



LEVEL 2

Your survey report

Property address

1 Smith Road, London, AB1 2CD

Client's name

John Smith

Inspection Date

5th January 2026

Surveyor's RICS number

2

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A

About the inspection and report

This RICS Home Survey – Level 2 has been produced by a surveyor, who has written this report for you to use. If you decide not to act on the advice in this report, you do so at your own risk.

A

About the inspection and report

As agreed, this report will contain the following:

- a physical inspection of the property (see 'The inspection' in section L) and
- a report based on the inspection (see 'The report' in section L).

About the report

We aim to give you professional advice to:

- make a reasoned and informed decision on whether to go ahead with buying the property
- take into account any significant repairs or replacements the property needs, and
- consider what further advice you should take before committing to purchasing the property.

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

About the inspection

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

 **Reminder**

Please refer to your **Terms and Conditions** report sent on the 30th December 2025 for a full list of exclusions.

About the inspection

Surveyor's name

Jessica Toogood MRICS

Surveyor's RICS number**Company name**

Harding Chartered Surveyors

Date of the inspection

5th January 2026

Report reference number

Example Report - Level 2

Related party disclosure

This Home Survey Level 2 Report has been prepared per the Terms of Engagement that you have signed. It is pointed out that this is a basic, introductory survey report on the property and is not a schedule of condition, nor does it contain a high level of detail like a Home Survey Level 3 report does. The report does not list every cosmetic or minor defect. It is a report intended to give a general opinion regarding the property's condition on more serious matters and enable you to plan for future maintenance. This report does not contain repair cost guidance.

Most clients find it helpful first to read Section B - Overall Opinion & Condition Ratings to gain a general overview of the most significant matters. It is, however, essential that the whole report is read and considered in detail. Before a legal commitment to purchase, we recommend you should conclude any further investigations recommended within the whole report, act upon them and obtain reports on them. You should then obtain estimates for any repairs advised by third party specialists or by ourselves within this report so that you are fully aware of the financial commitment you will be entering into when purchasing the property.

No formal enquiries have been made with the Statutory Authorities or investigations made to verify information about the tenure and existence of any rights of way, boundary positions, covenants or easements.

Where past works have been carried out, the surveyor cannot warrant that this has been carried out in compliance with requirements. These requirements include manufacturers' recommendations', British/ European Standards and Codes of Practice, Agrément Certificates and statutory legislation, such as building regulations and the Town & Country Planning Act. Your legal adviser should provide further advice in this regard.

We confirm that we know nothing about the history of this property. To the best of our knowledge, we have had no involvement with the subject property owner or any connected party in this or any other matter. Therefore, as far as we are aware, we consider that no conflict of interest arises, as defined in the RICS Valuation Standards (if applicable) and RICS Rules of Conduct. We, therefore, consider that the named

surveyor undertaking this survey and report can act independently. If you know of any conflict of interest we strongly advise you to inform us as soon as possible.

This report is for the private and confidential use of the client for whom the report has been undertaken and shall not be reproduced in whole or in any part relied upon by any third party for any use without the express written authority of the author. We refer you to our Terms and Conditions provided when you instructed us, as you should read those in conjunction with this report.

We are not aware of any conflicts of interest relating to this instruction.

Full address and postcode of the property

1 Smith Road, London, AB1 2CD

Weather conditions when the inspection took place

The weather at the time of our inspection was cold and dry following a period of cold and wet weather.

Status of the property when the inspection took place

At the time of inspection the property was occupied by the vendor, we expect the property to be vacant at the time of exchange, you should instruct your legal advisor to confirm this.

The property was furnished at the time of inspection and we would expect vacant possession to be provided upon purchase of the property, your solicitor should confirm this.

The furniture and personal effects, including fitted or heavy freestanding storage units, restricted access to the floor and walls and inhibited visual inspection as well as damp testing.

We will not move any furniture and will not accept any liability for any defects hidden behind it. Should you wish for us to report on areas concealed by furniture, we recommend you instruct a furniture removal company to remove the furniture and then organise a reinspection with us prior to purchase and occupation.

B

Overall opinion

This section provides our overall opinion of the property, highlights any areas of concern and summarises the condition ratings of the different elements of the property. Individual elements of the property have been rated to indicate any defects, and have been grouped by the urgency of any required maintenance.

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

Important note

To get a balanced impression of the property, we strongly recommend that you read all sections of the report, in particular section K, 'What to do now', and discuss this with us if required.

B

Condition ratings

Overall opinion of the property

This property is considered to be a reasonable proposition, provided that you are prepared to accept the cost and inconvenience of dealing with the various repair/improvement works reported. These deficiencies are common in properties of this age and type. Provided that the necessary works are carried out to a satisfactory standard, I see no reason why there should be any special difficulty on resale in normal market conditions.

B

Condition ratings

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



Documents we may suggest you request before you sign contracts

There are documents associated with the following elements. Check these documents have been supplied by your solicitor before exchanging contracts.



