



Condition Report

Property Address

Client

Date of Inspection

Contents

[A Introduction to the report](#)

[B About the inspection](#)

[C Overall opinion](#)

[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 Surveyors Declaration](#)

[Description of the 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.

A Introduction to the Report

This Condition Report is produced by an RICS surveyor who provides an objective opinion about the condition of the property at the time of inspection. If you decide not to act on the advice in this report, you do this at your own risk.

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 that are not covered by the terms and conditions of this report 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 Condition Report Service’](#) at the back of this report.

B About the Inspection

Surveyor's name	M. D. Carruthers MRICS MCABE
Surveyor's RICS number	0846881
Company name	Cambridge Building Surveyors Ltd
Date of the inspection	04 March 2019
Related party disclosure	There are no other related parties.
Full address and postcode of the property	7 Green Street, Huntingdon, Cambridgeshire, PE29 1EF
Weather conditions when the inspection took place	Clear and dry
Status of the property when the inspection took place	Vacant and unfurnished with covered floors.

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 parts of the electricity, gas/oil, water, heating and drainage services that can be seen without removing secured 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;

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.
Not Inspected	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 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 inside the access hatch of the roof space if there is safe access (although we do not go into the roof space, 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 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 Condition Report Service](#)' (at the back of this report) for details of what is, and is not, inspected.

C Overall Opinion

This section provides our overall opinion 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, in particular the [‘What to do now’](#) section.

Our overall opinion of the property

The property is considered to be a reasonable proposition for purchase. Some minor matters are noted however these are not serious and we recommend these are rectified by the developer as a condition of purchase or that you are prepared to accept the cost and inconvenience of dealing with the various repair/improvement works reported. I see no reason why there should be any special difficulty on resale in normal market conditions.

D About the Property

Type of Property	The property is a two-storey detached house.
Approximate year the property was built	Assumed 2019
Approximate year the property was extended	The property has not been extended.
Approximate year the property was converted	The property has not been converted.
Information relevant to flats and maisonettes	Not applicable.

Accommodation

Lower Ground/ Basement	
Ground Floor	Hallway, WC, dining room, sitting room, breakfast/family room, kitchen, utility, WC 2, study/bedroom, ensuite.
First Floor	Landing, bedroom one, dressing area, ensuite, bedroom two, family bathroom, bedroom three, ensuite, bedroom four, ensuite.
Second Floor	
Third Floor	
Other	
Roofspace	
Construction	Cavity brick/block walls with timber weatherboarding. Pitched roofs with pantiles. Composition double-glazed doors and windows.

D About the Property (Continued)

Energy

We have not prepared the Energy Performance Certificate (EPC). If we have seen the EPC, we will present the ratings here. We have not checked the ratings and cannot comment on their accuracy. We are advised that the property's current energy performance, as recorded in the EPC, is:

Energy Efficiency Rating B85

Environmental Impact B84
Rating

Mains Services

The marked boxes show that the mains services are present:

Gas Electricity Water Drainage

Central Heating

Gas Electricity Solid Fuel Oil None

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

None apparent.

Grounds

The grounds appear to be adequately kept and are in reasonable order. You are referred to our comments under H: Grounds for further information.

E Outside the Property

Limitations to inspection

There were no special limitations to our inspection except where otherwise noted.

E1 Chimneystacks

There are no chimney stacks to the property

Not Inspected

E2 Roof coverings

Norfolk pantiles on two pairs of duo-pitched roofs. There is a central valley to the main roofs. We were unable to gain access to inspect this but have no reason to believe that any significant defects are likely to be present. It would be prudent to periodically inspect the valley with the benefit of appropriate access and ensure the valley is kept clear from debris, leaves, and the like.

Condition Rating 1

E3 Rainwater pipes and gutters

The rainwater goods comprise UPVC gutters and downpipes which discharge into underground drains. The rainwater goods appeared to be in adequate order with no significant defects noted. There was no evidence of any leakage, blockage or overspilling however it was not raining at the time of our inspection and further testing will be required to confirm this.

Condition Rating 1

E4 Main walls

The main walls comprise traditional cavity walls with timber weatherboarding. Air bricks provide ventilation to the ground sub-floor and you are referred to our comments under F4 Floors.

No damp-proof course was visible to the external walls however we believe a concealed damp-proof is present. No readings were found to indicate that the property is suffering from any significant rising or penetrating damp.

The main walls appeared to be in adequate order with no significant defects noted.

Condition Rating 1

E5 Windows

Composition with double glazing. The windows appeared to be in adequate order with no significant defects noted. You should expect that some easing may be required on occupation and periodically thereafter.

