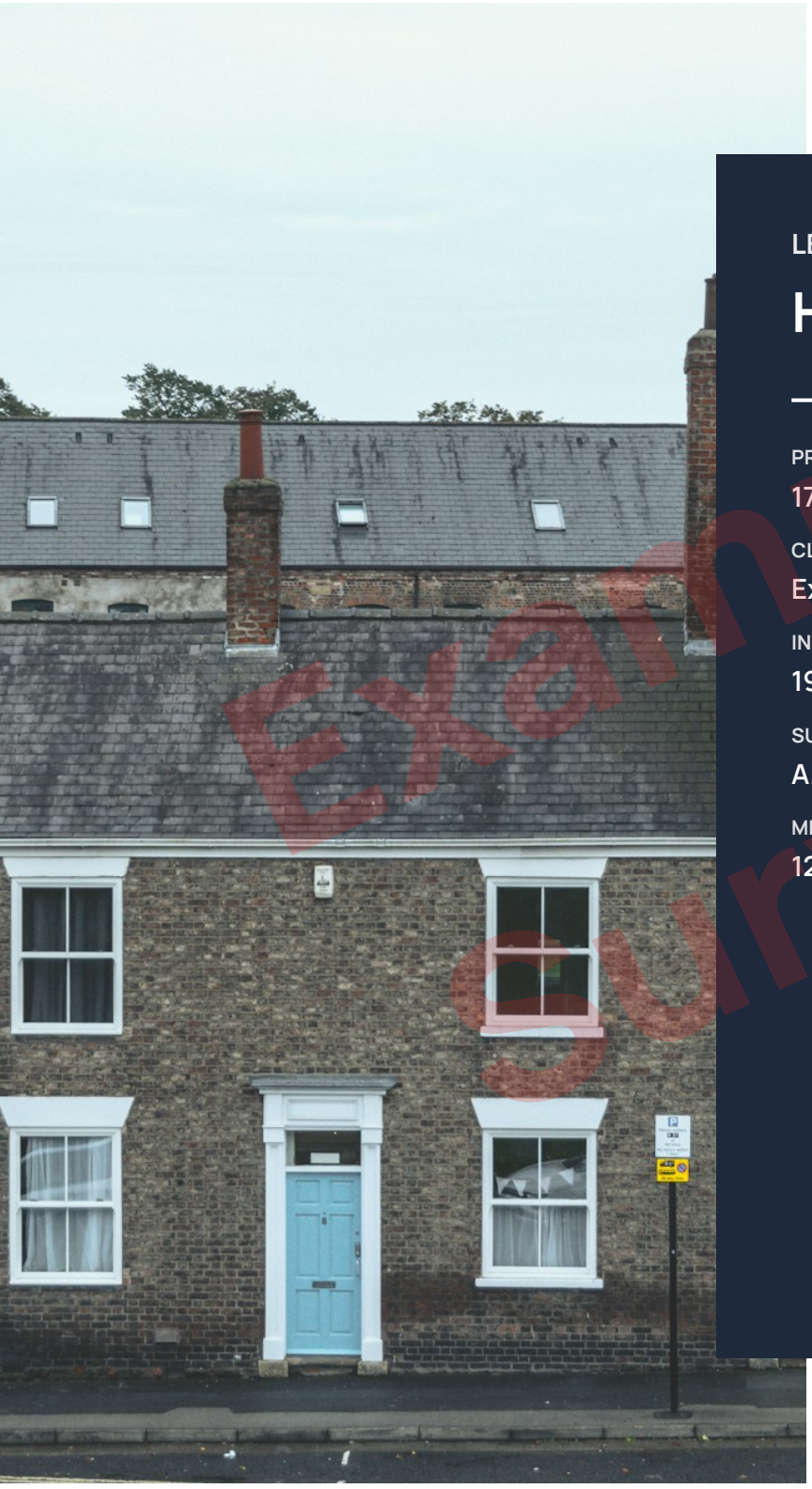


LEVEL 1

Home Survey – Level 1

PROPERTY ADDRESS

17 Hawthorn Close, Croydon, London

CLIENT

Example Client

INSPECTION DATE

19 May 2026

SURVEYOR

A. Surveyor MRICS

MEMBERSHIP NO.