Elements that require urgent attention

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

Element no.	Element name
D4	Main walls
D5	Windows
E9	Other
F1	Electricity
F2	Gas/oil
F4	Heating
F6	Drainage



Elements that require attention but are not serious or urgent

These elements have defects that need repairing or replacing, but are not considered to be either serious or urgent. These elements must also be maintained in the normal way.

Element no.	Element name
D3	Rainwater pipes and gutters
E1	Roof structure
E5	Fireplaces, chimney breast and flues
E7	Woodwork (for example, staircase and joinery)
G3	Other

1
Elements with no current issues

No repair is currently needed. The elements listed here must be maintained in the normal way.

Element no.	Element name
D1	Chimney stacks
D2	Roof coverings
D6	Outside doors (including patio doors)
D8	Other joinery and finishes
E2	Ceilings
E3	Walls and partitions
E4	Floors
E6	Built-in fittings (built-in kitchen and other fittings, not including appliances)
E8	Bathroom fittings
F3	Water

NI
Elements not inspected

We carry out a visual inspection, so a number of elements may not have been inspected. These are listed here.

Element no.	Element name
D7	Conservatory and porches
D9	Other
F5	Water heating
F7	Common services
G1	Garage
G2	Permanent outbuildings and other structures

C

About the property

This section includes:

- About the property
- Energy efficiency
- Location and facilities

C

About the property

Type of property

The property is a two storey mid-terraced house.

Approximate year the property was built

We believe the property was originally constructed in approximately 1900.

Approximate year the property was extended

The property has been extended to the rear but we do not know when these works were undertaken. Your solicitor should attempt to confirm this.

Approximate year the property was converted

The property has not been converted.

Information relevant to flats and maisonettes

N/A

Construction

The property is of traditional construction, formed from solid brickwork beneath a pitched tile roof.

Accommodation

	Living rooms	Bedrooms	Bath or shower	Separate toilet	Kitchen	Utility room	Conservatory	Other
Ground	1				1			
First		3	1					

C

Energy efficiency

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

We have checked for any obvious discrepancies between the EPC and the subject property, and the implications are explained to you.

Energy efficiency rating

The EPC rating filed with Landmark is D.

Issues relating to the energy efficiency rating

Mains services

A marked box shows that the relevant mains service is present.

Gas

Electric

Water

Drainage

Central heating

Gas

Electric

Solid fuel

Oil

None

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

There are no other services.

Other energy matters

C

Location and facilities

Grounds

The property has a front and rear garden.

There are no outbuildings.

There is no off street parking. On street parking is restricted with a parking permit system in operation.

Location

The property is in a residential urban area, surrounded by similar residential properties.

Facilities

The property is located within a reasonable distance of amenities, including shops, schools and public transport links.

Local environment

The property is in an area that is unlikely to flood (see section I2 Risks).

The property is in a conservation area and this will restrict the changes you can make to the features of building with out prior consent (see section H).

D

Outside the property

D

Full detail of elements inspected

Limitations on the inspection

We have not been able to inspect the parts of the property which are covered, unexposed or inaccessible. We are, therefore, unable to report that such parts of the property are free from rot, beetle attack or other severe defects. Please note that the property is inspected visually only, and no elements are disturbed in the process or removed.

If we have stated in Section B that the weather was dry during the inspection, we cannot advise that rainwater joints, roof junctions, chimney stacks and flashings, etc., are watertight. We cannot inspect behind chimney stacks or roof areas hidden from view or flat roof coverings that are not readily visible from either ground level, a nearby accessible building, or elevated windows. We cannot gain access to roof areas over 3m in height, and if we feel these require further inspection, we will advise obtaining access.

We have prepared this report regarding the building's age and type. The property is not new but rather is 'pre-owned'; therefore, you should not expect the condition of the structure and fabric to be 'as new'. Due regard has to be given to natural deterioration, both due to the elements (weather) and usage (wear and tear). Some 'wear and tear' was noted on various parts of the property during the inspection.

Defects could arise between the date of the survey and the date upon which you take occupation. For example, an inspection during summer, for example, may not reveal if leaks are present or dampness is evident but may present itself in the winter.

You should appreciate that infestations or defects may be present or may arise if those already discovered remain untreated in a proper manner and you do not carry out further investigations or have them treated when advised to do so.

This report only deals with and reports on significant defects that are readily apparent from a visual inspection. Cosmetic, minor decorative or minor repairs, typically due during general maintenance redecorations, are not reported.

We have not exposed the property's foundations and, without doing so, cannot accept liability for the risk of unseen inadequacies and defects. Should any above-ground damage or observation leads us to consider or suspect that the foundations may be inadequate or defective, then within this report, we will recommend that the foundations are opened-up and further investigations are undertaken.

We have not carried out any geological surveys or site investigations. We cannot confirm the nature or characteristics of the soil, fill, and substrate regarding bearing capacity, stability or possible contamination. Standard legal searches should identify the site's past use, and if instructed, we can advise further.



D1 Chimney stacks

The main chimney stack is on the left hand party wall shared with the adjoining property and is conventionally constructed from brickwork with oversailing courses, two terracotta and two clay chimney pots.

1

The stack is inevitably weathered but is otherwise in satisfactory order and condition.

