

RICS
Building Survey

Property address

Client's name

Date of inspection



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Description of the RICS Building Survey Service
Typical house diagram

* Please read the entire report in order.

RICS is the world's leading qualification when it comes to professional standards in land, property and construction.

In a world where more and more people, governments, banks and commercial organisations demand greater certainty of professional standards and ethics, attaining RICS status is the recognised mark of property professionalism.

Over 100,000 property professionals working in the major established and emerging economies of the world have already recognised the importance of securing RICS status by becoming members.

RICS is an independent professional body originally established in the UK by Royal Charter. Since 1868, RICS has been committed to setting and upholding the highest standards of excellence and integrity - providing impartial, authoritative advice on key issues affecting businesses and society.

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A

Introduction to the report

This Building Survey is produced by an RICS surveyor who has written this report for you to use. If you decide not to act on the advice in this report, you do this at your own risk.

The Building Survey aims to help you:

- help you make a reasoned and informed decision when purchasing the property, or when planning for repairs, maintenance or upgrading of the property;
- provide detailed advice on condition;
- describe the identifiable risk of potential or hidden defects;
- where practicable and agreed, provide an estimate of costs for identified repairs; and
- make recommendations as to any further actions or advice which need to be obtained before committing to purchase.

Section B gives an outline description of what the inspection covers. A more detailed description is contained in the 'Description of the RICS Building Survey Service' at the end of this report.

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

After reading this report you may have comments or questions. If so, please contact the RICS surveyor who has written this report for you (contact details are given in section L).

If you want to complain about the service provided by the RICS surveyor, the surveyor will have an RICS-compliant complaints handling procedure and will give you a copy if you ask.

Property address

Test address

B

About the inspection

Surveyor's name

Surveyor's RICS number

Company name

Date of the inspection Report reference number

Related party disclosure

Full address and postcode of the property

Weather conditions when the inspection took place

The status of the property when the inspection took place

Property address

B About the inspection (continued)

We inspect the inside and outside of the main building and all permanent outbuildings. We also inspect the parts of the electricity, gas/oil, water, heating, drainage and other services that can be seen, but these are not tested other than through their normal operation in everyday use.

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 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 a desk-top study and make oral enquiries for information about matters affecting the property.

We carefully and thoroughly inspect the property using our best endeavours to see as much of it as is physically accessible. Where this is not possible an explanation will be provided.

We visually 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. Flat roofs no more than 3m above ground level are inspected using a ladder where it is safe to do so.

We inspect the roof structure from inside the roof space if there is safe access. We examine floor surfaces and under-floor spaces so far as there is safe access and permission from the owner. We are not able to assess the condition of the inside of any chimney, boiler or other flues. We do not lift fitted carpets or coverings without the owner's consent. Intermittent faults of services may not be apparent on the day of inspection.

If we are concerned about parts of the property that the inspection cannot cover, the report will tell you about any further investigations that are needed.

Where practicable and agreed we report on the cost of any work for identified repairs and make recommendations on how these repairs should be carried out. Some maintenance and repairs that we suggest may be expensive. Purely cosmetic and minor maintenance defects that have no effect on performance might not be reported. The report that we provide is not a warranty.



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

Property address

Test address

C

Overall assessment and summary of condition ratings

This section provides our overall opinion of the property, highlighting areas of concern, and summarises the condition ratings of different elements of the property (with only the worst rating per element being inputted in the tables). It also provides a summary of repairs (and cost guidance where agreed) and recommendations for further investigations.

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, and discuss in detail with us.

Our overall opinion of the property

Here the Surveyor tells you his overall opinion on the property, such as it's ok to proceed or do not proceed unless XXXX is confirmed.



No elements to report



No elements to report



No elements to report

Property address

Test address

C

Overall assessment and summary of condition ratings (continued)

Summary of repairs (and cost guidance)

Formal quotations should be obtained prior to legal commitment to purchase the property

Repairs	Cost guidance (where agreed)
This is where the Surveyor summarises the repairs required from each section	This service may be available at an additional cost

Further investigations

Further investigations should be obtained prior to legal commitment to purchase the property (see 'What to do now')

If the surveyor is unable to confirm something and has a suspicion that further problems may be present in hidden areas, for instance where timber decay is found in a part of a floor, but could have spread to other sections, then the surveyor will recommend further investigations be carried out and report that here.

Property address

Test address

D About the property

Type of property

The surveyor will enter a brief description of the property here.

Approximate year
the property
was built

Approximate year
the property
was extended

Approximate year
the property
was converted

Information
relevant to flats
and maisonettes

This section is used to outline other information for this type of property, e.g. common areas, entrances, etc.

Accommodation

An outline of the accommodation is provided, on a floor by floor basis.

