

# RICS **Condition Report** ●●●

Property address

SAMPLE.

Client's name

SAMPLE.

Date of inspection

12<sup>th</sup> May 2011.



**RICS**

the mark of  
property  
professionalism  
worldwide

# Contents

---

- A Introduction to the report
- B About the inspection
- C Summary of the condition ratings
- D About the property
- E Outside the property
- 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 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.

The RICS Condition Report is reproduced with the permission of the Royal Institution of Chartered Surveyors who owns the copyright.

© 2011 RICS

---



## 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.

Property address

SAMPLE



**RICS**

the mark of  
property  
professionalism  
worldwide

RICS  
**Condition Report**...

---

Surveyor's name	SAMPLE MRICS.		
Surveyor's RICS number	007.		
Company name	Marshalls Chartered Surveyors		
Date of the inspection	12 <sup>th</sup> May 2011.	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 dry 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 occupied and fully furnished with floor coverings and finishes in the rooms. The vendor was present at the time of our visit.		

Property address

SAMPLE



**RICS**

the mark of  
property  
professionalism  
worldwide

RICS  
**Condition Report**...

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.

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

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.

Property address

SAMPLE



the mark of  
property  
professionalism  
worldwide

RICS  
**Condition Report**...

## 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 worst condition is shown here.

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

3

Section of the report	Element number	Element name
E: Outside the property	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.
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	E2	Roof coverings.
	E5	Windows.
	E8	Other joinery and finishes.
F: Inside the property	F1	Roof structure.
	F7	Woodwork.
	F8	Bathroom fittings.
G: Services	N/A	There are no elements with this condition rating.
H: Grounds (part)	H1	Garage.
	H2	Other.

Property address

SAMPLE

1

Section of the report	Element number	Element name
E: Outside the property	E3	Rainwater pipes and gutters.
	E4	Main walls.
	E6	Outside doors (including patio doors).
F: Inside the property	F2	Ceilings.
	F3	Walls and partitions.
	F4	Floors.
	F6	Built-in fittings.
G: Services	G2	Gas/oil.
	G3	Water.
	G4	Heating.
	G5	Water heating.
	G6	Drainage.
H: Grounds (part)	N/A	There are no elements with this condition rating.

Property address

SAMPLE

Type of property

The property comprises a semi-detached two storey house, which faces approximately south.

Approximate year the property was built

1975.

Approximate year the property was extended

Not applicable.

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			2	2				
First		3	1						
Second									
Third									
Other									
Roof space									

### Construction

The main roof is covered with concrete tiles on timber framing. There is a flat felt covered roof over the porch.

The walls are constructed of cavity brick and blockwork, partly rendered externally.

The floors are of concrete and suspended timber construction.

Property address

SAMPLE

## About the property

---

### 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 open plan gardens to the front with enclosed gardens to the rear.

There is a single sized attached garage and a useful garden store.

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. The exposed roof edges (verges) are finished with mortar pointing.</p> <p>The coverings are sealed to the walls with lead flashings. The valley gutter is formed with fibreglass.</p> <p>There is a flat felt covered roof over the porch.</p> <p>The mortar below a number of the tiles finishing the ridges (at the angled roof edges) has cracked and weathered. Condition Rating 2.</p> <p>The flat roof over the porch is has leaked and been previously patched. Condition Rating 1.</p>	2
E3 Rainwater pipes and gutters	Stormwater from the roofs discharges into plastic rainwater fittings.	1
E4 Main walls	<p>The walls are constructed of cavity brick and blockwork, partly rendered externally and incorporating a bitumen felt damp-proof course. There is a decorative tile-hung panel to the front elevation.</p> <p>The walls generally measure around 275mm in thickness.</p> <p>There is some mainly vertical thermal/shrinkage cracking to the facings. Condition Rating 1.</p>	1
E5 Windows	<p>The property is fitted with PVC-u window frames, which are double glazed. There are also Velux timber double glazed roof windows in the kitchen.</p> <p>The PVC-u windows require some adjustment of the opening lights and lubrication. There is also the odd loose handle. Condition Rating 1.</p> <p>A number of the double glazed sealed units have failed. Condition Rating 2.</p>	2
Property address	SAMPLE	