1234567 (example only)

Example Survey

1

Contents

A	About the Inspection and Report	3
B	Summary of Condition Ratings	6
C	About the Property	10
D	Outside the Property	13
E	Inside the Property	17
F	Services	21
G	Grounds (including shared areas for flats)	24
H	Issues for Your Legal Advisers	26
I	Risks	28
J	Surveyor's Declaration	30
K	Further investigations and getting quotes	32
L	Description of the Home Survey – Level 1	34
M	Typical house diagram	38

A

About the Inspection and Report

Who carried out the inspection and when, and what this report covers. Read this section first: it explains how the report is organised and what the condition ratings mean.

A About the Inspection and Report

About the inspection and report

This Home Survey 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 this at your own risk.

This Home Survey aims to help you:

- Make a reasoned and informed decision on whether to go ahead with buying the property
- Take account of any repairs or replacements the property needs
- Consider what further advice you should take before committing to purchase the property

Condition Ratings

1	**Condition Rating 1** No repair is currently needed. The property must be maintained in the normal way.
2	**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.
3	**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. Written quotations for repairs should be obtained prior to legal commitment to purchase.
NI	**Not Inspected** The element was not inspected and the reason is given in the report. This may be because access was restricted or the element was not present at the property.
N/A	**N/A — not applicable** The element is not applicable to this property. An explanation may be given where helpful.

Surveyor's Name

A. Surveyor MRICS

Surveyor's RICS Number

1234567 (example only)

Company Name

SurveyorSuite Example Reports

Client's Name

Mr & Mrs Example

Property Address

17 Hawthorn Close, Croydon, London, CR0 5LB

Date of the Inspection

19 May 2026

Report Reference Number

EXAMPLE-L1-001

Related Party Disclosure

I am not aware of any conflict of interest in relation to this property, the seller or the client.

Time of Inspection

11:00

Weather Conditions

Partly Cloudy

Preceding Weather / Ground Conditions

Dry previous 48 hours

Status of the Property

Occupied and fully furnished with fitted floor coverings throughout.

B

Summary of Condition Ratings

The surveyor's overall opinion of the property, followed by every element grouped by its condition rating, so you can see at a glance what needs attention first.

B Summary of Condition Ratings

Overall Opinion

The property is a modern mid-terrace house in good overall condition consistent with its age. The principal elements are sound and the property is suitable for ongoing residential use. A small number of routine maintenance items have been identified.

Key Concerns

No Condition Rating 3 (urgent) defects have been identified. The most notable items are routine: external timber redecoration is due (D5/D8), one fence panel needs renewal (G3), and the bathroom sealants require refreshing (E8).

Important note: To get a balanced impression of the property, we strongly recommend that you read all sections of the report, in particular the further-investigations and recommendations section at the end, and discuss this with us if required.

Condition rating summary

2 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.

REF	ELEMENT	COMMENT
D5	Windows	uPVC double-glazed windows throughout, original to construction. Frames and seals serviceable. Putty / seal to one bedroom-2 window shows minor…
D8	Other joinery and finishes	Softwood fascias and soffits to eaves, painted finish. Some paint flaking observed to the rear soffits; redecoration recommended within 1-2 years.
E8	Bathroom fittings	Family bathroom: white modern suite of bath, basin, WC and over-bath shower. En-suite to bedroom 1: shower cubicle, basin, WC. All sanitaryware…
G3	Other	Timber close-boarded fence panels to rear and party-boundary. One panel to the rear shows weathering and is slightly bowed; recommend replacement…

1 Elements with no current issues

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

REF	ELEMENT	COMMENT
D1	Chimney stacks	No chimney stack present — modern construction with flueless heating.

