LEVEL 2

Your survey report

Property address

[redacted]

Client's name

[redacted]

Inspection date

[redacted]

Surveyor's RICS number

6744477

2

Aberdare-Mowbray Consultants

Contents

A

About the inspection and report

This RICS Home Survey – Level 2 (survey only) 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 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 are not covered by these terms and conditions, and 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**, that were sent to you at the point you (the client) confirmed your instructions to us (the firm), for a full list of exclusions.

A About the inspection

Surveyor's name

[redacted]

Surveyor's RICS number

[redacted]

Company name

Aberdare-Mowbray Consultants Ltd

Date of the inspection

[redacted]

Report reference number

243-2311

Related party disclosure

We are not aware of any conflicts of interest as defined by the Royal Institute of Chartered Surveyors rules of conduct.

Full address and postcode of the property

[redacted]

Weather conditions when the inspection took place

The weather at the time of our inspection was frosty at 3 degrees dry followed by a period of changeable weather.

Status of the property when the inspection took place

The property was occupied and furnished during our inspection. The floors had fitted floor coverings which restricted the inspection.

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 Summary of condition ratings

Overall opinion of property
The property has been presented very well and has been recently refurbished with a modern kitchen, bathroom suite and decoration. There are several doors within the property that do not close correctly into the door casing, this is not uncommon, however, Internal doors that close correctly may slow the passage of fire smoke. It may be a consideration to refit the doors or replace them. The main roof needs minor repair works. The timber windows are showing signs of decay and timber rot. It may be more beneficial to replace rather than carry out repairs. Works to the conservatory are required. The boundary walls need repair works. A large percentage of properties inspected using the home buyers report still requires routine maintenance, repair, and replacement work. Most of the elements described within the report are common for the property age and method of construction. These element works are listed within the report section D, E, F & G, the report section should be read in the entirety. The report provides an overall condition rating for the property in the element section and lists some, but not all repair or replacement work. It would be beneficial to obtain costings for repair and replacement work before the exchange of contracts, to ensure the sale price reflects the required works. Maintaining and repairing the property as necessary in the future will avoid costly replacement work. Elements that scored a two or three within the element section will require further investigation to determine the extent of any correction work, repair work, or replacement costs. The entire element should be investigated which includes all roof coverings, elevations, extensions, components and internal spaces to provide a full costing of work. Should you choose not to carry out any further investigation, or obtain costings, then you do so at your own risk. The report records defects visible only on the day of the inspection, the RICS level two survey is not intrusive and does not open or expose elements of construction. Liability cannot be accepted for any item, components, elements, elevations, or restricted access (all of which constitute particulars) that have not been inspected (NI). Liability also cannot be accepted for element/component deterioration after the report date.

B Summary of condition ratings

Pic1: Access from main road

Pic2: Sloped driveway

Pic3: Front elevation

B Summary of 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'.

R 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.

Element no.	Document name	Received
F1	Electrical test certification	
F2	Gas test certification	
F4	Gas boiler servicing certification	
D4	Damp Proof Guarantee/warranty	

3 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
F1	Electricity
F2	Gas

B Summary of condition ratings

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. These elements must also be maintained in the normal way

Element no.	Element name
D2	Roof coverings
D3	Rainwater pipes and gutters
D4	Main walls
D5	Windows
D6	Outside doors
D7	Conservatory and porches
E1	Roof structure
E2	Ceilings
E3	Walls and partitions
E4	Floors
E6	Built in fittings
E7	Woodwork
E8	Bathroom fittings
F5	Water heating
G1	Garage
G3	Other

B Summary of condition ratings

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
D8	Other joinery and finishes
F3	Water
F6	Drainage

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
D1	Chimney stacks
D9	Other
E5	Fireplaces, chimney breasts and flues
E9	Other
F7	Common services

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 timber framed detached bungalow with integral garage. We understand the property is freehold/leasehold.

Approximate year the property was built

Based on available data we estimate the property was built between 1992 - 1998

Approximate year the property was extended

Not applicable

Approximate year the property was converted

Not applicable

Information relevant to flats and maisonettes

Not applicable

Construction

The property is timber frame constructed.

The roof is a multi-pitch design incorporating hip and gables, the roof spans over an L-shape with a truss design including a valley. completed with a wet ridge and hip tile system and tile to the main roof pitch.

Rainwater guttering and downspouts are Upvc.

Facias and soffits are situated to the roof line and are made from timber.

The property façade is constructed from brickwork with timber gable cladded finish to the front elevation.