The chimney pots and mortar flashing securing them to the stacks are by their very nature exposed to the weather. As such, these should be maintained in good condition to prevent defects to the chimney stacks and flues.

Condition Rating 1- No repairs are currently needed. The property should be maintained in the normal way.

D2 Roof Coverings

The main roof is pitched from the central ridge, running left to right, down to the front and rear bounding walls. On the front slope, the covering comprises concrete interlocking tiles. The slope was even and in good condition. The concrete tiles are also even and similarly in good condition but are slightly porous and picking up a slight moss growth.

1

Condition Rating 1- No repairs are currently needed. The property should be maintained in the normal way.

D3 Rainwater pipes and gutters

On the front elevation, the rainwater good system is relatively new and comprises modern plastic gutters and downpipes. These are in good order and condition.

2

On the rear of the property, the rainwater gutters and downpipes are also formed from modern plastic. These are not new but were in reasonably good condition, save for the rear downpipe which is displaced at high level and leaking.

Condition Rating 2- Repairs and improvements are required. You should instruct an appropriately qualified professional to inspect and provide quotes for the necessary works. Further advice can be found in the 'What to do now' section.

D4 Main walls

By measuring through door and window openings we were able to ascertain that the main walls are constructed from solid brickwork.

3

There are a small number of air vents to ventilate the air space beneath the ground floor.

The bay window to the front of the building is weathered with some minor cracking but generally straight and true and in reasonable order and condition. Bay windows such as these, in buildings of this age, are often built from poor foundations and a degree of movement is commonplace and is often not a cause for concern. However, regular repair and maintenance will be necessary over the years.

A damp-proof course (DPC) is a membrane of some impervious material which is laid across the main walls during the course of construction whose purpose is to prevent dampness rising through the structure by capillary action.

The damp-proof course is not visible so we cannot confirm its type. However, bearing in mind the age of the property, the walls are likely to have a slate damp-proof course.

High damp meter readings were recorded to the ground floor at the rear of the property and we recommend that a PCA qualified damp and timber specialist is instructed to carry out further

investigation of the walls and the timbers in contact with them. Quotes should be obtained for the remedial works necessary.

Condition Rating 3- Before proceeding any further you should instruct an appropriately qualified professional to inspect and provide quotes for the necessary works. Further advice can be found in the 'What to do now' section.

D5 Windows

The property has timber framed double-glazed sash windows.

3

The windows were badly weathered and rotten and require replacement.

Condition Rating 3- Before proceeding any further you should instruct an appropriately qualified contractor to inspect and provide quotes for the necessary works. Further advice can be found in the 'What to do now' section.

D6 Outside doors (including patio doors)

The front door is formed from timber with double-glazed panels.

1

The rear door is formed from UPVC with double-glazed panels.

The doors are weathered but generally appeared to be in satisfactory condition.

Condition Rating 1- No repairs are currently needed. The property should be maintained in the normal way.

D7 Conservatory and porches

There are no conservatories or porches serving the property.

NI

D8 Other joinery and finishes

The external joinery consists of timber fascias and eaves trims.

1

From our limited view from the ground, the external joinery is weathered in areas but generally appears to be in satisfactory condition. Upon a closer inspection it may be found that some sections, particularly those behind the gutters have suffered decay and require repair. Given their age and exposure, the external joinery will require regular maintenance and re-decoration to maintain its condition.

Condition Rating 1- No repairs are currently needed. The property should be maintained in the normal way.

D9 Other

There are no other external areas, such as balconies or external stairways.

NI

E

Inside the property

Inside the property

Limitations on the inspection

We have not been able to inspect the parts of the property which are not covered herewith, unexposed and inaccessible. We are, therefore, unable to report that such parts of the property are free from rot, beetle attack or other serious defects. Please Note: The inspection is visual-only, and we will undertake no destructive inspections.

We could not access beneath the floorboards, wall plates, roof timbers, behind walls (both stud work, partitions or cavities) to inspect these areas and therefore can only make general comments based on connecting and visual components. Each room has been inspected in detail, with damp meter readings taken where possible, without moving furniture. Floor coverings or other floor finishes have not been raised, and we will not undertake this. Infestations or defects may be present or may subsequently arise when these parts of the property are later exposed.

We have not inspected wall cavities or floor or ceiling voids unless access is readily and safely. We will only access basements if we deem them safe and free from hazards. The surveyor will make these decisions during his inspection, and where he deems he cannot inspect certain areas or elements, they will note that within the relevant section. One example is standing water in basements or debris in any room the surveyor deems unsafe. We will not inspect these areas for safety reasons, but where possible, a peek down a staircase or into a room may be possible. The surveyor will endeavour to inspect where it is reasonably possible to do so in a safe manner.

For this report, only significant defects and deficiencies readily apparent from a visual inspection are reported, and cosmetic or minor defects associated with redecorations are not commented upon unless they are deemed to have a bearing on other connecting components.



E1 Roof structure

The roof structure is conventionally formed from a timber framework of rafters and purlins which form the roof pitch.

2

The roof space contains a small amount of insulation.

The roof structure was generally seen to be in satisfactory condition with no signs of any significant defects.

