

RICS **Condition Report**

Property address

Client's name

Date of inspection



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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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Condition Report...



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 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 Service' at the back of this report.

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B

About the inspection

Surveyor's name

Surveyor's RICS number

Company name

Date of the inspection

Report reference number

Related party disclosure

None.

Full address
and postcode
of the propertyWeather conditions
when the inspection
took placeThe status of the
property when the
inspection took place

New build, vacant and ready for occupation.

Property address

B

About the inspection (continued)

We inspect the inside and outside of the main building and all permanent outbuildings, but we do not force or open up the fabric. We inspect the roof space from the access hatch but we do not go into the roof space itself. We also inspect those parts of the electricity, gas/oil, water heating and other services that can be seen, but we do not test them. We do not lift the to the inspection chambers of the underground drainage system.

To help describe the condition of the home, we give condition ratings to the main parts (the 'elements') of the building, garage and some parts outside. Some elements can be made up of several different parts.

In the element boxes in sections E, F, G and H, we describe the part that has the worst condition rating first and then briefly outline the condition of the other parts. The condition ratings are described as follows.

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).

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

We inspect roofs, chimneys and other surfaces on the outside of the building from ground level and, if necessary, from neighbouring public property and with the help of binoculars. We do not lift the covers to the inspection chambers of the underground drainage system.

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

We note in our report if we are not able to check any parts of the property that the inspection would normally cover. If we are concerned about these parts, the report will tell you about any further investigations that are needed.

We do not report on the cost of any work to put right defects or make recommendations on how repairs should be carried out.



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

Property address

C

Summary of the condition ratings

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

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

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

3

Section of the
report

Element number

Element name

2

Section of the
report

Element number

Element name

F: Inside the property

F4

Floors

1

Section of the
report

Element number

Element name

E: Outside the property

E1

Chimney stacks

E2

Roof coverings

E3

Rainwater pipes and gutters

E4

Main walls

E5

Windows

E6

Outside doors (including patio doors)

E8

Other joinery and finishes

F: Inside the property

F1

Roof structure

F2

Ceilings

F3

Walls and partitions

F5

Fireplaces, chimney breasts and flues

F6

Built-in fittings (kitchens and other fittings, not appliances)

F7

Woodwork (for example, staircase and joinery)

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C

Summary of the condition ratings (continued)

G: Services	F8	Bathroom fittings
	G1	Electricity
	G2	Gas/oil
	G3	Water
	G4	Heating
	G5	Water heating

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D About the property

Type of property	Detached House.
Approximate year the property was built	2011
Approximate year the property was extended	Not extended.
Approximate year the property was converted	Not converted.
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	1			
First		4	2						
Second									
Third									
Other									
Roof space									

Construction

Modern timber frame with facing brickwork externally. Pitched roof with tiles. Timber framed windows with double glazing. Floors are a mixture of solid concrete and timber boarding.

Property address	
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D

About the property (continued)

Energy

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

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

Energy-efficiency rating

Not known

Environmental
impact rating

Not known

Mains services

The marked boxes show that the mains services are present.



Gas



Electricity



Water



Drainage

Central heating



Gas



Electric



Solid fuel



Oil



None

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

None.

Grounds

Average sized, fairly level plot.

Property address

E

Outside the property

Limitations to inspection

None.

1 2 3 NI

E1 Chimney stacks	The property has a single chimney stack. Brickwork is in good condition and well pointed. The flashing which forms the weather joint between the chimney stack and roof covering is formed in lead this appears to be in a satisfactory condition as viewed from ground level. Condition rating 1.	1
E2 Roof coverings	The main roof is of a conventional pitched style and covered with concrete tiles. The covering is in a general condition consistent with its age and roof slopes are even. Condition rating 1	1
E3 Rainwater pipes and gutters	Gutters and downpipes are of a modern PVC variety. As it was not raining at the time of inspection, it was not possible to confirm that gutter joints are completely watertight however there is no evidence to suggest that significant leakage is occurring. Condition rating 1.	1
E4 Main walls	The outside walls are built of brick outer face and an inner face of timber (called a timber-framed wall). Where visible, the walls have a barrier against dampness rising from the ground (called a damp-proof course or DPC) consisting of PVC. Condition rating 1.	1
E5 Windows	The windows are of a timber frame variety with double glazing. Condition rating 1.	1
E6 Outside doors (including patio doors)	External doors to the front and rear of the property including French doors to the living room are of timber with double glazing. Condition rating 1.	1
E7 Conservatory and porches	Not applicable.	NI
E8 Other joinery and finishes	External joinery including fascia and soffit boarding. Condition rating 1.	1
E9 Other	None.	NI

Property address

F

Inside the property

Limitations to inspection

None.