The damp proof course (DPC) was partially visible, with the material being plastic

Window frames are timber

The front door and rear door are constructed and made from timber.

The conservatory is a solid floor construction.

C About the property

Pic4: Front entrance

Pic5: Front elevation

Accommodation

	Living rooms	Bed-rooms	Bath or shower	Separate toilet	Kitchen	Utility room	Conser-vatory	Dining
Lower ground								
Ground	1	2	1	1	1	1	1	1
First								
Second								
Third								
Other								
Roof space								

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

39 E

Issues relating to the energy efficiency rating

The following energy performance certificate (EPC) discrepancies were noted during the survey.

Hot water is supplied through an instantaneous electric system – it is believed that this is delivered through the condensing boiler situated in the loft space

Solid floor construction, no insulation – It Is not common of a property of this age to be constructed without floor insulation, it is believed that the construction is solid floor with and insulated floating floor system

Mains services

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

x	Gas	x	Electric	x	Water	x	Drainage

Central heating

	Gas	x	Electric		Solid Fuel		Oil		None

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

Not applicable

Other energy matters

Not applicable

C Location and Facilities

Grounds

The property has a medium sized, front garden area with block paving creating a large driveway which leads to the front door.

The garden is open to the public footpath.

The boundary line is divided by timber posts, rails, and timber palings.

The property has an integral garage

Access to the rear and sides of the property are provided by a concrete flag pathway,

To the rear of the property a paved patio has been overlaid by timber decking, a medium sized rear garden is accessed by steps as the garden height is higher than that of the house floor, a retaining wall has been constructed allowing a pathway around the conservatory to reduce ground levels.

Location

The property is on a medium residential housing estate, surrounded by similar properties.

Facilities

The local facilities and amenities which including shops, schools and transport links are within a reasonable distance from the property.

Primary schools are within 0.7 km
Shopping facilities are within 2.6 km

The local facilities and amenities which including shops, schools and transport links are a considerable distance from the property.

Nursery schools are more than 5.5 km
Secondary school are more than 5.5 km
Rail transport is more than 6.5km
Shopping facilities (main supermarkets) are more than 4.8 km

Local environment

Relevant information from our desktop search indicates:

UK Radon Maps showed a maximum radon potential of Less than 1% To check an individual address, go to UKRadon.org (Note: The town and outline areas also show this maximum potential of radon. Radon is a gas which can seep into our homes for more information visit www.ukradon.org)

The property is located in a coalfield consultation area.

The flood map for planning services has scored the property location as Flood Zone 1 which has a low probability of flooding.

C Location and Facilities

The noise level was not significant enough to be highlighted in a noise and air quality survey.

Japanese knotweed which is invasive to gardens and causes structural damage to properties has been recorded within 4km.

The nearest borehole information to the property location indicates the property is in an area of shrinkable subsoil. A large percent of homes are constructed on a shrinkable subsoil (clay) and do not have any structural movement issues resulting from clay subsoils.

The Local Authority planning public portal map, was not available at the time of our searches. Your Legal Adviser will be able to conduct a more comprehensive search of related planning applications in the property area.

The local environment searches should be discussed further with your legal adviser to ensure the recorded information does not affect the property future saleability.

D

Outside the property

D Outside the property

Limitations on the inspection

The RICS Level Two Home Buyers Survey does not carry out checks on building regulation approval, permitted development rights or planning regulations. The home buyer survey is to assess the condition of the property on the day of the inspection. Advice on building regulation approval, permitted development rights or planning regulations should be obtained by other professionals.

The external roof structure and components have been inspected from the ground level. The pitch fixings and overlap cannot be determined from the ground level. The entirety of the roof covering including elevations and extensions should be inspected by a competent roofing contractor should any repair work be needed to the roof covering element section.

The rainwater goods have not been comprehensively inspected due to the height restriction and that the weather was also dry.

The timber fascia and soffit appeared to be in good condition and the paint work was in a reasonable state of repair. However, due to the height restriction, we cannot determine if the timber is free from rot or decay.

The timber eaves appeared to be in good condition and the paint work was in a reasonable state of repair. However, due to the height restriction, we cannot determine if the timber is free from rot or decay.

The conservatory roof structure could not be inspected completely due to unsafe ladder landing points and access due. **NI**

The waste gulley could not be seen below the timber decking. Checks should be made to ensure the gulley is connected to the drain correctly. **NI**

The keys were not available. Therefore, the door opening and closing, and mechanisms have not been checked. **NI**

Elements that are not inspected **(NI)** should be checked and assessed by a competent person. The report is a visual inspection only and does not record property or construction component or material dimensions

D1 Chimney stacks

1 2 3 I

The property did not have a chimney stack.	**NA**

D Outside the property

D2 Roof coverings

2

The roof is a mid-terrace pitch design and is completed with a wet ridge and slate to the main roof pitch.