The loft insulation would not meet modern standards. We recommend that this is replaced with at least 270mm of modern insulation in the short term to improve the energy efficiency of the property.

Condition Rating 2- Repairs and improvements are required. You should instruct an appropriately qualified contractor to inspect and provide quotes for the necessary works. Further advice can be found in the 'What to do now' section.

E2 Ceilings

The ceilings are formed from modern plasterboard.

1

These have skimmed and painted finishes.

Except for some normal minor cracking, the ceiling and plaster finishes appear to be in satisfactory condition throughout the property.

Condition Rating 1- No repairs are currently needed. The property should be maintained in the normal way.

E3 Walls and partitions

The property has lightweight plasterboard stud internal walls and partitions. These have a mixture of plastered, painted and tiled finishes.

1

Some time was spent examining the internal partitions and we can advise that these are straight and true and showed no signs of any significant defects. As with the ceilings, some minor cracking was noted but here again, this is not significant or substantial enough to cause concern.

At ground floor level the original cross partition between the sitting room and dining room has been removed to open up and join both rooms. This was a load bearing partition and would have required insertion of a steel joist or beam to support the loads above. We could not open up the structure and cannot confirm that such a beam has been installed but we can say that there is no sign of any distress or distortion to the floor above to indicate that this was not the case. You should ask your legal adviser to check whether the relevant authority has granted building regulation approval for this work, and/or a guarantee or warranty exists (see section H1). If this does not exist, you should ask an appropriately qualified person to investigate whether the building is properly supported. This will involve removing parts of the floor and wall and you should discuss this with the current owner.

Condition Rating 1- No repairs are currently needed. The property should be maintained in the normal way.

E4 Floors

The ground and first floor is of suspended timber construction.

1

These have a range of carpeted, tiled and timber floor coverings.

Due to the presence of the vendors' fitted floor coverings no view of the floor structures could be obtained and we cannot advise on their condition. It is often impractical to ask vendors to lift fitted floor coverings as this may prove disruptive and costly. As such, there is a risk that defects may be hidden beneath the floor coverings. When the floor coverings are next exposed, we recommend you instruct an appropriate person to inspect and report on the condition of the floors.

The floors are not entirely level and move and creak underfoot as is common with properties of this age.

Condition Rating 1- No repairs are currently needed. The property should be maintained in the normal way.

E5 Fireplaces, chimney breasts and flues

The living room contains a feature fireplace with an open fire.

2

The chimneys are not adequately lined to prevent fumes escape. If you wish to use the fireplace, the chimney flue should be correctly lined.

Condition Rating 2- Repairs and improvements are required. You should instruct an appropriately qualified professional to inspect and provide quotes for the necessary works. Further advice can be found in the 'What to do now' section.

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

The built-in fittings consist of laminated timber units in the kitchen.

1

The built-in fittings were slightly basic but generally in satisfactory condition. You may wish to consider upgrading these to your own taste in the longer term.

Condition Rating 1- No repairs are currently needed. The property should be maintained in the normal way.

E7 Woodwork (for example, staircase joinery)

The internal woodwork consists of timber doors, stairs, skirting boards, architraves and built-in cupboards.

2

None of the doors are of fire resisting construction and although it is not a statutory requirement, we would recommend that you consider fitting fire doors to the kitchen, bedrooms and living room. This is a safety hazard (Section I4).

Condition Rating 2- Repairs and improvements are required. You should instruct an appropriately qualified professional to inspect and provide quotes for the necessary works. Further advice can be found in the 'What to do now' section.

E8 Bathroom fittings

The property has a range of modern sanitary fittings to the bathroom.

1

The bathroom fittings were slightly basic but generally in satisfactory condition. You may wish to upgrade these with more modern fittings in due course.

The water pressure at the taps was found to be adequate and the appliances flushed and drained satisfactorily.

Condition Rating 1- No repairs are currently needed. The property should be maintained in the normal way.

E9 Other

The property does not have any mains powered smoke/fire or carbon monoxide alarms fitted. It would be prudent to install these immediately.

3

Condition Rating 3- Before proceeding any further you should instruct an appropriately qualified contractor to inspect and provide quotes for the necessary works. Further advice can be found in the 'What to do now' section.

F

Services

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

F

Services

Limitations on the inspection

As a general note regarding services, we are not specialised in this field and therefore recommend that you seek specialist advice on all service-related matters. The advice on each section below should be regarded as helpful comments and suggestions based on visual assessments only. They are not a complete assessment of any problems that may exist.

The surveyor inspected only visible and accessible elements, and we cannot comment on the condition of those which were not visible, inaccessible or concealed. Most water pipes, central heating pipes and electrical cables are concealed behind wall, floor and ceiling voids. Where access panels are in place, the surveyor did not open them if they would have disturbed decorations or he deemed it unsafe to do so. In such circumstances, identifying leakages or defective cables may not be possible, and you should accept this risk when reading this report and follow our appropriate advice.