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 via a hatch above the first floor landing. The roof is of timber truss rafter construction with gang nail fixings. Roof slopes are lined and insulation to an appropriate depth has been provided between the ceiling joists in this area. **Condition rating 1.**

1

F2
Ceilings

The ceilings are made of modern plasterboard. **Condition rating 1.**

1

F3
Walls and partitions

Internal walls are largely of timber stud work faced with plasterboard. There is minor shrinkage cracking in several places. This is to be expected with newly built property of this type and is not indicative of serious structural problems. The developer will normally rectify this cracking as part of the snagging which is normally carried out following occupation. **Condition rating 1.**

1

F4
Floor

Floors are a mixture of solid concrete construction and chipboard. Ceramic tiling has been laid in the kitchen, the utility room and bathrooms. Floor surfaces are generally level. The door to the utility room is currently rubbing against the tiled flooring in this area and is causing superficial damage. The door will need proper adjustment. **Condition rating 2.**

2

F5
Fireplaces, chimney
breasts and flues

There is a conventional style fireplace in the living room and a gas fire is currently fitted. This has not been tested for operation. **Condition rating 1.**

1

F6
Built-in fittings (built-in
kitchen and other fittings,
not including appliances)

A good range of medium quality kitchen units is provided. **Condition rating 1.**

1

F7
Woodwork (for
example, staircase
and joinery)

The internal joinery including the doors, the door frames, the skirting boards and stair parts are of a satisfactory standard typical for this grade of new property. **Condition rating 1.**

1

F8
Bathroom fittings

Bathroom fittings are of a medium quality. **Condition rating 1.**

1

Property address

F

Inside the property (continued)

F9
Other

None.

NI

Property address



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Services

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

Limitations to inspection

The property is newly built and was vacant at the time of inspection. No tests have been made however any initial problems experienced should be remedied by the developer.

1 2 3 NI

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

G1
Electricity

A mains electricity supply is connected. The electricity meter and consumer unit are located within a cupboard in the utility room. **Condition rating 1.**

1

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

G2
Gas/oil

A mains gas supply is connected. The gas meter is located within an external enclosure. The gas supply serves a boiler in the kitchen, gas hob and the gas fire in the living room. **Condition rating 1.**

1

G3
Water

A mains water supply is connected. The incoming water main enters the property beneath the kitchen sink and a stopcock is located at this point. **Condition rating 1.**

1

G4
Heating

A Worcester, gas fired boiler in the kitchen provides central heating via radiators located throughout the accommodation. The central heating system was not operating at the time of inspection.

1

There has been some leakage from a radiator in a bedroom on the first floor and this has caused some staining to the chipboard floor. It appears that this has been rectified although the developer should carry out any minor adjustments/repairs if you have any problems with a heating system after moving in. **Condition rating 1.**

G5
Water heating

The gas fired boiler in the kitchen also provides domestic hot water which is stored within and insulated cylinder on the first floor. **Condition rating 1.**

1

Property address

G

Services (continued)

G6
Drainage

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

Mains drainage is connected. Wastes from the various sanitary fittings are concealed within the building. Drainage may be shared with the adjoining properties in this new development and your legal adviser should investigate this point and establish your liability for maintenance.

NI

G7
Common services

Not applicable.

NI

Property address

H

Grounds (including shared areas for flats)

Limitations to inspection

None.

1 2 3 NI

H1
Garage

The property includes a single garage in a block of two. Construction is of brickwork with timber cladding and pitched roof covered with tiles. The garage was locked the time of inspection. Externally, the garage appears to be in good condition.

NI

H2
Other

There are no substantial outbuildings.

NI

H3
General

The boundaries are clearly defined and principally of timber fencing and old brick wall. It is important to establish the ownership of boundaries and confirm who is responsible for the maintenance. Your legal adviser will have this information.

A side gate is currently unstable and in need of attention.

Property address



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I

Issues for your legal advisers

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

I1
Regulation

Your legal adviser will confirm the existence of original planning permission for the development.

I2
Guarantees

It is assumed that you will have the benefit of an NHBC , new build warranty or similar guarantee from the developer. Your legal adviser will confirm this and explain what this covers.

I3
Other matters

Access to the property is through a private road that is not maintained by the local council. This is in good condition. Your legal adviser should confirm this and advise you about the implications.

Property address

J

Risks

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

J1
Risks to the building

Structural movement:

None.

Dampness:

None.

Timber defects:

None.

J2
Risks to the grounds

Contamination:

None.

Flooding:

According to the Environment Agency (the Government organisation responsible for flood control), the property is not in an area that is vulnerable to flooding.

J3
Risks to people

Asbestos:

None.

Health and safety advice:

None.

J4
Other

None.

Property address



Surveyor's declaration

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

Signature

Surveyor's RICS number

Qualifications

FRICS

For and on behalf of

Company

Address

Address

County

Postcode

Phone number

Fax number

Email

Website

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



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

Property address

Description of the RICS Condition Report Service

The service

The RICS Condition Report Service includes:

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

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

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

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

Services to the property

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

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 only from the access hatch only if they are accessible from

within the property and it is safe to do so. The surveyor does not inspect drains, lifts, fire alarms and security systems.

Dangerous materials, contamination and environmental issues

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

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

The surveyor does not carry out an asbestos inspection and does not act as an asbestos inspector when inspecting properties that may fall within the *Control of Asbestos Regulations 2006*. With flats, the surveyor assumes that there is a 'dutyholder' (as defined in the regulations), and that in place are an asbestos register and an effective management plan which does not present a significant risk to health or need any immediate payment. The surveyor does not consult the dutyholder.