The roof is a gable design and is completed with a wet ridge system and slate covering to the main roof pitch.

The roof is a multi-pitch design incorporating hip and gables, the roof span over an L-shape and with a truss design including a valley. completed with a wet ridge and hip tile system and slate to the main roof pitch.

Minor sections of mortar to the ridge and hip tiles were cracked and missing, this is a routine maintenance issue of wet roof applications. Missing and cracked mortar to the ridge tile can allow water ingress over time into the roof structure and potentially unseat the tile from the roof covering during inclement weather. The remaining ridge tile mortar should be checked, and the missing mortar replaced.

Moss was visible to the ridge and hip tile pointing, this is a relatively routine maintenance issue. Moss can hold water and when frozen can damage the surface of the tile and mortar pointing. Should any pointing become loose or missing, then the moss should be treated and removed and the remaining pointing checked.

The valley pointing was cracked and missing to the valley roof tile edge line, this is a relatively routine maintenance issue of wet roof applications. Should any damp patches appear inside the roof in the future, then the mortar will need to be checked and replaced to ensure the roof is watertight.

Moss and algae are beginning to form on the roof pitch, this is a relatively maintenance issue. However, the roof pitch will need to be cleaned in the future with a suitable moss and algae treatment. Moss can hold water, and when frozen can damage the surface of the roof pitch covering over time. Moss can also reduce ventilation which can increase condensation within the roof space.

It is advisable to appoint a reputable roofing contractor that is registered with the National Federation of Roofing Contractors or an approved governing body to assess the entire roof covering (including elevations and extensions) condition, ventilation, repair costs and remaining product/material lifespan before the exchange of contracts.

Rear elevation

Moss/Algae on hip

Moss on ridge tiles

D Outside the property

Rear Hip

Side elevation

Rear elevation

Cracked mortar in valley

Side elevation

Hip iron

D Outside the property

D3 Rainwater pipes and gutters

2

During the inspection the weather was mainly dry and due to the height restrictions, the rainwater goods were not comprehensively checked. The rainwater components will need to be regularly inspected to ensure rainwater is discharged correctly into a downspout.

Upvc gutter unions and stop ends gasket seals are prone to perish and the gutter channel or trough can be blocked or reduced water flow by vegetation or a build-up of a silty spoil. A defective rainwater system can cause internal damp.

The guttering appears to have dropped from the recommended installation position. Guttering that has dropped lower than the roof covering does not always collect the roof rainwater correctly during inclement weather. Should the gutter overflow or damp patches occur to the ceiling level in the future then the guttering may need to be repositioned.

There appeared to be vegetation within the troughing channel. A blocked or restricted troughing channel can cause water to build and overflow to the rear side of the trough profile which may lead to internal damp patches or water penetration. The troughing should be cleaned at the first opportunity.

Where access was available to inspect the gutters, it was noted that standing water is present and believed to be caused by the issues noted above, it is advisable to have a competent installer inspect the current guttering and provide a rectification strategy.

Dropped gutter

Gutter appears low

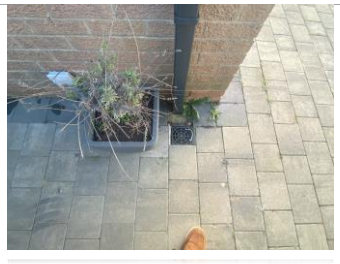
Gutter sagging

Standing water in gutter

Standing water in gutter

Standing water in gutter

D Outside the property



Gulley

Vegetation in gutter

D4 Main walls

2

The masonry walls are constructed from timber frame with an outer leaf brick façade, it is reasonable to say that insulation would be installed to the inner timber frame and a cavity of approximately 50mm left clear for ventilation.

The masonry walls had no evidence of structural cracking or thermal expansion.

A damp-proof course (DPC) was visible at ground level, the DPC material was plastic.

Although there are conifer trees that are situated near the structure (on the boundary line). These conifer trees are situated on higher ground so influence from them is unlikely, conifers have a high-water demand which can affect clay soils in dry periods ‘shrinkage’ and expansion during prolonged wet periods ‘heave’ or when a tree is removed. The potential shrinkage and heave on clay soils can have an adverse effect on foundations, drainage, and external paving. It is advisable to maintain the current tree height and should cracking occur to the masonry or paving stones becomes increasingly out of level, it is advisable to seek advice from an Arborist for a method of reducing or removal of the trees. Removal of a tree immediately can create a heave affect which can damage foundations.