REF	ELEMENT	COMMENT
D2	Roof coverings	Concrete interlocking tile roof, original to construction. No slipped, broken or missing tiles observed from ground level. Ridge and verge bedding…
D3	Rainwater pipes and gutters	uPVC half-round gutters and downpipes throughout, original. Discharging correctly to gullies. No defects observed; recommend annual clearance.
D4	Main walls	Cavity brickwork to all elevations in stretcher bond. Pointing sound; no cracking, bulging or efflorescence observed.
D6	Outside doors (including patio doors)	uPVC double-glazed front door with multi-point locking; French doors to rear from kitchen-diner. All operate correctly.
E1	Roof structure	Modern trussed-rafter roof structure observed from the loft hatch. All members straight and sound; no rot, beetle or splitting observed in accessible…
E2	Ceilings	Plasterboard ceilings throughout, all sound; no staining or cracking observed.
E3	Walls and partitions	Plasterboard partition walls on first floor; blockwork (plastered) to ground floor. All sound; no cracking observed.
E4	Floors	Suspended block-and-beam ground floor (concealed beneath floor coverings); first floor of softwood joists. Floors level and free from movement on…
E6	Built-in fittings	Modern fitted kitchen with white painted-finish units and laminate worktops. All units sound and operating correctly.
E7	Woodwork (e.g. staircase and joinery)	Internal painted softwood doors, skirting and architraves throughout. Closed-string painted softwood staircase to first floor with hardwood handrail…
F1	Electricity	Consumer unit in the under-stairs cupboard; appears modern (RCD-protected). Periodic Inspection sticker dated 2024 visible on the unit.
F2	Gas/Oil	Gas supply enters at the front and is metered in an external meter box. Boiler and hob run on natural gas. Gas Safe certificate dated 2025 reviewed.
F3	Water	Mains water with internal stopcock under the kitchen sink. Pressure adequate at all outlets on inspection.
F4	Heating	Gas combi boiler (approximately 2018, kitchen) feeding pressed-steel radiators with TRVs. Boiler under annual service contract per visible label.
F5	Water heating	Hot water provided on demand by the combi boiler.
F6	Drainage	Mains drainage. Inspection chamber in rear garden was lifted and observed flowing freely.

N/A

Elements not applicable

These elements are not applicable to this property. Any explanation is given in the element entry.

REF	ELEMENT	COMMENT
D7	Conservatory and porches	
D9	Other	
E5	Fireplaces, chimney breasts and flues	
E9	Other	
F7	Common services	
G1	Garage	
G2	Permanent outbuildings and other structures	

C

About the Property

What the property is: its type, age, construction and accommodation, and the other facts the surveyor recorded about it.

C About the Property

Type of Property

A three-bedroom mid-terrace house on two levels, built circa 2008 as part of a modern housing development.

Approximate Year the Property Was Built

2008

Approximate Year the Property Was Extended

Not extended

Approximate Year the Property Was Converted

Not converted

Information Relevant to Flats and Maisonettes

Not applicable.

Construction

Modern cavity-wall construction with brick outer leaf and blockwork inner leaf, mineral-wool cavity insulation. Concrete interlocking-tile pitched roof on softwood trussed rafters. Suspended block-and-beam ground floor with screed; first floor of softwood joists with plasterboard ceilings.

Accommodation

Ground floor: entrance hall, WC, lounge, open-plan kitchen-diner with French doors to rear garden. First floor: three bedrooms (one en-suite to bedroom 1), family bathroom.

Energy Efficiency Rating

C (74)

Environmental Impact Rating

C (72)

Mains Services

Gas, electricity, mains water, mains drainage all present and connected.

Central Heating

Gas-fired wet central heating via a combi boiler in the kitchen.

Other Services or Energy Sources

No solar PV, no battery storage, no LPG.

Grounds

Small paved front garden with parking for one vehicle on a block-paved driveway. Enclosed rear garden approximately 8m × 5m, mostly lawn with patio and timber close-boarded fencing.

D

Outside the Property

How the outside of the building looks, one element at a time. Each element has its own condition rating, comments and photographs.

D Outside the Property

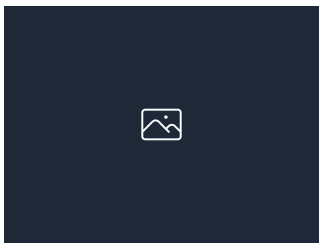
Limitations on the Inspection

External inspection from ground level using binoculars at high level. Roof tiles inspected from the ground.