Services have not been tested, but where appropriate, specific advice has been made as to the advisability of having them inspected. Testing should be undertaken by competent persons qualified in their relevant field of expertise. You should obtain correct and legal certification or a report with recommendations and costings upon conclusion of the testing. We will not inspect below ground drainage. Most drainage pipes are buried underground, and lifting a manhole cover and performing a manhole inspection will not indicate if hidden pipes are blocked or broken. If the surveyor suspects issues with below-ground drainage from above-ground inspections, he will advise further investigations.

IMPORTANT ADVICE:

Service records for the boiler, gas installations and electrical safety certification are essential. The vendor may have these, but general guidance from RICS states that these should be updated at every change of ownership. The reason is that in modern times, with the advent of YouTube and other internet forums, electric wiring & fittings, gas, water and heating pipework can be DIY-modified, and no records will indicate this and whether the work has been carried out to good practice. Having the gas, electrical, water and heating installations and appliances serviced and tested will provide you with professional safety records that the installations and appliances are deemed safe and in working order. They should also estimate remedial costs and not be overlooked when buying property.

Advisory:

Service installations require regular servicing. Some elements and systems will periodically need upgrading or renewal, as they have finite lifespans. Complying with evolving regulations and efficiencies mean the property will need to be upgraded, and items will need replacing periodically. Such servicing, upgrading and periodic renewal should also aid energy efficiency. Regular checks, servicing and safety testing will help identify when replacements are due to avoid unexpected failures.



F1 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 meter can be found in the outside box.

The consumer unit (fuse box) can be found at high level in the hallway.

3

The consumer unit contains Residual Current Devices (RCD's) to protect users should there be a fault with the system.

The electrical fittings generally appeared in satisfactory condition with no obvious signs of defects. However, we have not tested the system and cannot comment upon the working order.

You are advised that the electricity supply companies recommend that domestic wiring is tested every ten years or on change of ownership, whichever is sooner.

We are not aware of a current test certificate.

This is a risk to person, refer to our summary in Section I. Condition Rating 3. In the absence of a current electrical test certificate, we would advise you to employ the services of a qualified electrician to inspect and test the wiring and to provide you with a report on its condition together with a quotation for any improvement works found necessary. Further advice can be found in the 'What to do now' section.

F2 Gas/oil

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

The property has the benefit of a mains gas supply which serves the central heating boiler and the hob.

3

The meter is located in the outside box.

The gas services generally appear in satisfactory condition with no obvious signs of defects. However, we have not carried out any tests and cannot confirm its working order.

We are not aware of a current test certificate for the gas services.

This is a risk to person, refer to our summary in Section I. Condition Rating 3. In the absence of a current gas test certificate, we would advise you to instruct a Gas Safe registered engineer to test and report on the gas installation prior to occupation. Further advice can be found in the 'What to do now' section.

F3 Water

The property has a mains water supply.

1

Where visible, the plumbing system comprised modern copper and plastic tubing.

The stopcock can be found under the stairs.

Where visible, the water supply and plumbing system generally appeared to be in satisfactory condition.

Condition Rating 1- No repairs are currently needed. The property should be maintained in the normal way.

F4 Heating

The property has the benefit of a gas fired central heating system powered by a combination boiler located in the kitchen.

3

This is a combination (sometimes known as a "combi") boiler that heats water instantly and on demand from a single, compact unit, eliminating the need for a hot water storage tank or a separate cold water tank.

The system was working well at the time of our inspection, however we have not carried out any tests.

We are not aware of a current test certificate for the heating system and boiler.

This is a risk to person, refer to our summary in Section I. Condition Rating 3. In the absence of a current gas test certificate, we would advise you to instruct a Gas Safe registered engineer to test and report on the gas installation prior to occupation. Further advice can be found in the 'What to do now' section.

F5 Water heating

Hot water is provided direct by the boiler. Please refer to our comments under F4 Heating.

NI

F6 Drainage

We were able to partially inspect the drainage system via the inspection chamber. We cannot comment in detail on the whole system.

3

We noted that the drainage system appeared to be blocked in areas. This is serious and a risk to the building, please refer to our summary in Section I. Condition Rating 3. You should instruct a drainage contractor to carry out a CCTV inspection of the system prior to exchange of contracts.

F7 Common services

There were no common services apparent during our inspection

NI

G

Grounds (including shared areas for flats)

G

Grounds (including shared areas for flats)

Limitations on the inspection

There were no limitations to our inspection.



G1 Garage

There are no garages to report upon.

NI

G2 Permanent outbuildings and other structures

There are no areas to comment upon in this section.

NI

G3 Other

The front garden is formed from concrete and a small flower bed section.

2

The front boundary is formed from a dwarf brick wall capped with oversailing coping stones. This was in satisfactory condition.

The rear garden has been laid in brick paved pathways and flower beds. The garden is generally well stocked with a variety of trees, shrubs and bushes.

At the rear of the property, the left hand boundary is denoted by a timber boarded fence topped with a trellis. This was in reasonable condition but one of the trellis panels needs to be re-fixed.

The section adjacent to the rear addition has been covered with York stone slabs and was in good order.

Condition Rating 2- Repairs and improvements are required. You should instruct an appropriately qualified professional to inspect and provide quotes for the necessary works. Further advice can be found in the 'What to do now' section.