There are missing cavity tray perpendicular (perpend) weep holes to the timber frame sole plate and head. The function of a weep hole is to allow ventilation of the timber frame whilst allowing any moisture within the cavity construction to drain externally. A cavity system that does not ventilate or drain correctly can lead to internal damp and may decay the timber frame. The open perps should be installed at an interval of 900mm mid span.

The mortar was cracked and missing to the circumference of the soil branch pipe and waste pipes. The mortar will need to be replaced to prevent water ingress and a cold path forming internally which could lead to condensation and mould on plasterwork.

There is evidence of structural movement to the boundary wall. It cannot be determined from the survey if the movement is historic or if the structure is still moving. It is advisable to obtain further advice from a Structural Engineer. The Structural Engineer may advise on movement markers or lateral restraint straps as an example to tie the masonry to the floor cassette.

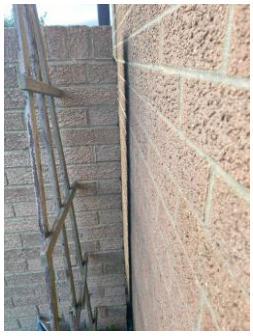
D Outside the property

Perp vents on one wall

DPC 150mm above ground

No perp vent son side elevation

Side elevation



Boundary wall separating

Rear elevation

Mortar pointing missing

Mortar pointing missing

Mortar pointing missing

D5 Windows

The property has timber double glazed windows which appear to be part the original construction.

Due to changing atmospheric conditions, it cannot be determined if the double-glazed units have failed which creates condensation/misting within the internal air gap pane of glass. During the inspection I did not see any misting/condensation within the double-glazed units

I was not able to check all openers and components due to furnishings.**NI.**

Areas of sealant to the window frames is missing creating a gap between the frame and masonry opening. The sealant will need to be applied. A sealant gap can allow water ingress and damp into the structure. All frames should be checked.

2

D Outside the property

There is evidence that windows have been spliced repaired due to decay and the extent of which is unknown, other sections of timber may be rotten and if found these may be removed and spliced with new timbers. I would recommend obtaining estimates of works from competent contractors before the exchange of contracts as it may be more economical to replace the window rather than carrying out repairs

The window frame has external glazing beading which is no longer used in a modern window design. The external beading and double-glazed units can be removed externally. It is advisable to make enquires with the proposed property insurance company, as external glazed beading may be an exclusion from an insurance policy. I would recommend replacing the window frames for property security.

The sealant bead to the window frames has split/shrunk creating a gap between the frame and masonry opening. The sealant will need to be removed and re-applied. A sealant gap can allow water ingress and damp into the structure. All frames should be checked

Several window handles are stiff and require adjustment or replacing. Handles that do not lock in place correctly and compromise the security of a property and may have home insurance implications.

It is recommended to seek advice from a suitably qualified and experienced ‘competent person scheme’, such as a FENSA window and door installation company to assess the window condition and remaining service life of the windows against repair works.

Timber windows

External beading

Ensuite window

Sealant missing

Spliced timber repair

Sealant missing

D Outside the property

Stiff window handles

Rust/corroding window handles

D6 Outside doors (including patio doors)

2

The front door is timber and the rear door is timber.

A conservatory has been added leaving the original timber French doors in place.

It is advisable to contact your household insurance once you move into your property to confirm the insurance door lock requirements. It is also advisable to change all the property door locks to ensure control of key access.

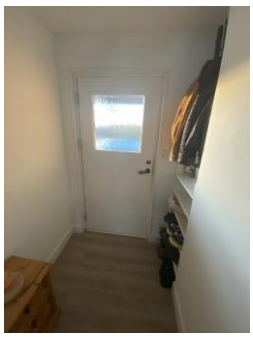
The keys were not available. Therefore, the door opening and closing, and mechanisms have not been checked to all doors

The sealant bead to the door frame has split/shrunk creating a gap between the frame and masonry opening. The sealant will need to be removed and re-applied. A sealant gap can allow water ingress and damp into the structure.

The door frame and components should be cleaned and lubricated by a competent person to ensure the door remains free from defects.

It is recommended to seek advice from a suitably qualified and experienced 'competent person scheme', such as a FENSA window and door installation company to assess the door condition and remaining service life of the doors against repair work.