D1 Chimney stacks

No chimney stack present — modern construction with flueless heating. 1

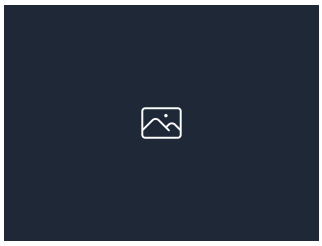
D2 Roof coverings



Concrete tile roof — overall view

Concrete interlocking tile roof, original to construction. No slipped, broken or missing tiles observed from ground level. Ridge and verge bedding sound. 1

D3 Rainwater pipes and gutters



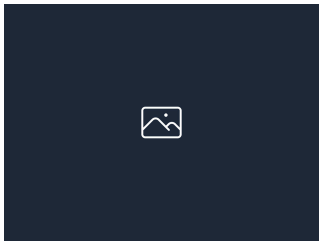
uPVC gutters and downpipes

uPVC half-round gutters and downpipes throughout, original. Discharging correctly to gullies. No defects observed; recommend annual clearance. 1

D4 Main walls

Cavity brickwork to all elevations in stretcher bond. Pointing sound; no cracking, bulging or efflorescence observed.

1

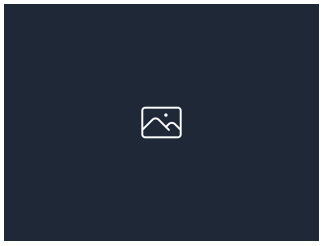


Cavity brickwork — front elevation

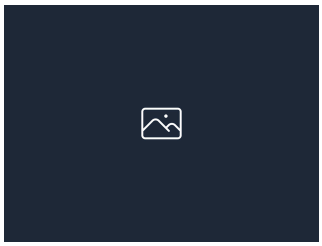
D5 Windows

uPVC double-glazed windows throughout, original to construction. Frames and seals serviceable. Putty / seal to one bedroom-2 window shows minor degradation; recommend resealing within 2 years.

2



uPVC double-glazed window — bedroom 2



Window seal showing minor degradation

D6 Outside doors (including patio doors)

uPVC double-glazed front door with multi-point locking; French doors to rear from kitchen-diner. All operate correctly.

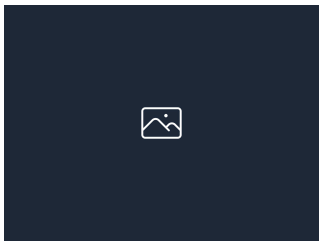
1

D7 Conservatory and porches

N/A — not applicable

N/A

D8 Other joinery and finishes



Softwood fascias and soffits to eaves, painted finish. Some paint flaking observed to the rear soffits; redecoration recommended within 1-2 years.

2

Rear soffit — paint flaking observed

D9 Other

N/A — not applicable

N/A

E

Inside the Property

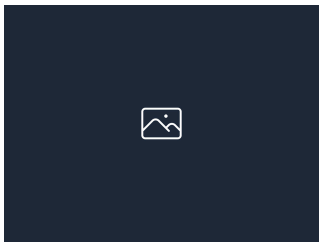
How the inside of the building looks, one element at a time. Each element has its own condition rating, comments and photographs.

E Inside the Property

Limitations on the Inspection

Internal inspection in occupied condition with fitted floor coverings in place. Sub-floor void not accessible.

E1 Roof structure



Trussed-rafter roof structure from loft hatch

Modern trussed-rafter roof structure observed from the loft hatch. All members straight and sound; no rot, beetle or splitting observed in accessible areas.

1

E2 Ceilings

Plasterboard ceilings throughout, all sound; no staining or cracking observed.

1

E3 Walls and partitions

Plasterboard partition walls on first floor; blockwork (plastered) to ground floor. All sound; no cracking observed.

1

E4 Floors

Suspended block-and-beam ground floor (concealed beneath floor coverings); first floor of softwood joists. Floors level and free from movement on test.

1

E5 Fireplaces, chimney breasts and flues

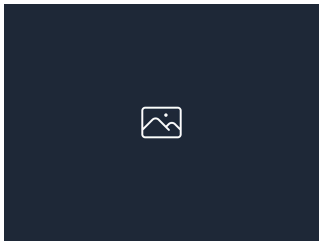
N/A — not applicable

N/A

E6 Built-in fittings

Modern fitted kitchen with white painted-finish units and laminate worktops. All units sound and operating correctly.