H

Issues for your legal advisers

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

Issues for your legal advisers

H1 Regulation

Your legal advisers should establish if the property is located within a conservation area. You should ask your legal adviser to confirm this and explain the implications of owning a property in this type of area. Typical issues include having to get permission from the relevant authority before you repair, alter or renovate the outside of the property and having to use traditional building materials and experienced contractors.

H2 Guarantees

You should ask your legal adviser to confirm whether there are any test certificates or service agreements in place for central heating system, the electrics and the boiler.

It is possible that guarantees exist for the property. However, we are not aware of any. Your Legal Adviser is recommended to establish the existence of any guarantees and if appropriate, to transfer any benefits to yourself, for example for the boiler and windows and doors. Your Legal Advisers are responsible for checking relevant documents relating to the property (these might include servicing records and any guarantees, reports and specifications on previous repair works) as well as for carrying out all the standard searches and enquiries.

You should ask your solicitor to request copies of any current Electrical Inspection Condition Report (EICR), manufacturer's/installers warranties or guarantees in respect of the electrical installation and subsequent works. Should any be available, we would recommend that you check it carefully as to whether it shows any 'advisories', or any works as being necessary or recommended.

Your solicitor should request copies of any manufacturer's/installers warranties, guarantees or servicing agreements regarding the heating installations. Should any be available, we would advocate that you check them carefully as to whether they show any 'advisories' or any works as being necessary or recommended and what works and services have been carried out. It is preferable to see that a reputable servicing contractor has undertaken regular, annual servicing. We would also recommend that you inquire about the "transferability" of any such agreements to ensure the guarantor will assign their benefit to you. Otherwise, you may not be able to rely on them.

Your solicitor should also obtain all guarantees, installation guides, servicing record logs and certificates for all installations and appliances.

H3 Other matters

We understand that the property is freehold. You should ask your legal adviser to confirm this and explain the implications.

Your legal advisers should confirm the extent and ownership of the boundaries, the drainage arrangements and your rights and responsibilities in respect of the right of way to the property.

The parking in the surrounding area is restricted for resident permit holders only. Your legal advisers should confirm the availability and cost of these.



Risks

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

Risks

I1 Risks to the building

D3 Rainwater pipes and gutters: the rainwater goods are leaking.

D4 Main Walls: dampness.

D5 Windows: defective.

I2 Risks to the grounds

We have not identified any risks to the grounds.

I3 Risks to people

E7 Woodwork: no fire doors.

E9 Other: no mains smoke alarms.

F1 Electricity: no test certificate.

F2 Gas/oil: no test certificate.

F4 Heating: no test certificate.

I4 Other risks or hazards

We have not identified any other risks.

J

Surveyor's declaration

Surveyor's declaration

Surveyor's RICS number

Qualifications

MRICS

Company

Harding Chartered Surveyors

Address

Suite 4, 27 Ackmar Road, Fulham, SW6 4UR

Phone number

020 7736 2383

Email

info@hardingsurveyors.co.uk

Website

www.hardingsurveyors.co.uk

Property address

1 Smith Road, London, AB1 2CD

Client's name

John Smith

Date the report was produced

6th January 2026

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

Signature



K

What to do now

K

Further investigations and getting quotes

We have provided advice below on what to do next, now that you have an overview of any work to be carried out on the property. We recommend you make a note of any quotations you receive.

Getting quotations

The cost of repairs may influence the amount you are prepared to pay for the property. Before you make a legal commitment to buy the property, you should get reports and quotations for all the repairs and further investigations the surveyor may have identified. You should get at least two quotations from experienced contractors who are properly insured.

You should also:

- ask them for references from people they have worked for;
- describe in writing exactly what you will want them to do; and
- get the contractors to put the quotations in writing.

Some repairs will need contractors who have specialist skills and who are members of regulated organisations (for example, electricians, gas engineers, plumbers and so on). You may also need to get Building Regulations permission or planning permission from your local authority for some work.

Further investigations and what they involve

If we are concerned about the condition of a hidden part of the building, could only see part of a defect or do not have the specialist knowledge to assess part of the property fully, we may have recommended that further investigations should be carried out to discover the true extent of the problem.

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

When a further investigation is recommended, the following will be included in your report:

- a description of the affected element and why a further investigation is required
- when a further investigation should be carried out and
- a broad indication of who should carry out the further investigation.

Who you should use for further investigations

You should ask an appropriately qualified person, although it is not possible to tell you which one. Specialists belonging to different types of organisations will be able to do this. For example, qualified electricians can belong to five different government-approved schemes. If you want further advice, please contact the surveyor.



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

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

The service

The RICS Home Survey – Level 2 (survey only) service includes:

- a physical **inspection** of the property (see 'The inspection' below)
- a **report** based on the inspection (see 'The report' below) and

The surveyor who provides the RICS Home Survey – Level 2 (survey only) service aims to give you professional advice to help you to:

- make an informed decision on whether to go ahead with buying the property
- take into account any repairs or replacements the property needs, and
- consider what further advice you should take before committing to purchasing the property.