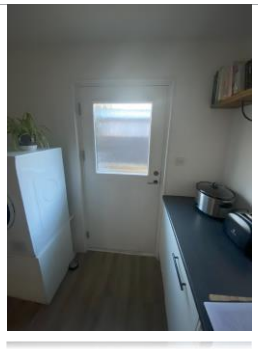
Front timber door



Thumb lock to front door

Back door on side elevation

D Outside the property



Back door

Sealant missing

Sealant missing

Rear patio doors

D Outside the property

D7 Conservatory and porches

2

The property did not have a porch

The conservatory roof structure could not be inspected due to ladder access points. **NI**

The conservatory dimensions have not been checked for permitted development planning approval as this is outside the scope of the home buyer survey.

An Installation guarantee certificate was not available at the time of the survey.

A Upvc conservatory has been constructed across the part width of the rear elevation. The conservatory has been constructed with masonry walls and a Upvc frame with glazing.

Where the conservatory adjoins the house a box gutter system has been installed, the gutter appears to contain standing water and debris, this should be cleared and checked for adequate drainage as moisture may enter the property through the external brickwork.

The conservatory guttering also has standing water and vegetation with in and should also be cleared and checked for its suitability.

As the original French doors remain in place, the property heating system has not been extended through to this area, if sought to extend in the future then this may require building regulation approval.

Rear elevation

Wall abutment

Roof

Blocked gutter

Debris in boxed gutter

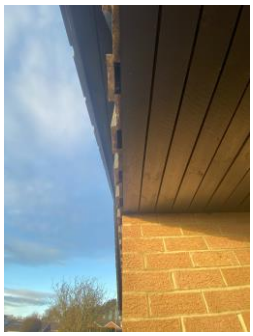
Standing water

D Outside the property

D8 Other joinery and finishes

The external joinery comprises of timber fascia's and soffits and bargeboards and cladding to the front elevation gable. Timber fascia's look natural but they are prone to warping and rotting especially if not treated. They will also need regular maintenance such as staining, sealing and painting. The external timbers appear to have been well maintained. The timber soffits have been installed to allow ventilation to the roof space it could not be identified if any prevention had been installed to avoid insect entry/nesting.	1

Timber soffit



Potential insect entry

Side elevation soffit

Side elevation

Front elevation cladding

Timber fascia boards

D9 Other

Not Applicable	**NA**

E

Inside the property

Inside the property

Limitations on the inspection

The survey is non-invasive and therefore covered construction components would fall outside the scope of the inspection.

The roof structure was examined from a limited view point due to unsafe access. NI

The cylinder pipework and flooring could not be checked due to household belongings. NI

Damp readings are limited to walls without furniture, kitchen base units and tiled surfaces.

The floor covering and structures have not been closely examined due to the fitted coverings; however, excessive deflection and movement will be reported within the survey.

Checks to kitchen appliances (built in) are not part of the homebuyer survey. NI

Elements that are not inspected (NI) should be checked and assessed by a competent person. The report is a visual inspection only and does not record property or construction component dimensions.

E1 Roof structure

1 2 3 NI

The roof structure is truss roof system, covered with felt, battens and tile.

I could not gain safe access to the entire roof structure, there were no crawl boards/decking available. The roof structure has been inspected with limited access from the loft hatch. Weight placed on the timber ceiling cords can result in cracked and damage to plaster ceilings below.

A sample moisture level reading was taken to accessible roof timbers nearest the loft hatch. The reading showed a satisfactory moisture content level of 12 percent

There were areas of loose roofing felt. A felt is designed to act as a secondary rainwater barrier to the roof covering. Water ingress from the roof covering can cause timber decay and damage to electrics and to the ceiling plasterwork below. There did not appear to be any signs of water leakage to the insulation or plaster ceiling below the loose felt. However, should staining or water leakage occur, then the loose felt should be checked for water tightness.

There was no cross ventilation from the eaves in places as the insulation was blocking air flow. The insulation may become wet and will lose thermal efficiency. In severe cases of inadequate roof ventilation, excessive condensation can form leading to timber decay and rot to the roof timber structure. A qualified and suitably experienced person should be appointed to advise on ventilation requirements such as eave spacers.

The insulation has been disturbed and requires relaying/replacing to ensure condensation and mould spores do not occur to the warm room ceiling below. The insulation depth should be at least 270mm

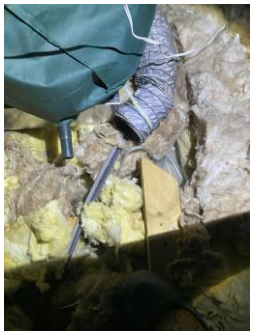
2

Inside the property

There is excessive extractor ducting which may now be redundant. Extractor ducting has not been insulated. Moisture laden air which is extracted from the extractor unit is prone to cooling within the ducting during winter months. The water then runs down and damages the extractor unit. It is advisable to change the ducting with an insulated wall duct or to wrap wool insulation around the existing ducting and secure with zip ties. (This is a common method in new build properties).