Construction

Summary of the type of construction of the main elements, e.g. walls, roof, floor.

Property address

Test address

D About the property (continued)



Front elevation

Property address

Test address

D About the property (continued)



Timber decay to rear patio doors and decoration in poor condition

Property address

Test address

D

About the property (continued)



Cause of timber decay and dampness noted.

Means of escape

This section discusses outlines how you would escape from the building in the event of a fire, for instance can you escape through the window?

Security

This section provides advice on burglar alarms, door locks, etc...

Energy

We have not prepared the Energy Performance Certificate (EPC). If we have seen the EPC, then we will report the 'Current' rating here. We have not checked this rating and so cannot comment on its accuracy. We are advised that the property's current energy performance, as recorded in the EPC, is:

Energy Efficiency Rating

Taken from the EPC if available

Property address

Test address

D

About the property (continued)

Services

Gas

Mains Other

Electricity

Mains Other

Water

Mains Other

Drainage

Mains Other

Please see section K for more information about the energy efficiency of the property.

Central heating

Gas Electric Solid fuel Oil None

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

Does the property have solar panels for instance?

Grounds

Provides a brief description of the grounds, going on to highlight potential problems, risks or other matters that may concern you or affect the purchase.

Location

Gives an overview of the location, e.g. residential or not, ex Local Authority estate location, etc.

Facilities

Information on nearby schools, shopping, transport, etc.

Local environment

Physical factors such as flood risk, Radon Gas, etc..

Property address

Test address

D About the property (continued)

Other local factors

Could be various matters, say noisy road, odours from a water treatment works, etc.



Property address

Test address

E

Outside the property

Limitations to inspection

As the Surveyor is only able to view what is accessible on the day, this section is where he/she will inform you of what they could not see. This gives you the chance to ask the vendor to provide access or to allow you to carry out more intrusive investigations, e.g. drilling into walls to view the cavity wall ties say or moving that heavy piano to allow you to gain access to the floor below, etc...

1 2 3 NI

E1 Chimney stacks	Detailed comment on the type and condition as visible from the ground using binoculars or with a Surveyor's ladder from within the grounds or public areas.
E2 Roof coverings	Detailed comment on the type and condition as visible from the ground using binoculars or with a Surveyor's ladder from within the grounds or public areas.
E3 Rainwater pipes and gutters	Detailed comment on the type and condition as visible from the ground using binoculars or with a Surveyor's ladder from within the grounds or public areas.
E4 Main walls	Detailed comment on the type and condition as visible from the ground using binoculars or with a Surveyor's ladder from within the grounds or public areas.
E5 Windows	Detailed comment on the type and condition as visible from the ground using binoculars or with a Surveyor's ladder from within the grounds or public areas. Also checked internally.
E6 Outside doors (including patio doors)	Detailed comment on the type and condition as visible from the ground using binoculars or with a Surveyor's ladder from within the grounds or public areas. Also checked internally.
E7 Conservatory and porches	Detailed comment on the type and condition as visible from the ground using binoculars or with a Surveyor's ladder from within the grounds or public areas. Also checked internally.
E8 Other joinery and finishes	Detailed comment on the type and condition as visible from the ground using binoculars or with a Surveyor's ladder from within the grounds or public areas.
E9 Other	Discusses things such as balconies, roof terraces, external fire escapes, etc....
Property address	Test address

F

Inside the property

Limitations to inspection

Internally there may well be some limitations present, such as heavy wardrobes say, fitted floor coverings, etc.. The Surveyor informing you of this allows you to make an informed decision and even ask the vendor to remove the items to allow more provide more intrusive access.

1 2 3 NI

F1 Roof structure	The surveyor will gain access to the roof void/s, if available, and will report in detail on the items found.
F2 Ceilings	Identifies defects such as dampness, decay, coatings, structural problems, etc..
F3 Walls and partitions	Identifies defects such as dampness, decay, coatings, structural problems, etc..
F4 Floors	Identifies defects such as dampness, decay, coverings, structural problems, etc..
F5 Fireplaces, chimney breasts and flues	Comments on the type, dampness, ventilation, appliances general visible condition, etc...
F6 Built-in fittings (e.g. wardrobes)	Defects with the kitchen units, worktops, cupboards, wardrobes, etc...
F7 Woodwork (e.g. staircase and joinery)	Staircase (often where woodworm is found), safety, timber decay, etc... Other internal joinery, such as doors, doorframes, skirting boards, etc...
F8 Bathroom and kitchen fittings	Problems associated with the bathrooms and kitchens fittings, showers, ventilation, etc...
F9 Other	Cellars and basements say, flats, roof space conversions, etc..

Property address

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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

Again, services may not be fully available to view, such as due to heating being drained down because the property is empty for instance, etc.