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

The inspection

The surveyor inspects the inside and outside of the main building and all permanent outbuildings, recording the construction and significant visible defects that are evident. This inspection is intended to cover as much of the property as is physically accessible. Where this is not possible, an explanation is provided in the 'Limitations on the inspection' box in the relevant section of the report.

The surveyor does not force or open up the fabric of the building. This includes taking up fitted carpets, fitted floor coverings or floorboards; moving heavy furniture; removing the contents of cupboards, roof spaces, etc.; removing secured panels and/or hatches; or undoing electrical fittings.

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

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

If it is safe and reasonable to do so, the surveyor will enter the roof space and visually inspect the roof structure with attention paid to those parts vulnerable to deterioration and damage. Although the surveyor does not move or lift insulation material, stored goods or other contents.

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

Services to the property

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

Outside the property

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

Buildings with swimming pools and sports facilities are also treated as permanent outbuildings and are therefore inspected, but the surveyor does not report on the leisure facilities, such as the pool itself and its equipment internally or externally, landscaping and other facilities (for example, tennis courts and temporary outbuildings).

Flats

When inspecting flats, the surveyor assesses the general condition of the outside surfaces of the building, as well as its access areas (for example, shared hallways and staircases that lead directly to the subject flat) and roof spaces, but only if they are accessible from within and owned by the subject flat. The surveyor does not inspect drains, lifts, fire alarms and security systems.

External wall systems are not inspected. If the surveyor has specific concerns about these items, further investigation will be recommended before making a legal commitment to purchase.

Dangerous materials, contamination and environmental issues

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

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

The surveyor does not carry out an asbestos inspection and does not act as an asbestos inspector when inspecting properties that may fall within The Control of Asbestos Regulations 2012 ('CAR 2012'). However, the report should properly emphasise the suspected presence of asbestos containing materials if the inspection identifies that possibility. With flats, the surveyor assumes that there is a 'dutyholder' (as defined in CAR 2012), and that there is an asbestos register and an effective management plan in place, which does not present a significant risk to health or need any immediate payment. The surveyor does not consult the dutyholder.

The report

The surveyor produces a report of the inspection results for you to use, but cannot accept any liability if it is used by anyone else. If you decide not to act on the advice in the report, you do this at your own risk. The report focuses on matters that, in the surveyor's opinion, may affect the value of the property if they are not addressed. The report objectively describes the condition of the elements and provides an assessment of the relative importance of the defects/problems. Although it is concise, the RICS Home Survey – Level 2 (survey) report does include advice about repairs or any ongoing maintenance issues. Where the surveyor is unable to reach a conclusion with reasonable confidence, a recommendation for further investigation should be made.

Condition ratings

The surveyor gives condition ratings to the main parts (the 'elements') of the main building, garage and some outside elements. The condition ratings are described as follows:

- **R** – Documents we may suggest you request before you sign contracts.
- **Condition rating 3** – Defects that are serious and/or need to be repaired, replaced or investigated urgently. Failure to do so could risk serious safety issues or severe long-term damage to your property.
- **Condition rating 2** – Defects that need repairing or replacing but are not considered to be either serious or urgent. The property must be maintained in the normal way.
- **Condition rating 1** – No repair is currently needed. The property must be maintained in the normal way.
- **NI** – Elements not inspected.

The surveyor notes in the report if it was not possible to check any parts of the property that the inspection would normally cover. If the surveyor is concerned about these parts, the report tells you about any further investigations that are needed.

Energy

The surveyor has not prepared the Energy Performance Certificate (EPC) as part of the RICS Home Survey – Level 2 (survey only) service for the property. Where the EPC has not been made available by others, the most recent certificate will be obtained from the appropriate central registry where practicable. If the surveyor has seen the current EPC, they will review and state the relevant energy efficiency and rating in this report. In addition, as part of the RICS Home Survey – Level 2 (survey only) service, checks are made for any obvious discrepancies between the EPC and the subject property, and the implications are explained to you.

Issues for legal advisers

The surveyor does not act as a legal adviser and does not comment on any legal documents. If, during the inspection, the surveyor identifies issues that your legal advisers may need to investigate further, the surveyor may refer to these in the report (for example, to state you should check whether there is a warranty covering replacement windows).

This report has been prepared by a surveyor merely in their capacity as an employee or agent of a firm, company or other business entity ('the Company'). The report is the product of the Company, not of the individual surveyor. All of the statements and opinions contained in this report are expressed entirely on behalf of the Company, which accepts sole responsibility for them. For their part, the individual surveyor assumes no personal financial responsibility or liability in respect of the report, and no reliance or inference to the contrary should be drawn.

In the case of sole practitioners, the surveyor may sign the report in their own name, unless the surveyor operates as a sole trader limited liability company.

Nothing in this report excludes or limits liability for death or personal injury (including disease and impairment of mental condition) resulting from negligence.

Risks

This section summarises significant defects and issues that present a risk to the building or grounds, or a safety risk to people. These may have been reported and condition rated against more than one part of the property, or may be of a more general nature. They may have existed for some time and cannot be reasonably changed. If the property is leasehold, the surveyor gives you general advice and details of questions you should ask your legal advisers. The RICS Home Survey – Level 2 (survey only) report will identify and list the risks, and explain the nature of these problems.