The ring main electrical sockets have been extended to within the loft space. The electrics to the loft/property should tested by a competent and qualified electrical person.

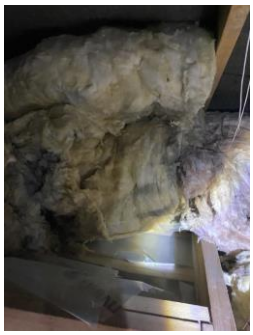
Cut felt for service penetration



Redundant fan ducting

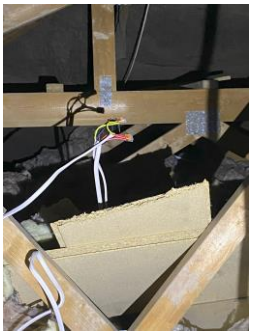
Fan ducting not insulated

Electrical connections



Displaced insulation

Extension cords



Spliced electrical connections

Limited access

Daylight showing through eaves

E2 Ceilings

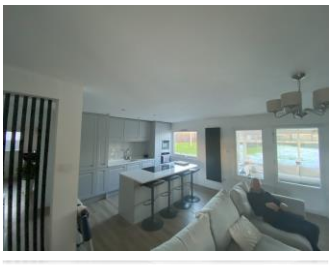
Inside the property

2

At the time of the survey there was no water staining marks or mould to the ceiling.

The ceilings are painted and the decoration is to a good standard.

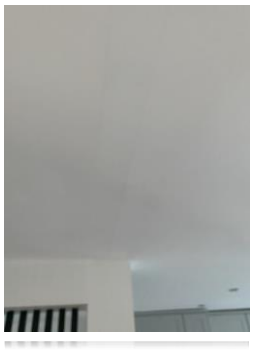
There is cracking to the Kitchen ceiling where the internal stud wall has been removed. The cracking may be repaired with a decorator's filler/plaster filler product and repainted. The crack may reappear over time



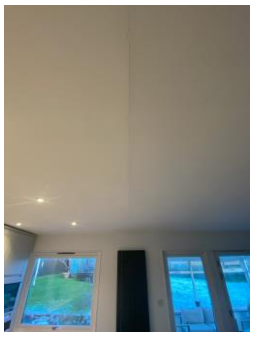
Main ceiling

Hall ceiling

Bedroom ceiling



Cracking to kitchen ceiling



Crack running full length of kitchen ceiling

Bedroom ceiling

E3 Walls and partitions

Inside the property

2

The walls are plasterboard on timber, with partitions being timber.
There was no significant cracking, shrinkage, or differential movement to the walls.

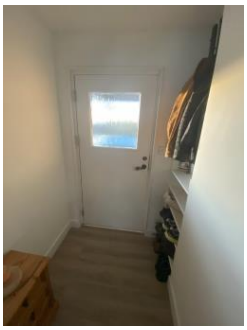
The decoration is to a good standard. There was not any evidence of condensation black mould stains to any wall surface or reveal.

An internal wall has been removed within the property although it is not believed that this would have been a structural load bearing wall, checks should be made to ensure the alteration did not need the authorised by building control.

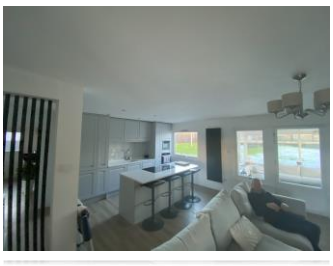
Due the construction type and fitted furniture damp meter readings were limited to the external walls, where readings could be taken the readings, acceptable moisture reading level of 14 percent.

Hall partitions

Dining room



Front hall walls



Wall removal between kitchen and living room

E4 Floors

Inside the property

The ground floor is believed to be a solid floor construction with an insulated floating floor.

The conservatory floor is solid construction

There wasn't any significant deflection or defects to the floor.

As raised decked are has been constructed to the front of the property (dining) the construction of which is unknown **NI**

A gap has formed between the floor and the skirting board to the front bedroom, it is unknown if this is due to movement/shrinkage or following a replacement of an existing, thicker floor covering

Some creaking and movement to the ground floor was noted below the covering which is likely to the construction method this may need to be refixed. Care should be taken when fixing flooring as wires and pipes are often hidden in floor voids and can be easily damaged.