E Outside the Property

Condition Rating 1

E6 Outside doors
(including patio
doors)

Mainly composition with double glazing. There are two multifold patio door units to the rear. The outside doors appeared to be in adequate order with no significant defects noted. You should expect that some easing may be required on occupation and periodically thereafter.

Condition Rating 1

E7 Conservatories
and porches

There are no conservatories or porches to the property.

Not Inspected

E8 Other joinery and
finishes

Timber gutter boards on exposed rafter feet and timber verges. The external decorations were slightly poor in places, particularly to the windows with some areas incomplete and occasional woodgrain exposed. These should be correctly decorated to ensure proper weather protection. You will need to carry out routine redecorations every 5 years as part of normal ongoing maintenance.

Condition Rating 2

E9 Other

The external building fabric otherwise appeared to be in adequate order with no further defects noted.

Condition Rating 1

F Inside the Property

Limitations to inspection

A limited view of the main structure was gained from hatches but we were unable to inspect the remaining areas. We do not however have any reason to suspect that any significant defects are likely to be present.

F1 Roof structure

The main roof structure comprises modern engineered trussed timber rafters. The roof is lined with an underslate felt which was all in adequate order. The felt is a modern breathable type to ensure adequate ventilation to the roofspace and reduce the risk of condensation and associated risks to the roof timbers.

The roof structure appeared to be in adequate order and no significant defects were noted.

Condition Rating 1

F2 Ceilings

The ceilings are mainly plasterboard with emulsion finishes throughout. The ceilings appeared to be in adequate order and no significant defects were noted.

Condition Rating 1

F3 Walls and partitions

Masonry with plaster and timber stud with plasterboard and emulsion. The internal walls and partitions appeared to be in adequate order and no significant defects were noted.

Condition Rating 1

F4 Floors

The ground floor comprises a suspended concrete floor and is adequately ventilated by sub-floor vents. Some of the sub-floor vents to the rear patio area do not meet the 75mm minimum clearance from the external ground level which is required by Building Regulations for all new dwellings. The subfloor space is presumed to be concrete and the risk of any significant effects is considered to be very low. Should you require this to be rectified, this can easily be remedied by reducing the ground level around the subfloor vents, however we do not believe this should be necessary.

The first floor comprises timber boards on softwood joists. The floors were generally level and firm throughout and no significant defects were noted.

Condition Rating 1

F5 Fireplaces, chimneybreasts and flues

There is a vacant fireplace to the sitting room/dining room partition which is ready to receive a new fireplace or stove. This all appeared to be in good condition and no significant defects were noted.

Condition Rating 1

F Inside the Property

F6 Built-in fittings
(excluding
appliances)

The kitchen fittings mainly comprise modern fitted units, engineered stone work surfaces, stainless steel inset sink's, integral dishwasher, freezer and fridge, island unit, electric hobs, twin electric ovens and extractor hood. The utility room fittings are similar to the kitchen with composition worksurfaces.

The built-in fittings appeared to be in adequate order with no significant defects noted.

Condition Rating 1

F7 Woodwork

The internal joinery comprises skirtings, architraves, and the like. The internal woodwork appeared to be in adequate order with no significant defects noted.

Condition Rating 1

F8 Bathroom fittings

The fittings to the bathroom areas mainly comprise porcelain WC's and wash basins or vanity units, glazed shower cubicles with plumbed showers, a GRP bath to the main bathroom and towel rails.

The bathroom fittings appeared to be in adequate order with no significant defects noted.

Condition Rating 1

F9 Other

Your legal adviser should ensure that all necessary statutory consents have been obtained and provide copies and you are referred to our comments under I1 Regulation. The property was generally well-decorated throughout.

The internal areas were otherwise in adequate order with no significant defects noted.

Condition Rating 1

G 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

There were no special limitations to our inspection except where otherwise noted.

G1 Electricity

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

The property is provided with 240V single-phase mains electricity. The installation is protected with modern RCCB circuit-breakers which appear to be in good condition. The electrical installation appeared to be in adequate order with no significant defects noted.

Your legal adviser should obtain a current inspection and installation certificate. If these are not available you should have the installation tested by an NICEIC registered contractor prior to exchanging contracts.

There is an unfinished spur to the dressing room which we assume is ready to receive a new consumer fitting.

Condition Rating 1

G2 Gas/ Oil

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.

The oil installation comprises an oil-fired boiler which is fed by an 1800 L Titan plastic oil tank in the front garden. You are referred to our comments under G5 Heating for further comments on the boiler installation.

The tank is located within approximately 2 m of the boundary fence and we recommend this is relocated to a minimum of 2 m from any flammable structures.