Standard terms of engagement

1 The service – The surveyor provides the standard RICS Home Survey – Level 2 (survey only) service described in this section, unless you agree with the surveyor in writing before the inspection that the surveyor will provide extra services. Any extra service will require separate terms of engagement to be entered into with the surveyor. Examples of extra services include:

- costing of repairs
- schedules of works
- supervision of works
- re-inspection
- detailed specific issue reports and
- market valuation and reinstatement costs

2 The surveyor – The service will be provided by an AssocRICS, MRICS or FRICS member of the Royal Institution of Chartered Surveyors (RICS) who has the skills, knowledge and experience to survey and report on the property.

3 Before the inspection – Before the inspection, you should tell us if there is already an agreed or proposed price for the property, and if you have any particular concerns about the property (such as a crack noted above the bathroom window or any plans for extension).

4 Terms of payment – You agree to pay the surveyor's fee and any other charges agreed in writing.

5 Cancelling this contract – You should seek advice on your obligations under The Consumer Contracts (Information, Cancellation and Additional Charges) Regulations 2013 ('the Regulations') and/or the Consumer Rights Act 2015, in accordance with section 2.6 of the current edition of the Home survey standard RICS professional statement.

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

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

This report is for use in the UK.

Complaints handling procedure

The surveyor will have a complaints handling procedure and will give you a copy if you ask for it. The surveyor is required to provide you with contact details, in writing, for their complaints department or the person responsible for dealing with client complaints. Where the surveyor is party to a redress scheme, those details should also be provided. If any of this information is not provided, please notify the surveyor and ask for it to be supplied.

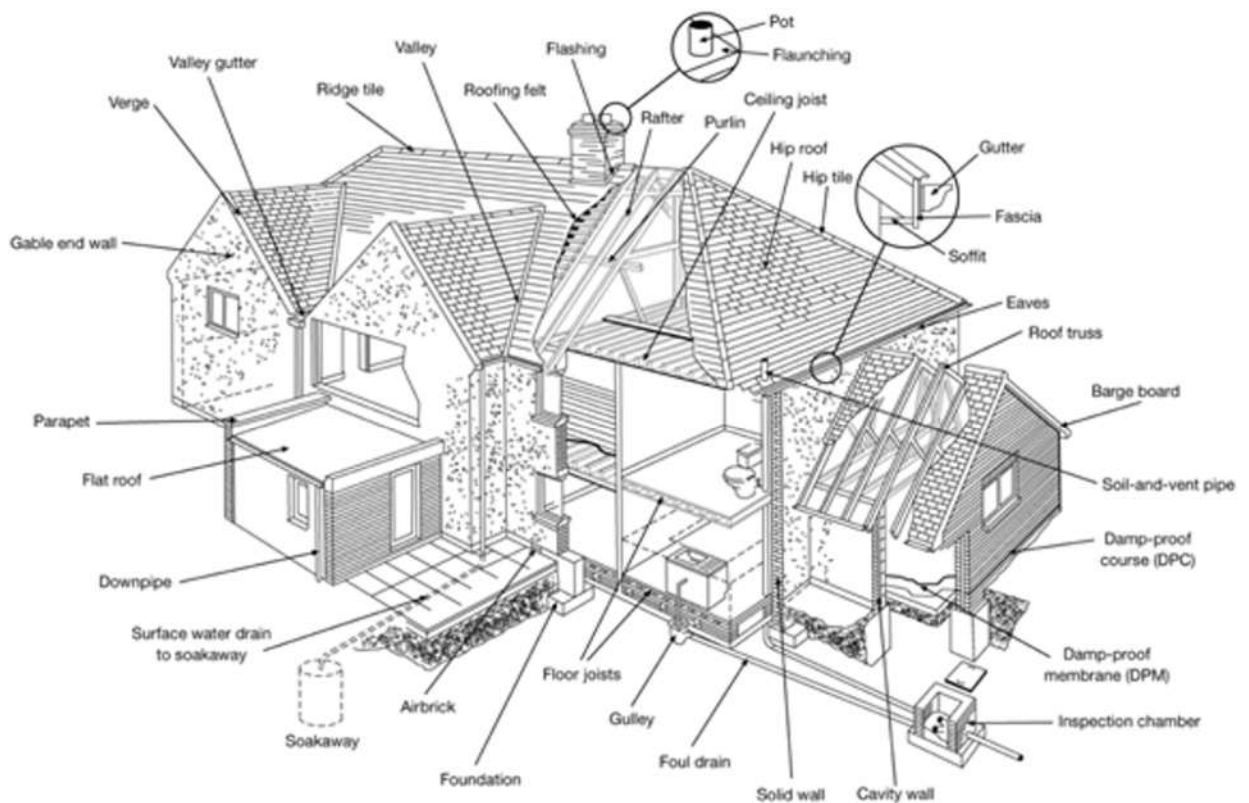
M

Typical house diagram

M

Typical house diagram

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



RICS disclaimer

You should know...

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