HDR SURVEYS
SURVEYS & VALUATIONS

Building Survey

RICS Home Survey – Level 3

SAMPLE ONLY | Page selection of actual report



Property	Sample property (address removed)
Client	Name removed
Date of inspection	September 2026
Date of report	October 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 78 page RICS Level 3 Building Survey. Client details have been removed and the cover photo is not the surveyed property.

B Overall opinion

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

I am pleased to advise you that in my opinion this property is, on the whole, a reasonable proposition for purchase if you are prepared to accept the cost and inconvenience of dealing with the repair and improvement works reported. The property is a period end-of-terrace house with a modern single-storey rear extension, and most of the defects are common in properties of this age and type.

The main concerns are in the roof (E1, D1, D2): active wood-boring insects, a number of split and water-damaged rafters, repairs required to the chimney and slate roof. A timber specialist and a roofer should inspect and quote before you exchange contracts. The movement to the chimney should be monitored.

There is some movement to the house (D4, E3). The cracking at the rear corner below the eaves may indicate roof spread, and a structural engineer should check the roof structure before you exchange contracts.

There is damp to the left side wall of the living room, and the drains should be inspected (E3, F6).

Your legal adviser should obtain the planning and Building Regulations sign-off for the extension and the wall removal.

The property is of an age and type where a degree of ongoing maintenance should be anticipated.

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

As soon as you receive them and the responses from your legal adviser, I will be pleased to advise whether they would cause me to change the advice given in this report.

If you decide to exchange contracts without this information you must accept the risk that adverse factors may come to light in the future.

If the necessary works are carried out to a satisfactory standard I can see no reason why there should be any special difficulty on resale in normal market conditions. Please see section L for the steps I recommend you take next.

SAMPLE

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.

Element no.	Element name	Comments (if applicable)
E1	Roof structure	Active wood-boring insects; water-damage to rafters; splits; damp chimney; ventilation.

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.

Element no.	Element name	Comments (if applicable)
D1	Chimney stacks	Left and right pots leaning, split and spalled bricks, deteriorated pointing, moss to the top, small gaps in the lead flashing.



Photo D1.5 Drone: spalled brick faces and deteriorated pointing to the stack



Photo D1.6 Drone: lead skirting flashing with small gaps and pointing needing repair



Photo D1.7 Drone: chimney stack from the rear

D2 Roof coverings

CONDITION RATING 2

Description

The pitched roof is covered with slates and has ridge and hip tiles.

There are valleys to the front and rear where the roof meets the adjoining property.

SAMPLE



Photo E1.1 Loft access hatch



Photo E1.2 Roof space with the new blockwork firewall and the redundant header tank

Condition

Evidence of wood-boring insects is noted to some of the beams and joists around the access hatch and around the chimney. These appear to be active.

Wood-boring insects, commonly called woodworm, are the larvae of beetles that lay their eggs in timber; the larvae tunnel through the wood for several years before emerging through small round flight holes, often leaving fine dust (frass) below. Active infestations weaken the timber over time, and damp or poorly ventilated timbers are more vulnerable.

You should have the timbers inspected further by a timber specialist (Property Care Association member), who will confirm the extent of the infestation, treat the affected timbers and replace any that have been weakened, and you should obtain a guarantee for the treatment.

As access was limited, there may be further infestation in areas I could not see.

Some of the rafters have experienced water damage and some of them appear to have rotted.

This is consistent with water getting past the roof covering, most likely at the valleys and the chimney (D2, D1). The roof covering should be repaired first, then the rotted rafters cut out and replaced or strengthened alongside, as the timber specialist recommends.

Where timber is noted to be rotting or water damaged, there is a risk of further damage to adjacent timbers which are hidden from view, and no comment can be made in regards to these areas.

There are splits in some of the rafter timbers.

Splits that run with the grain are often drying shakes, which form as the timber dries and are common in older roofs; on their own they do not greatly reduce the strength of a rafter. Splits across the grain, at joints or near bearings, or combined with decay, are more serious.

The split rafters should be checked by the timber specialist at the same time, and any that are weakened, particularly where they are also water damaged, strengthened by bolting a new timber alongside (sistering) or replaced. Otherwise you should monitor the splits for any ongoing movement.

The first-floor ceilings are partly sloped, and the ceiling joists appear to be fixed above the level of the eaves, so they may not be tying the feet of the rafters together. Hipped roofs are also more prone to spread at the corners, where the ceiling joists cannot tie the rafters in both directions.

Given the cracking at the rear corner below the eaves (D4) and the split and decayed rafters, you should have a structural engineer confirm that the ceiling joists and any collars adequately tie the roof, before exchange.

SAMPLE

Action

Electrician to carry out an Electrical Installation Condition Report and relocate the sockets beneath the kitchen sink, on moving in.

Condition rating 2.



Photo F1.3 Meter tails and service head



Photo F1.4 Sockets beneath the kitchen sink

F2 Gas / oil

CONDITION RATING 2

Description

The gas meter is a smart meter in an external box on the left side wall of the property. The gas meter is earthed, with the earthing cable running down the side of the property.



Photo F2.1 Smart gas meter



Photo F2.2 Gas meter box with broken door

Condition

The door to the gas meter box is broken.

The door requires replacement so that the meter is protected from the weather and damage; replacement doors are available for standard meter boxes, or the gas supplier can replace the box.