1 2 3 NI

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.

Mains supply, location of meters, earth bonding, condition of fittings, etc...

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.

Mains supply, location of meters, condition of fittings, etc...

G3
Water

Stopcocks, lead pipes found/suspected, water tanks, visible pipework, mains supply, etc..

G4
Heating

Type of heating, radiators, flues, etc...

G5
Water heating

What type of heating, hot water cylinders, storage tanks, immersion heater, etc..

G6
Drainage

Mains, manholes inspected from visible areas, type of system, shared system, etc....

G7
Common services

CCTV systems, bin stores, passenger lifts, shared systems, etc..

Property address

Test address

G

Services (continued)

G8
Other services/features

Various other matters such as solar panels, etc..

DRIFT

Property address

Test address

H

Grounds (including shared areas for flats)

Limitations to inspection

Grounds are walked around, but sometimes outbuildings are locked say or vegetation prevents the Surveyor gaining access to a particular area, knowing this allows you to make further inspections if necessary.

1 2 3 NI

H1
Garage(s)

Type, size, access, condition, all discussed.

H2
Permanent outbuildings
and other structures

Sheds, greenhouses, summer houses, etc... type and condition.

H3
Other

Various other matters, such as trees for instance.

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, 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 advisers this section of the report.

I1
Regulations

Provides on the ground confirmation of matters your solicitor should specifically consider

I2
Guarantees

Highlights things your solicitor should check and confirm.

I3
Other matters

Various other matters, such as boundary problems, party walls, etc..

Property address

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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

This cross references back to the report and highlights the potential problems found and discussed in the report.

J2
Risks to the grounds

This cross references back to the report and highlights the potential problems found and discussed in the report.

J3
Risks to people

This cross references back to the report and highlights the potential problems found and discussed in the report.

J4
Other risks or hazards

This cross references back to the report and highlights the potential problems found and discussed in the report.

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K

Energy efficiency

This section describes energy related matters for the property as a whole. It takes account of a broad range of energy related features and issues already identified in the previous sections of this report, and discusses how they may be affected by the condition of the property.

This is not a formal energy assessment of the building but part of the report that will help you get a broader view of this topic. Although this may use information obtained from an available EPC, it does not check the certificate's validity or accuracy.

K1 Insulation	Loft, cavity wall insulation, etc.... The EPC being the definitive document in this regard though.
K2 Heating	Older boilers or gas appliances may use more energy, this will be discussed.
K3 Lighting	Older light fittings or spot lamps for instance may use more power.
K4 Ventilation	Insufficient ventilation can increase condensation problems, this will be discussed.
K5 General	Various matters that may be identified on the inspection.

Property address



Surveyor's declaration

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

Signature	<input type="text"/>		
Surveyor's RICS number	<input type="text" value="0852565"/>	Qualifications	<input type="text"/>
For and on behalf of			
Company	<input type="text" value="Castle Surveyors Ltd"/>		
Address	<input type="text" value="company address"/>		
Town	<input type="text"/>	County	<input type="text"/>
Postcode	<input type="text"/>	Phone number	<input type="text" value="0845 652 7007"/>
Website	<input type="text" value="www.castle-surveyors.co.uk"/>	Fax number	<input type="text" value="0845 652 7007"/>
Email	<input type="text" value="enquiry@castle-surveyors.co.uk"/>		
Property address	<input type="text" value="Test address"/>		
Client's name	<input type="text"/>	Date this report was produced	<input type="text" value="19 December 2012"/>

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 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. 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 Building Survey Service' (at the back of this report) for details of what is, and is not, inspected.

Property address

What to do now

If you are a prospective or current home owner who has chosen an RICS Home Survey you should carefully consider the findings, condition ratings and risks stated in the report.

Getting quotations

You should obtain reports and at least two quotations for all the repairs and further investigations that the surveyor has identified. These should come 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 or plumbers). Some work may also need you to get Building Regulations permission or planning permission from your local authority. Your surveyor may be able to help.

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 (for example, by structural engineers or arboriculturists) to discover the true extent of the problem.

Who you should use for these further investigations

Specialists belonging to different types of organisation 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 your surveyor.

What the further investigations will involve

This will depend on the type of problem, but to do this properly, parts of the home may have to be disturbed. If you are a prospective purchaser, you should discuss this matter with the current owner. In some cases, the cost of investigation may be high.

This guidance does not claim to provide legal advice. You should consult your legal advisers before entering into any binding contract or purchase.

Property address

Test address

Description of the RICS Building Survey Service

The service

The RICS Building Survey Service includes:

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

The surveyor who provides the RICS Building Survey Service aims to:

- help you make a reasoned and informed decision when purchasing the property, or when planning for repairs, maintenance or upgrading the property;
- provide detailed advice on condition;
- describe the identifiable risk of potential or hidden defects;
- where practicable and agreed, provide an estimate of costs for identified repairs; and
- make recommendations as to any further actions or advice which need to be obtained before committing to purchase.