1



Fitted kitchen — overall view

E7 Woodwork (e.g. staircase and joinery)

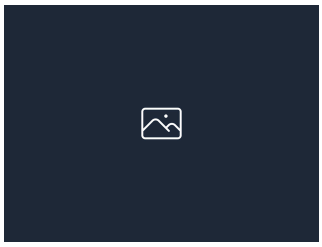
Internal painted softwood doors, skirting and architraves throughout. Closed-string painted softwood staircase to first floor with hardwood handrail. All sound; routine redecoration only.

1

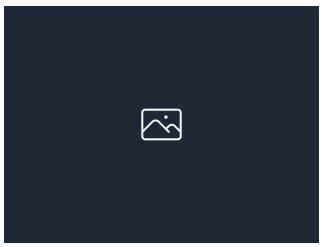
E8 Bathroom fittings

Family bathroom: white modern suite of bath, basin, WC and over-bath shower. En-suite to bedroom 1: shower cubicle, basin, WC. All sanitaryware operating correctly. Sealants around bath and shower tray showing minor degradation; recommend resealing within 6 months.

2



Family bathroom — overall view



Bath sealant — minor degradation visible

E9 Other

N/A — not applicable

N/A

F

Services

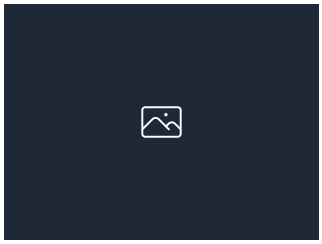
Services are generally hidden within the construction of the property. This means that we can only inspect the visible parts of the available services, and we do not carry out specialist tests.

F Services

Limitations on the Inspection

Visual inspection only. No specialist tests carried out.

F1 Electricity



Consumer unit in the under-stairs cupboard; appears modern (RCD-protected). Periodic Inspection sticker dated 2024 visible on the unit.

1

> 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.

Consumer unit — RCD-protected

F2 Gas/Oil

Gas supply enters at the front and is metered in an external meter box. Boiler and hob run on natural gas. Gas Safe certificate dated 2025 reviewed.

1

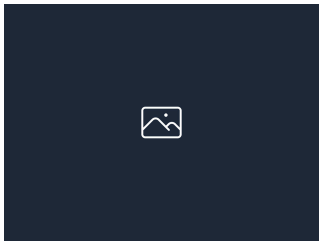
> Safety warning: All gas and oil appliances and equipment should regularly be inspected, tested, maintained and serviced by a Gas Safe registered engineer.

F3 Water

Mains water with internal stopcock under the kitchen sink. Pressure adequate at all outlets on inspection.

1

F4 Heating



Gas combi boiler — kitchen

Gas combi boiler (approximately 2018, kitchen) feeding pressed-steel radiators with TRVs. Boiler under annual service contract per visible label.

1

F5 Water heating

Hot water provided on demand by the combi boiler.

1

F6 Drainage

Mains drainage. Inspection chamber in rear garden was lifted and observed flowing freely.

1

F7 Common services

N/A — not applicable

N/A



Grounds (including shared areas for flats)

The grounds and any shared areas, such as boundaries, paths, outbuildings and parking, and what the surveyor could see of them.

G Grounds (including shared areas for flats)

Limitations on the Inspection

External grounds inspected during a single visit in dry conditions.

G1 Garage

N/A — not applicable

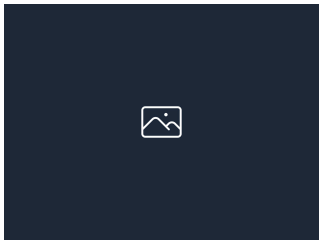
N/A

G2 Permanent outbuildings and other structures

N/A — not applicable

N/A

G3 Other



Rear fence — bowed panel for replacement

Timber close-boarded fence panels to rear and party-boundary. One panel to the rear shows weathering and is slightly bowed; recommend replacement within 1-2 years.

2

H

Issues for Your Legal Advisers

Matters the surveyor noticed that your legal adviser should look into before you commit to buying. The surveyor does not give legal advice.

H Issues for Your Legal Advisers

Regulation

The property is part of a 2008 development built under modern Building Regulations. Your legal advisers should request copies of the original NHBC or equivalent new-build warranty (typically 10 years, so likely expired) and any Building Regulations completion certificate. Any extensions or alterations carried out by the current owner should be verified as having appropriate consents.