2

Gap between floor covering and skirting

Laminate flooring throughout property

Staged dining area

E5 Fireplaces, chimney breasts and flues

Not Applicable

NA

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

Inside the property

The kitchen is modern and in a good condition.

The units are made from MDF or chipboard, worktops are made from quartz/granite. Units and worktops must remain relatively dry, or the base units will soak any excess moisture/water and swell. Small indentations or delaminated worktop joints can be repaired by a surface medic.

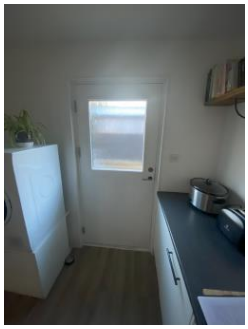
The inside of the units could not be inspected due to household belongings. NI

I could no locate a mechanical extractor in the kitchen. Extractors be installed in areas such as kitchens and bathrooms as they are designed to remove odours and moisture and extract to the external air. Moisture ladened air can create condensation and mould spores when in contact with cold surfaces such as window reveals.

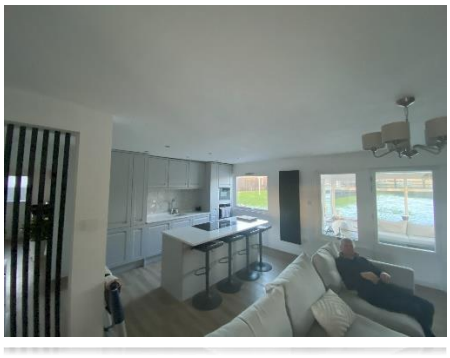
There was not any evidence of condensation or black mould spores.

Kitchen overview

Kitchen island



Utility



Kitchen overview

Utility

E7 Woodwork (for example staircase joinery)

Inside the property

2

The internal joinery comprises of doors, stairs, skirting boards and architraves. The woodwork is in a satisfactory condition and will requires normal maintenance and decoration.

The internal joinery may be marked and scarred when the vendor moves out and localised repairs may be necessary.

The underside of the stairs could not be inspected due to household belongings NI

Several doors required easing to the door bottom. A door that is difficult to open and close due to the floor covering can strain the screw hinges which will require tightening and possible repairs. The door bottom should be eased by 10mm to create an under cut for ventilation purposes.

There are several doors that do not close correctly. The doors may need to be re-fitted/eased by a competent person.

Ensuite door catching

Bedroom door catching

Skirting boards

Architraves

Inside the property

E8 Bathroom fittings

The bathroom sanitary ware and fittings are modern and functional. The shower head should be suitably cleaned, and hot water should be run through the system to ensure bacteria such as legionella is not present. NI The extractor unit did not operate when the light was activated this may have been turned off at the maintenance switch, a switch that should only be used when carrying out works to a fitted unit by a competent qualified person. We cannot determine how efficient the extractor is at removing moisture laden air. An extractor that is not operating correctly can allow excess moisture to build up within the air and circulate around the property structure. Once the warm moisture laden air, meets a cold surface, saturation of surface capillaries can occur leading to mould spores. Should the extractor not operate correctly when in use, a suitably qualified and experienced person should be appointed to provide and install a suitable extractor.	2

Master bathroom

Master bathroom

Ensuite WC

Ensuite shower

E9 Other

	NI

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

The electrical system was not tested during the inspection. To undertake an electrical test and provide certification, an electrician must be registered with a 'competent person scheme'. such as the NICEIC.
The gas and heating system was not tested during the Inspection. To undertake a gas and heating test and provide certification, a gas safe engineer must be registered with a 'competent person scheme' such as the gas safe registration scheme.
The gas meter was not inspected **NI**
There were no visible drainage inspection covers within the property boundary, therefore the underground drainage has not been inspected.**NI**
The waste gulley could not be seen below the decking. Checks should be made to ensure the gulley is connected to the drain correctly. **NI**

F1 Electricity

1 2 3 **NI**

***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.*

The electrical meter was located externally, housed in a recessed meter box.

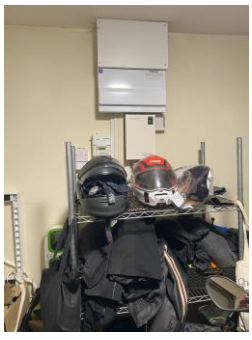
3

The consumer unit was located in the garage

We have not tested the electrical system, appliances or electric heaters and cannot confirm the condition. (Please refer to the service limitations to inspection)

There was no electrical certification available at the time of our survey. Due to the potential of serious harm and injury resulting from an electrical fault, the condition report has been scored as a three.