The oil installation otherwise appeared to be satisfactory, however we are not qualified to report on specialist installations. Your legal adviser should obtain a current inspection and installation certificate. If these are not available you should have the installation tested by a registered engineer prior to exchange of contracts.

G Services

Condition Rating 2

G3 Water

We did not test the stopcock and you should ensure the operation is free and unimpeded. Domestic hot water is provided via the boiler and hot water cylinder and you are referred to our comments under G5 Water Heating.

The hot and cold water draw was tested at random and was adequate for normal domestic use. The water installation appeared to be in adequate order with no significant defects noted.

Condition Rating 1

G4 Heating

The property is fitted with a new Grant oil-fired boiler which is located in the utility room. The central heating comprises wet underfloor heating to the ground floor and steel panel radiators to the first floor. The heating was decommissioned at the time of our survey and we are unable to confirm whether it operates adequately. Given the age and apparent condition of the system we have no reason to doubt its adequacy or condition.

The heating installation appeared to be in adequate order with no significant defects noted. Your legal advisers should obtain the installation and commissioning certificates for the heating system.

Condition Rating 1

G5 Water Heating

Domestic hot water is provided by the boiler referred to under G4 Heating and you are referred to our comments under that section. Domestic hot water is stored in a pressurised hot water cylinder which is located in the airing cupboard. The water heating appeared to be in adequate order with no significant defects noted.

We did not carry out any tests to the system. You are referred to our comments under G4 Heating regarding recommendations for your legal advisers.

Condition Rating 1

G6 Drainage

The property has a UPVC soil and vent pipe which discharges into the below ground system. We assume that storm water is discharged into soakaways and the foul drains discharge into the public main, however this must be confirmed by your legal adviser.

There are inspection chambers to the rear and side of the property. The covers were screwed shut and we were unable to inspect the internal chambers. We found no evidence of any flooding, surcharging, blocking or other defects to suggest there were any significant problems with the drains. The drainage appeared to be in adequate order with no significant defects noted.

G Services

Condition Rating 1

G7 Common Services

We did not see evidence of any apparent common services with adjacent properties however your legal adviser should confirm this. You are referred to our comments under I3 Other Matters.

Not Inspected

G8 Other

Not applicable.

H Grounds (including shared areas for flats)

Limitations to inspection

There were no special limitations to our inspection except where otherwise noted.

H1 Garage

The property has an integral twin garage which is of similar construction to the main property with two pairs of timber vehicular doors. There is 240 V single-phase electricity to the garage. This all appeared to be in adequate order and you are referred to our comments under G1 Electricity.

The garage was all in satisfactory condition and no significant defects were noted.

H2 Other

The boundaries mainly comprise timber post and rail and featheredged fencing. This was generally new and in good condition, although some fencing to the rear is original with minor wear but generally adequate.

All boundaries will require ongoing maintenance once ownership and maintenance responsibilities have been established. You are referred to our comments under I3 Other Matters for further advice.

There are gardens to the front and rear of the property which mainly comprise lawns, with a gravelled driveway to the front.

The external areas were in satisfactory condition given the age and type of the property and we did not note any significant defects. Normal maintenance and repairs will be required on occupation and periodically thereafter.

H3 General

There is a shared access road to the property which was in satisfactory condition. Your legal adviser should confirm whether any shared obligations exist in respect of this, whether any plans to repair the road exist, and what the estimated cost liability will be.

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).

11 Regulation

We assume that the property was originally constructed in 2019 however your legal adviser should confirm this.

Further information relating to the planning applications and consents will be available from the Planning Portal (www.planningportal.co.uk).

Your legal advisor should confirm that the property and any additions and alterations have been approved and certified by the appropriate Authorities and provide copies of all relevant consents, in particular all relevant Planning and Building Regulations consents, prior to exchanging contracts.

If such consents are not available prior to exchanging this could;

1. affect the future saleability of the property
2. require retrospective planning and Building Regulations consents, which can be expensive and disruptive
3. in severe cases, lead to the removal of any unapproved work.

12 Guarantees

Your legal advisor should check for the existence, validity and transferability of any other guarantees and certificates which should be transferred to you as a new owner of the property. These may include:

1. Double glazed installations
2. Cavity fill or other insulation works
3. Timber treatment or damp-proofing works
4. Heating and plumbing installations
5. Drainage installations
6. Electrical installations

I Issues for your legal advisers

13 Other matters

We understand that the property is being sold as an unencumbered freehold. There was no evidence of any tenancy at the time of inspection.

There do not appear to be any rights of way, etc. adversely affecting the property but your legal advisor must confirm.

Your legal advisor should ensure that the boundaries are clearly defined and that any duties and duties over any shared facilities are clear.