Guarantees

Please ask your legal advisers to confirm: any boiler installation certificate and gas safety record, any electrical installation certificates, and any new-build warranty documents.

Other Matters

Confirm with the seller the management arrangements for any communal landscaping or unadopted areas — modern developments often have a residents' management company with an annual service charge.

Risks

Anything the surveyor found that could put the building, the grounds or the people using them at risk.

I Risks

Risks to the Building

No structural concerns observed. The property is not in a current Environment Agency flood-risk zone.

Risks to the Grounds

No invasive plant species (Japanese knotweed, etc.) observed during the inspection.

Risks to People

No specific safety risks identified. Modern construction means asbestos is highly unlikely.

Other Risks or Hazards

No other risks identified.

J

Surveyor’s Declaration

The surveyor’s confirmation of who inspected the property and prepared this report, with their signature and the date.

J Surveyor's Declaration

DECLARATION

I confirm that I have personally inspected the property and prepared this Home Survey – Level 1 Report. I am suitably qualified and experienced to undertake residential property inspections of this type and am covered by suitable Professional Indemnity Insurance for the work I have undertaken.

WAS AI USED IN THIS REPORT? No

AI USE

No AI tools were used in the preparation of this report.

Surveyor & signature

SURVEYOR SIGNATURE (NAME)
A. Surveyor MRICS

PHONE NUMBER
01234 567890

SURVEYOR'S ADDRESS
Example Address, Example Town, EX1 2AB

QUALIFICATIONS
MRICS (example only)

EMAIL
examples@surveyorsuite.co.uk

WEBSITE
surveyorsuite.co.uk

DATE THIS REPORT WAS PRODUCED
21 May 2026

K

Further investigations and getting quotes

The next steps the surveyor recommends, including any further investigations and how to get quotes for the work.

K Further investigations and getting quotes

Further Investigations

No specific further investigations are recommended for this modern, well-maintained property. The buyer should obtain the documentation listed in Section H from the seller before exchange.

Getting Quotes

Obtain quotations from appropriately qualified and insured contractors for the routine maintenance items identified — sash / window resealing (D5), soffit redecoration (D8), bathroom resealing (E8), and the fence panel renewal (G3).

L

Description of the Home Survey – Level 1

What the service includes and what it does not, and the terms on which the inspection was carried out.

L Description of the Home Survey – Level 1

The Service

The Home Survey – Level 1 (Condition Report) is produced by a qualified surveyor who has the skills, knowledge and experience to survey and report on residential properties. The service includes a physical inspection of the property (a visual inspection of accessible areas without any invasive investigation) and a concise written report based on the findings.

The Level 1 service is suitable for conventionally built, modern, well-maintained properties. For older properties, properties of unusual construction, properties that have been altered or extended, or where major works are planned, a Level 2 or Level 3 service is more appropriate.

The Inspection

The surveyor inspects the inside and outside of the main building and all permanent outbuildings, but does not force or open up the fabric. The inspection is carried out without moving heavy furniture, floor coverings, or the contents of cupboards. The surveyor does not remove secured panels or undo electrical fittings.

The Level 1 report is a concise document that uses a traffic-light rating system to identify the condition of the property's main elements. It does not provide detailed descriptions of defects or advice on repairs — for that level of detail, a Level 2 or Level 3 report would be more appropriate.

Services to the Property

The surveyor inspects the visible parts of the gas/oil, electricity, water, heating and drainage services. The surveyor does not test these services and is unable to confirm they are safe or in working order. Where the surveyor has concerns, a recommendation will be made for the services to be tested by an appropriately qualified specialist before legal commitment to purchase.

Outside the Property

The surveyor inspects the outside of the main building and all permanent outbuildings. Roof coverings are inspected from ground level and where readily visible from the inside roof space. The surveyor does not climb onto roofs or use ladders other than a short hop-up of up to one metre.

Where outbuildings are leasehold or shared (for example, a communal garage), the surveyor reports on the condition only to the extent that visible inspection allows. Boundaries, retaining walls, fences and gates are inspected as part of the grounds.