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

The inspection

The surveyor carefully and thoroughly inspects the inside and outside of the main building and all permanent outbuildings, recording the construction and defects (both major and minor) that are evident. This inspection is intended to cover as much of the property as physically accessible. Where this is not possible an explanation is provided in the 'Limitations to inspection' box in the relevant sections of the report.

The surveyor does not force or open up the fabric without owner consent, or if there is a risk of causing personal injury or damage. This includes taking up fitted carpets, fitted floor coverings or floorboards, moving heavy furniture, removing the contents of cupboards, roof spaces, etc., removing secured panels and/or hatches or undoing electrical fittings. The under-floor areas are inspected where there is safe access.

If necessary, the surveyor carries out parts of the inspection when standing at ground level from adjoining public property where accessible. This means the extent of the inspection will depend on a range of individual circumstances at the time of inspection, and the surveyor judges each case on an individual basis.

The surveyor uses equipment such as a damp-meter, binoculars and a torch, and uses a ladder for flat roofs and for hatches no more than 3m above level ground (outside) or floor surfaces (inside) if it is safe to do so.

The surveyor also carries out a desk-top study and makes oral enquiries for information about matters affecting the property.

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 other than through their normal operation in everyday use. The visual inspection cannot assess the efficiency or safety of electrical, gas or other energy sources; the plumbing, heating or drainage installations (or whether they meet current regulations); or the internal condition of any chimney, boiler or other flue. Intermittent faults of services may not be apparent on the day of inspection.

Outside the property

The surveyor inspects the condition of boundary walls, fences, permanent outbuildings and areas in common (shared) use. To inspect these areas, the surveyor walks around the grounds and any neighbouring public property where access can be obtained. Where there are restrictions to access, these are reported and advice is given on any potential underlying risks that may require further investigation.

Buildings with swimming pools and sports facilities are treated as permanent outbuildings and therefore are inspected, but the surveyor does not report on the leisure facilities, such as the pool itself and its equipment internally and externally, 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 and communal areas (for example, shared hallways and staircases) and roof spaces, but only if they are accessible from within the property or communal areas. The surveyor also inspects (within the identifiable boundary of the flat) drains, lifts, fire alarms and security systems, although the surveyor does not carry out any specialist tests other than through their normal operation in everyday use.

Dangerous materials, contamination and environmental issues

The surveyor makes enquiries about contamination or other environmental dangers. If the surveyor suspects a problem, he or she recommends 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 2012. 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 is aimed at providing you with a detailed understanding of the condition of the property to allow you to make an informed decision on serious or urgent repairs, and on maintenance of a wide range of issues reported. Purely cosmetic and minor maintenance defects that have no effect on performance might not be reported. The report is not a warranty.

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

- A Introduction to the report
- B About the inspection
- C Overall opinion and summary of the condition ratings
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- L Surveyor's declaration
 - What to do now
 - Description of the RICS Building Survey 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.

Continued...

Description (continued)

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 may report on the cost of any work to put right defects (where agreed), but does not 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 RICS Building Survey Service for the property. If the surveyor has seen the current EPC, he or she will provide the Energy Efficiency Rating in this report, but will not check the rating and so cannot comment on its accuracy. Where possible and appropriate, the surveyor will include additional commentary on energy related matters for the property as a whole in the K Energy efficiency section of the report, but this is not a formal energy assessment of the building.

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).

The 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 the 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 produce 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.

If the property is leasehold, the surveyor gives you general advice and details of questions you should ask your legal advisers. This general advice is given in the 'Leasehold properties advice' document.

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.

Standard terms of engagement

- The service** - the surveyor provides the standard RICS Building Survey Service ('the service') described here, 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:
 - plan drawing;
 - schedules of works;
 - re-inspection;
 - detailed specific issue reports;
 - market valuation and re-instatement cost; and
 - negotiation.
- 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.
- Before the inspection** - this period forms an important part of the relationship between you and the surveyor. The surveyor will use reasonable endeavours to contact you regarding your particular concerns about the property and explain (where necessary) the extent and/or limitations of the inspection and report. The surveyor also carries out a desk-top study to understand the property better.
- Terms of payment** - you agree to pay the surveyor's fee and any other charges agreed in writing.
- 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:
 - he or she lacks enough specialist knowledge of the method of construction used to build the property; or
 - it would be in your best interests to have an RICS HomeBuyer Report or an RICS Condition Report, rather than the RICS Building Survey.

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

Complaints handling procedure

The surveyor will have an RICS-compliant 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.