E6 Outside doors (including patio doors)	The property is fitted with a timber front door. The rear doors are constructed of PVC-u.	1
E7 Conservatory and porches	None.	NI
E8 Other joinery and finishes	<p>The other areas of external joinery are formed with timber. The soffits (the horizontal boards between the walls and the vertical fascia boards) are formed with asbestos cement boarding (See section J – Risks).</p> <p>The joinery has suffered from some rot. Condition Rating 2.</p> <p>The decorative finishes to the external joinery are worn. Condition Rating 2.</p>	2
E9 Other	There are no other external matters affecting the main property that require further comment.	NI

Property address

SAMPLE

## 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	<p>Access to the roof space is gained via a hatch in the landing ceiling. There is a pull-down loft ladder and a 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.</p> <p>The roof trusses are provided with inadequate wind bracing. Condition Rating 2.</p> <p>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.</p> <p>Insulation levels are inadequate. Condition Rating 2.</p> <p>There is an active wasps' nest. Condition Rating 2.</p>	2
----------------------	---	---

F2 Ceilings	<p>The ceilings are constructed of plasterboard with textured paint (often called Artex) finishes.</p> <p>Some older textured finishes contain a small amount of asbestos (See section J – Risks). Condition Rating 1.</p>	1
----------------	--	---

F3 Walls and partitions	<p>The internal walls and partitions are constructed of masonry and studwork with plastered and boarded finishes. There is tiling to the 'wet' areas.</p>	1
----------------------------	---	---

F4 Floors	<p>The ground floors are of concrete construction with exposed concrete and tiled finishes. The first floors are of suspended timber construction with tiled and boarded finishes. Furniture, finishes and floor coverings prevented a detailed inspection of all areas.</p>	1
--------------	--	---

F5 Fireplaces, chimney breasts and flues	<p>There are no open fireplaces.</p>	NI
---	--------------------------------------	----

Property address	SAMPLE
------------------	--------

<p>F6 Built-in fittings (built-in kitchen and other fittings, not including appliances)</p>	<p>There is a good range of units in the kitchen. There are also some useful fitted cupboards.</p>	<p>1</p>
<p>F7 Woodwork (for example, staircase and joinery)</p>	<p>The property is fitted with panelled doors. The stairs are constructed of timber and MDF. The skirting boards, door linings and other areas of joinery are constructed of timber, ply and MDF.</p> <p>The doors are binding and require repair to close properly. Condition Rating 2. The gaps in the stair rail (balustrade) are wider than recommended (See section J – Risks). Condition Rating 2.</p> <p>The decorations are worn. Condition Rating 2.</p>	<p>2</p>
<p>F8 Bathroom fittings</p>	<p>There are reasonable quality sanitary fittings in the bathroom and cloakroom.</p> <p>The shower in the family bathroom is leaking slightly, apparently due to failure of the seals. Condition Rating 2.</p>	<p>2</p>
<p>F9 Other</p>	<p>There are no other internal matters to report.</p>	<p>NI</p>

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 situated in an outside box. The consumer unit is located in the hall. Short circuit protection is provided by older fuses. There is also a RCD (a residual current device providing additional protection).

3

The installation is dated (See section J – Risks). Condition Rating 3 (further inspection).

- 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 an outside box.

1

- G3 Mains water is connected with the external stop tap located in the pavement. There is a meter fitted. The internal stop tap is located under the kitchen sink with the incoming service pipe run in plastic.

Water

1

The supply to all fittings is directly fed from the water main and there is no cold water storage tank.

The service pipework is plumbed in copper and plastic.

- G4 Central heating is provided by a gas-fired boiler situated in the kitchen. There are radiators in most rooms with underfloor heating in the kitchen.

Heating

1

Property address

SAMPLE

G5 Water heating	Hot water is provided by the central heating boiler and stored in a copper foam lagged cylinder located in the airing cupboard.	1
---------------------	---	---

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

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).</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 are two inspection chambers visible within the plot.</p> <p>The soil pipe (main vertical drainage pipe) is formed in asbestos cement (See section J – Risks). Condition Rating 1.</p>	1
----------------	---	---

G7 Common services	Not applicable.	NI
-----------------------	-----------------	----

Property address

SAMPLE

## Limitations to inspection

The garage was locked and could not be inspected internally.