Flats

For flats, the surveyor inspects the interior of the demised flat and (from outside ground level only) the external fabric of the building of which the flat forms part. The surveyor does not inspect other flats, common parts not on the access route to the demised flat, or the building's structural frame from inside other demised areas. Lift installations, communal heating plant and shared roof spaces are not tested.

The surveyor reports on the lease and management arrangements only on the basis of information provided. The Client should refer service charge details, lease length, ground rent provisions and building safety information to their legal advisers.

Dangerous Materials, Contamination and Environmental Hazards

The surveyor will advise the client if they suspect, but cannot confirm, that asbestos or other potentially hazardous materials are present in the property. The Control of Asbestos Regulations 2012 place legal duties on the dutyholder of non-domestic premises and the common parts of multi-occupied residential buildings to manage asbestos. Suspected asbestos-containing materials should be inspected and tested by a qualified specialist before any work that might disturb them.

The surveyor does not make any enquiries about contamination or other environmental hazards. However, if the surveyor suspects a problem, a further investigation will be recommended. The property is not tested for radon; a radon test should be arranged if the property is located in a radon-affected area (information from UKradon.org).

The Condition Ratings

The condition of the property is assessed using a rating system from 1 to 3, plus NI (Not Inspected). The ratings are described in full at the beginning of this report. The rating reflects the condition at the date of inspection.

The Report

This report is presented as a concise written document. It records the condition of the elements of the property as inspected and gives a condition rating against each element. The report is intended to be read alongside the photographs taken at inspection, and to be discussed with the surveyor where any element is unclear.

Energy

The surveyor records the EPC rating where shown on the available certificate. The surveyor does not verify the EPC rating, recalculate it, or assess the property's energy performance beyond the visible elements (for example, insulation levels visible in the roof space, glazing type, and boiler type and approximate age). For a full energy assessment, an accredited Domestic Energy Assessor should be instructed.

Issues for Your Legal Advisers

The surveyor does not act as a legal adviser. Where the surveyor identifies issues that your legal advisers may need to investigate further, these are noted in the relevant section of this report. You should ensure that your legal advisers investigate these matters before you commit to purchasing the property.

Risks

The surveyor identifies risks to the condition of the building, to the grounds, or to the safety of people using the property. These risks are noted in the relevant section of this report. If any serious risks are identified, you should take appropriate advice before exchange of contracts.

Standard Terms of Engagement

1. The service. The Home Survey – Level 1 (Condition Report) service comprises a physical inspection of the property and a concise written report based on that inspection, prepared in accordance with the RICS Home Survey Standard (2021). The Surveyor will follow the Standard's mandatory inspection requirements and report on the matters set out in this report.

2. The surveyor. The Surveyor undertaking the inspection and producing the report is qualified to carry out a Home Survey – Level 1 and is a member of the Royal Institution of Chartered Surveyors (RICS). The

Surveyor will provide an objective, independent and impartial report.

3. Before the inspection. The Client should advise the Surveyor before the inspection of any specific concerns about the property and any documents (planning consents, building regulations approvals, guarantees, leases, service charge details, etc.) that may be relevant. The Surveyor relies on access being available to the property and to the parts that the inspection is to cover.

4. Payment. The fee for the service is agreed in writing before the inspection takes place. Payment is due in accordance with the engagement letter. The report will not be issued until payment has been received in cleared funds, unless otherwise agreed in writing.

5. Cancellation. Where the Client is a consumer for the purposes of the Consumer Contracts (Information, Cancellation and Additional Charges) Regulations 2013, the Client has a 14-day cancellation period from the date of the engagement letter during which the contract may be cancelled. If the Client expressly requests the inspection to take place within that 14-day period, the right to cancel may be lost once the service is fully performed. Nothing in these terms affects the Client's statutory rights under the Consumer Rights Act 2015.

6. Liability. This report has been prepared by a surveyor ("the Surveyor") solely for the use of the person named as the client in this report ("the Client"). The Surveyor owes no duty of care to any third party and any such party relies on this report at their own risk. The report is confidential to the Client and the Client's professional advisers and should not be disclosed to any other party without the Surveyor's written consent. The Surveyor's liability is limited to the extent set out in the engagement letter.

