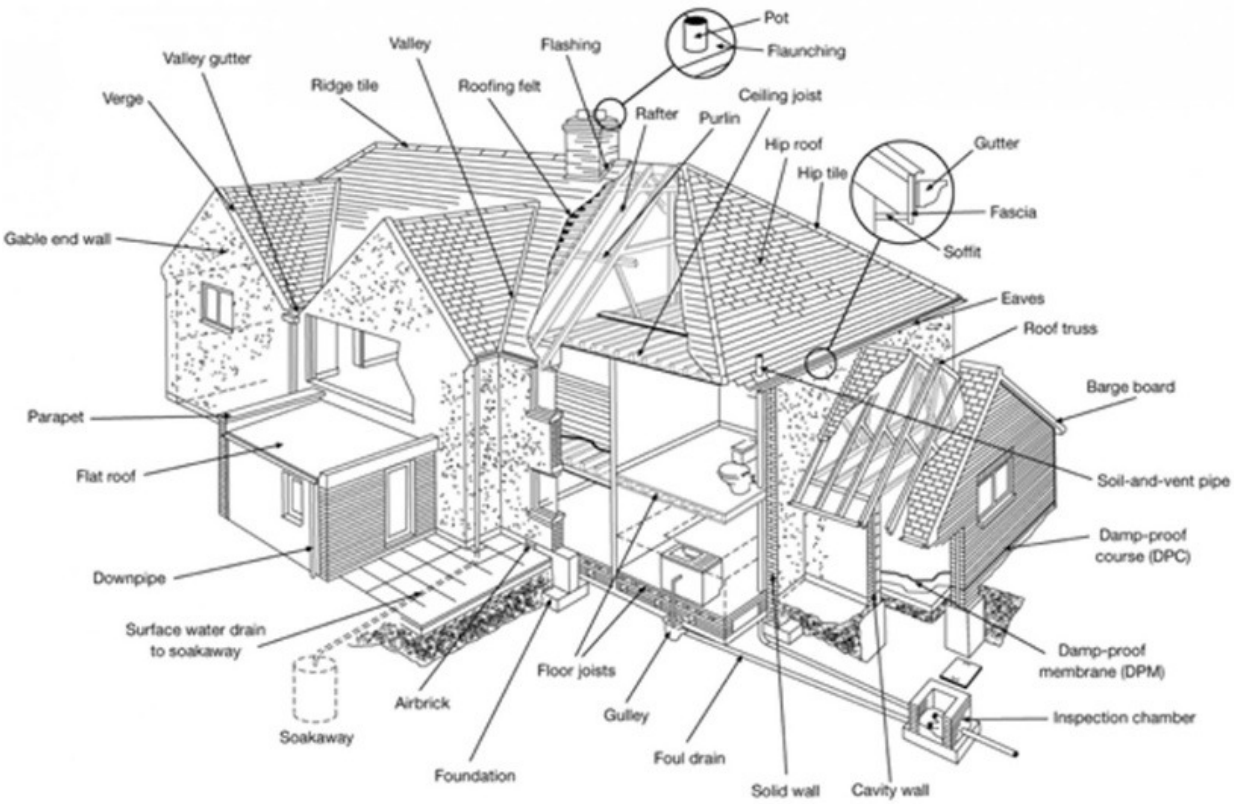
Futher investigations and getting quotes

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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