The report

The surveyor produces a report of the inspection for you to use, but cannot accept any liability if it is used by anyone else. If you decide not to act on the information in the report, you do this at your own risk. The report provides you with an objective assessment on the general condition of the main elements of a property. This is expressed in terms of condition ratings.

The report is in a standard format and includes the following sections.

- A Introduction to the report
 - B About the inspection
 - C Summary of the condition ratings
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 - F Inside the property
 - G Services
 - H Grounds (including shared areas for flats)
 - I Issues for your legal advisers
 - J Risks
 - K Surveyor's declaration
- Description of the RICS Condition 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 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...

Description (continued)

Issues for legal advisers

The surveyor does not act as 'the legal adviser' and does not comment on any legal documents. If, during the inspection, the surveyor identifies any issues that legal advisers may need to investigate further, these will be listed 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 a RICS HomeBuyer Report or a building survey, rather than the RICS Condition Report Service.

If you cancel this contract, the surveyor will refund any money you have paid for the service, except for any reasonable expenses. If the surveyor cancels this contract, he or she will explain the reason to you.

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

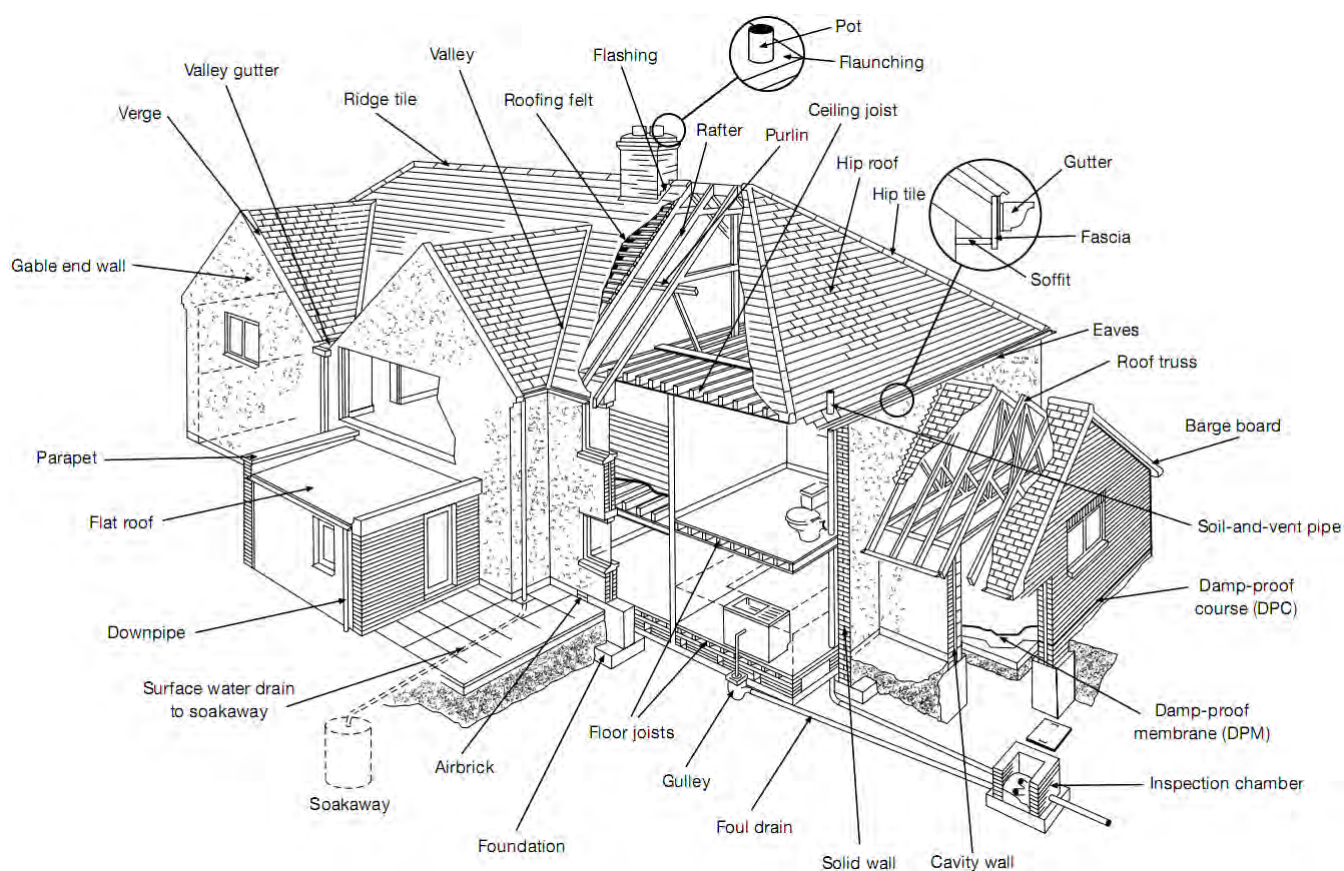
Complaints handling procedure

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

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

Typical house diagram

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



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