Complaints Handling Procedure

The Surveyor operates a complaints handling procedure, a copy of which is available on request. If the Client is not satisfied with any aspect of the service, a complaint should be made in writing to the Surveyor in the first instance. If the complaint is not resolved to the Client's satisfaction, it may be referred to the RICS Dispute Resolution Service.

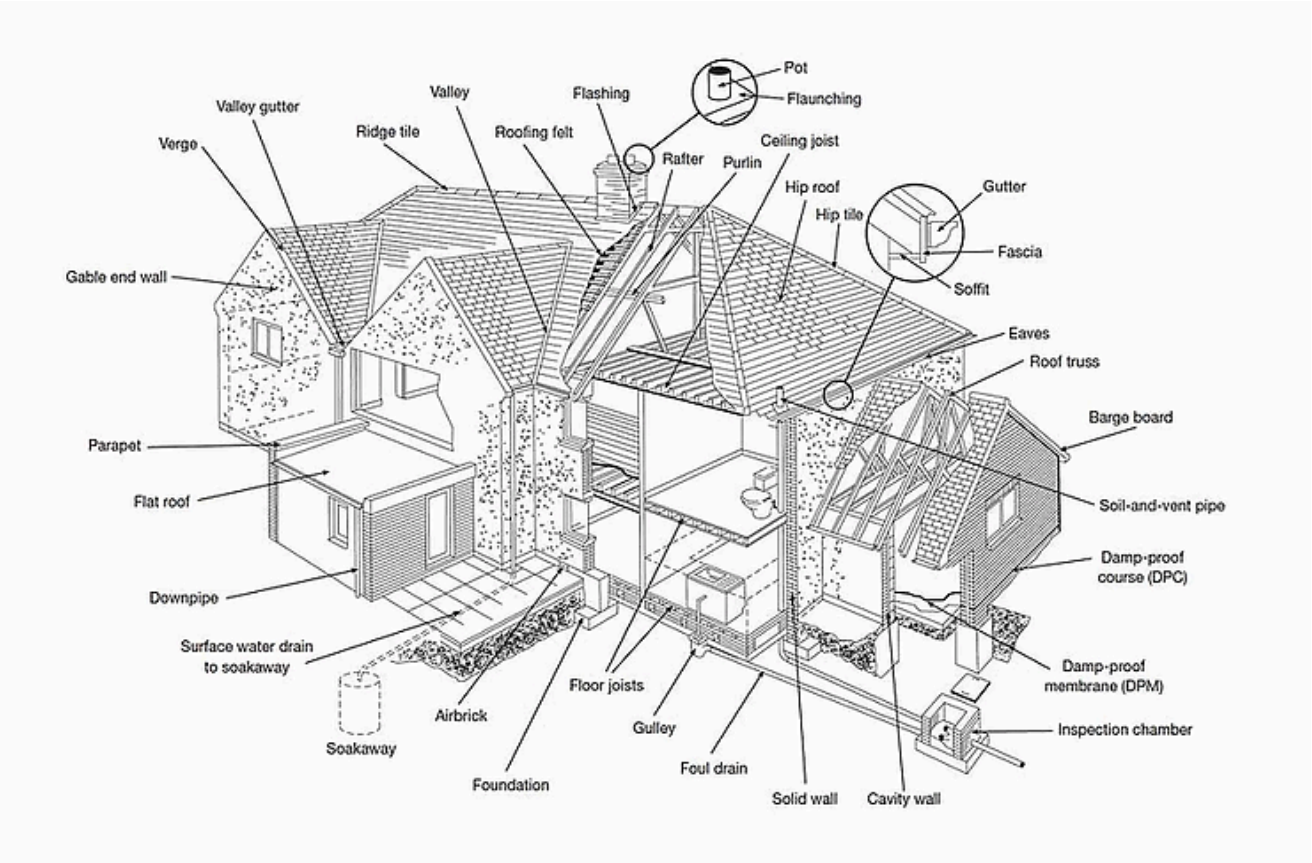
M

Typical house diagram

A labelled diagram of a typical house, so the part names used in this report are easy to follow.

M Typical house diagram

This diagram shows the standard part labels used throughout this report. Your property may not have every element shown. The elements present are detailed in the sections that describe the building.



The illustration is schematic. It shows where labels apply in principle, not the specific construction of your property.