		1	2	3	NI
H1 Garage	<p>There is a single sized attached garage constructed of brick with a felt roof.</p> <p>Repairs are needed to the joinery along with re-decoration. Attention is also required to the rainwater fittings. Condition Rating 2.</p>		2		
H2 Other	<p>There is a useful garden store constructed of brick with a corrugated asbestos cement roof (See section J – Risks).</p> <p>Repairs are needed to the joinery, including the broken door, along with re-decoration. The roof is also leaking. Condition Rating 2.</p>		2		
H3 General	<p>The plot is bounded by mainly timber and wire fences, which are generally in serviceable condition.</p> <p>Most areas of hardstanding are laid with concrete pavings and tarmacadam, which are cracked and uneven in places, but serviceable.</p> <p>The pond is potentially unsafe for smaller children and protection should be provided (See section – J Risks).</p> <p>The property is situated in an area that The Environment Agency has indicated could be at an increased risk from river flooding (See section – J Risks).</p>				

Property address SAMPLE

## 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, 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

There are no regulatory matters affecting the property to our knowledge, although your Legal Adviser should confirm this.

12  
Guarantees

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

13  
Other matters

Your Legal Adviser also should check the following:

- 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.

Property address

SAMPLE

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.

Risks to the building	J1 There are no significant risks to the building.
Risks to the grounds	J2 The location of the property in an area possibly affected by flooding (D).
Risks to people	J3 The presence of materials that may contain asbestos. The staircase (F7). The dated electrical installation (G1). The unprotected pond (H3).
Other	J4 There are no other significant risks.

Property address

SAMPLE

# Surveyor's declaration

**"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.

Property address

## 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.

Property address

SAMPLE



the mark of  
property  
professionalism  
worldwide

RICS  
**Condition Report**...

## 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
- E Outside the property
- 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 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...

Property address

SAMPLE



the mark of  
property  
professionalism  
worldwide

RICS  
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

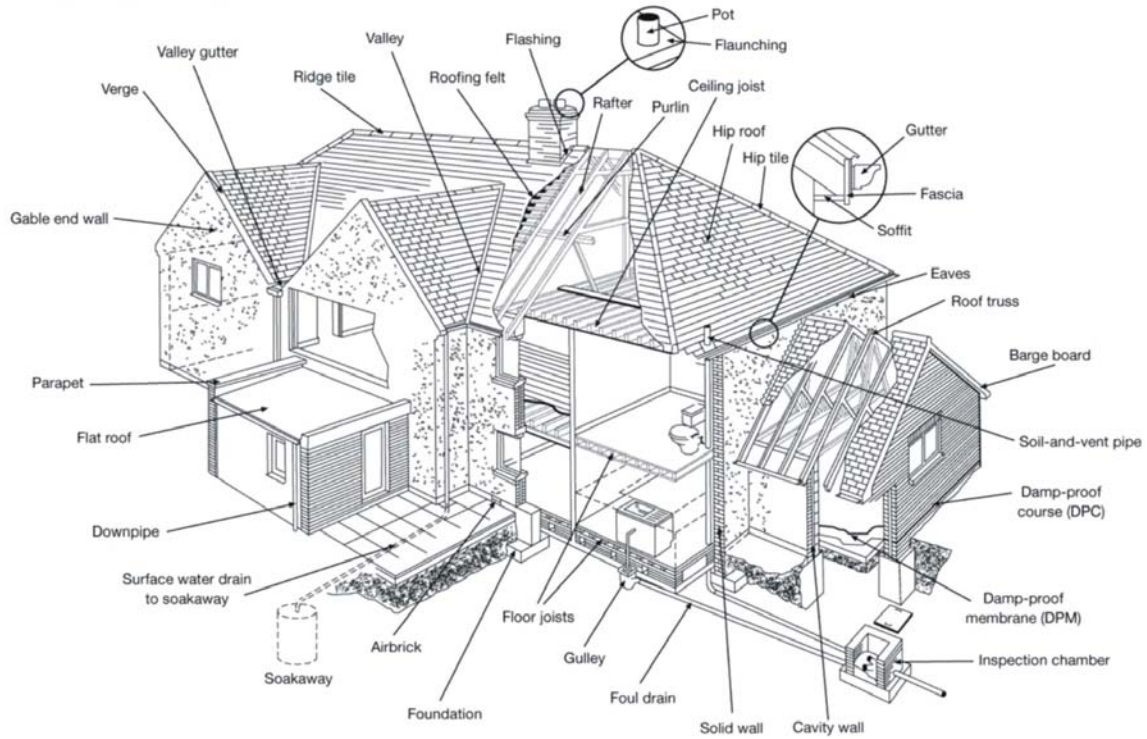
**RICS**

the mark of  
property  
professionalism  
worldwide

RICS

**Condition Report**...

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



Property address

SAMPLE



**RICS**

the mark of  
property  
professionalism  
worldwide

RICS

**Condition Report...**