Your legal advisors should establish in the pre-contract enquiries the existence and validity of any service agreements or engineers certificates for the central heating system in the property, including the date and name of the servicing company and when testing/ servicing was last carried out.

Your legal advisor should be asked to verify the legal position and advise on the implications of the following:

1. Any adverse easements, servitudes or wayleaves affecting the property. There are no obvious indications but this needs to be clarified.
2. The responsibility for maintenance and repair of boundary walls and fences.
3. Any rights for you to enter onto the adjacent properties to maintain any structures situated near or on the boundaries and any similar rights the adjoining owners may have to enter onto your property.
4. Any rights of way and maintenance obligations in respect of any shared drainage systems or other common services, and that all necessary easements and rights to discharge into any shared drainage systems, gutters or downpipes or other common services on any adjoining properties exist or have been acquired.
5. Whether the property has been subject to any insurance claims for underpinning, structural repairs or any other matters which are likely to affect saleability, mortgageability or insurance arrangements for the property. We are not aware of any matters but this needs to be clarified.
6. That the road has been adopted by the Highway Authority and any responsibility for the maintenance or repair of any shared roads, pavings or external areas.
7. Whether the property is listed or in a conservation area.
8. Whether any Tree Preservation Orders exist within the curtilage or adjacent to the property.

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	<p>We found no evidence of any significant structural movement or associated risks to the property.</p> <p>We found no evidence of significant rising or penetrating damp to the property and no evidence of significant condensation or timber defects during our inspection.</p>
J2	Risks to the grounds	<p>I know of no risk of significant mining activity or flooding risk in the immediate area however no investigations have been carried out.</p>
J3	Risks to people	<p>We found no significant risks to people during the inspection.</p>
J4	Other	<p>This report refers to a number of matters which require attention but are not considered to pose an immediate threat to the property.</p>

K Surveyor's declaration

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

Signature	
Surveyor	M.D. Carruthers MRICS MCABE

For and on behalf of

Company	Cambridge Building Surveyors Ltd
Address	Future Business Centre, Kings Hedges Road, Cambridge CB4 2HY
Telephone	(01223) 979 989
Website	www.cambsurveyors.co.uk
Email	Carruthers@cambsurveyors.co.uk
Property Address	7 Green Street, Huntingdon, Cambridgeshire, PE29 1EF
Client	Mr D Silke
Date of Report	02 October 2019

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 the surveyor operates 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. 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.

Description of the Condition Report Service

The Service

The Condition Report Service includes:

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

The surveyor who provides the Condition Report Service aims to give you professional advice to help you to:

- 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.

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.

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 if they are accessible from within the property. 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 focuses on matters that, in the surveyor's opinion, may affect the value of the property if they are not addressed.

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

Description of the Condition Report Service

- A Introduction to the report
- B About the inspection
- C Overall opinion
- 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 Condition Report Service
 - Typical house diagram

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.

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 does not report on the cost of any work to put right defects or make recommendations on how these repairs should be carried out. However, there is general advice in the 'What to do now' section at the end of the report.

Energy

The surveyor has not prepared the Energy Performance Certificate (EPC) as part of the 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 cannot comment on their accuracy.

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 issues that your legal advisers may need to investigate further, the surveyor may refer to these in the report (for example, check whether there is a warranty covering replacement windows).

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.

If the property is leasehold, the surveyor gives you general advice and details of questions you should ask your legal advisers.

Legal matters

The surveyor assumes that:

- the property is sold with 'vacant possession' (your legal advisers can give you more information on this term);
- the condition of the property, or the purpose that the property is or will be used for, does not break any laws;
- no particularly troublesome or unusual restrictions apply to the property, that the property is not affected by problems which would be revealed by the usual legal enquiries and that all necessary planning and Building Regulations permissions (including permission to make alterations) have been obtained and any works undertaken comply with such permissions; and
- the property has the right to use the mains services on normal terms, and that the sewers, mains services and roads giving access to the property have been 'adopted' (that is, they are under local-authority, not private, control).

The surveyor reports any more assumptions that have been made or found not to apply. If the property is leasehold, the general advice referred to earlier explains what other assumptions the surveyor has made.

Description of the Condition Report Service

Standard terms of engagement

1 The service – the surveyor provides the standard Condition Report Service ('the service') described in the 'Description of the 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 (after repairs).

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, value and report on the property.

3 Before the inspection – you tell the surveyor if there is already an agreed or proposed price for the property, and if you have any particular concerns (such as plans for extension) 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 building survey and a valuation, rather than the 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.

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

This report is for use in England, Wales, Northern Ireland, Channel Islands and Isle of Man.

Typical house diagram

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

