HDR SURVEYS
SURVEYS & VALUATIONS

# Home Survey

RICS Home Survey – Level 2 (survey only)

**SAMPLE ONLY | Page selection of actual report**



| | |
|---|---|
| **Property** | Sample property (address removed) |
| **Client** | Name removed |
| **Date of inspection** | October 2026 |
| **Date of report** | November 2026 |
| **Our reference** | Removed for sample |
| **Surveyor** | Helen du Rose AssocRICS, RICS Registered Valuer (RICS no. 1289682) |

This report has been prepared in accordance with the RICS Home Survey Standard. It is for the use of the client named above and their professional advisers only.

**SAMPLE ONLY**

This is not the full report. It shows the cover and 4 pages selected from a 71 page RICS Level 2 Home Survey. Client details have been removed and the cover photo is not the surveyed property.

# B Overall opinion and summary of the condition ratings

The page most buyers read first. Our overall view of the property, then every element listed under its condition rating, then the further investigations and legal points that matter most.

## B1 Our opinion of the property

**In summary**

The property is a top floor flat of about 2005 in a three storey timber framed block, unoccupied and unfurnished at the time of the inspection.

The roof space is well insulated, the windows are double glazed throughout and the consumer unit has RCD protection.

No electrical certificate was seen for an installation of about 21 years, so the electrics and heaters need an electrician's test (F1), and the unvented hot water cylinder needs a service (F5), before you rely on them; the power was off during the inspection.

In the roof space there is some mould to the lining at the valley above the hatch and in some other places, which could be small leaks or condensation (E1).

The communal stairwell walls show what looks like water damage (E9); the managing agent should be asked to investigate both before exchange.

There is some condensation mould in and around some of the windows, and the ventilation should be improved; this could be due to the flat sitting empty for some time (D5, E3).

The remaining items are maintenance of the kind found in a flat of this age, together with the lease, service charge and management matters set out in section H.

You are strongly advised to obtain competitive quotations from reputable contractors before you exchange contracts.

See section K for what to do now.

## B2 Summary of condition ratings

The elements of the property are listed below under their condition rating. Full details of every element, with photographs, are in sections D to G.

### 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 | Comments (if applicable) |
|---|---|---|
| F1 | Electricity | No electrical certificate or recent test report was seen for an installation of about 21 years; the power was off, so nothing could be operated. Electrician to test the installation (EICR) before exchange. |

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**Photo D2.7** Bay roof hips and valley above the gutter.



**Photo D2.8** Slipped and damaged slate at the eaves beside a hip.



**Photo D2.9** Bay roof and the main roof slopes from the drone.

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## D2a Other roof coverings

CONDITION RATING
**NI**

**Description**

There are no other roof coverings to the block.

## D3 Rainwater pipes and gutters

CONDITION RATING
**1**

**Description**

The gutters and downpipes are modern black uPVC.

The downpipes discharge into gullies at ground level.



**Photo E1.1** Roof space hatch in the hall ceiling.



**Photo E1.2** Trussed rafters with gang nail plates.

### Condition

Mould is noted to the underside of the roof lining at the valley directly above the loft hatch, and there is mould in some other places on the roof lining. This indicates that there may be some condensation issues, or that there has been or is a small leak at the valley.

No other signs of water damage were noted.

There are some areas of mould to the attic. You should consider improving ventilation to remedy this.

Long term mould can lead to wood rot and encourage wood boring insects.

The timbers and lining beneath the mould at the valley could not be inspected closely and may have been affected.

As the roof is the freeholder's responsibility, your legal adviser should ask the managing agent to have the valley and the roof space ventilation checked by a roofing contractor and to confirm whether any leak has been reported, before exchange.

The eaves vents could not be seen beneath the insulation, so it could not be confirmed that the roof space ventilation at the eaves is clear; blocked vents would add to the condensation risk.

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The ventilation from the bathroom is in coil (flexible) ducting laid across the insulation.

Rigid ducting would be an improvement, as flexible ducting can sag and collect condensation; an electrician or ventilation contractor should replace it and make sure it discharges to the outside.

The kitchen extract duct could not be reached and its route and termination could not be confirmed.

An electrician should confirm that the kitchen extract discharges to the outside when the bathroom fan is checked.

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The roof is constructed with pre-fabricated gang nailed timber trusses which span between the walls. No cutting out of these timbers should be contemplated without first seeking advice from a Chartered Structural Engineer or a Building Surveyor.

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Insulation, boxes and personal items block parts of the attic and when these are removed or cleared, other items may become apparent that were obscured during the time of our visit.

### Action

Legal adviser to ask the managing agent to have the valley and roof space ventilation checked by a roofing contractor, before exchange.

Ventilation contractor to replace the bathroom extract duct with rigid ducting, soon.

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# F Services

The services have been inspected visually only. They have not been tested, and a survey cannot confirm that any installation is safe or works. Where we recommend a test we say why.

### Limitations on the inspection

None of the supplies were tested.

As the power was off, none of the electrical services, the heating or the hot water could be operated.

Services shared with other flats, such as the mains supplies, door entry and the drainage outside the flat, were not inspected; they are described in F7 from what could be seen and from the information available.

Many pipes and cables are concealed within the structure and beneath floors, so a full inspection was not possible and leaks, if any, may not have been identified.

## F1 Electricity

CONDITION RATING
3

### Description

The electricity meter is located in the entrance hall. The consumer unit is located in the entrance hall.

The consumer unit has RCD protection.

Lighting is by pendant lights and a spotlight fitting; none of the lights could be tested.




**Photo F1.1** Electricity meter in the entrance hall.



**Photo F1.2** Consumer unit with RCD protection.

### Condition

The power was not on at the time of the inspection, so none of the electrical installation, appliances or fittings could be operated or tested.

The electrical installation was not tested as part of our inspection. We are not qualified to assess the safety, condition, or compliance of electrical installations.

Safety warning: Electrical Safety First 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 Electrical Safety First.

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