The score is to emphasise the importance of obtaining a current electrical certificate from an electrician registered with a competent person scheme. A competent person can also provide a condition report of the remaining service life of the system and provide costings for any remedial works.
You should ask the current owner for recent copies of any available test certificates. The electrics should be tested every ten years for an owner-occupied home, and every five years for rented property.



Consumer unit

Services

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.*

We have not tested the gas and heating system and cannot confirm its condition. (Please refer to the service limitations to inspection) It is advisable to install a carbon monoxide tester to every room with a gas appliance. It is also advisable to test the detector on a regular basis. There was not a gas safe certification available at the time of our inspection. Due to the potential of serious harm and injury resulting from a gas fault or carbon monoxide poisoning, the condition report has been scored as a three. The score is to emphasise the importance of obtaining a current gas safe certificate. All gas-enabled appliances and all gas fittings must be checked. A competent person can also provide a condition report of the remaining service life to the system and provide costings for any remedial works, prior to the exchange of contracts. Should the property be rented, a gas safe certificate must be obtained on an annual basis.	3

F3 Water

We are advised the stop tap is located within the benched seating of the dining area A mains water supply is provided to the property. Where accessible the pipework appeared to be in plastic and copper. You should ensure that the stopcock should be kept accessible so that it can be accessed in the event of an emergency to cut the water supply off. From our visual inspection of the water supply and plumbing the systems appears satisfactory, however before using the system, the water should be run through to ensure any stagnant water conditions are avoided and to minimise the possible build-up of any bacteria.	1

F4 Heating

Heating is provided to the property by electrical heaters/radiators The heating to the radiators was not on at the time of the survey. We have not undertaken any tests of the system and cannot comment on its full working order. We are not aware of a current test certificate for the heating system.	NI

F Services

F5 Water heating

Hot water is provided direct by the boiler.

At the time of the survey the hot water tap was checked in the kitchen and hot water was provided.

The boiler could only be inspected from a distance due to household belonging and safe access, Maintenance access should be installed and secure to allow safe working conditions in the event of service or fault

2

No access to boiler

F6 Drainage

We assume that the property is connected to the public sewer.

1

The toilet was flushed, and the water drained completely. There were no visible inspection chambers within the property boundary, therefore the underground drainage has not been inspected.

The waste gulley could not be seen below the timber decking. Checks should be made to ensure the gulley is connected to the drain correctly.

Waste connections

Gulley

Services

F7 Common services

Not applicable	**NI**

G

Grounds

(including shared areas for flats)

G Grounds (including shared areas for flats)

Limitations on the inspection

Not applicable.

G1 Garage

1 2 3 NI

The property has an integral garage

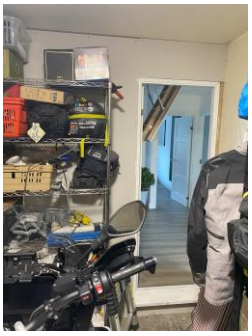
The garage was heavily furnished with storage shelves, household items and a vehicle, therefore the garage could not be inspected in its entirety, NI

The garage keys were not available at the time of our inspection, therefore the garage door, was not inspected. NI

The internal personnel door is not a fire door and is not furnished with a self-closer. The installation of a suitably graded door and a self-closing device should be considered in order to prevent the spread of flame.

2

Garage door



Personnel door

Limited access

G2 Permanent outbuildings and other structures

Not Applicable

There is a small garden shed located to the rear garden which is not within the scope of the home buyer survey.

Commentary in this section has been requested by the client in order to gather dimensional data for the future usage of the property

The current shed located to the left side of the property is 1.8m x 2.5m

NI

Garden shed

G Grounds (including shared areas for flats)

G3 Other

The side personal gate had timber decay and rot and has not been maintained, repaired, or painted on a regular basis. The gate will need to be repaired/replaced for security and maintained on an annual basis or when timber repairs are necessary. The rear elevation is enclosed with timber posts, timber rails and timber palings. The fence line is in a good/reasonable condition. The fence timbers need to be maintained, repaired, and replaced as necessary. The garden wall has a significant lean The wall foundation may be inadequate, or the wall section may not be insufficient. A suitably experienced and qualified person will be able to provide repair costs or re-build costings. Paving flags need regular maintenance for use. Several paving flags to the path were loose which may cause a fall. Uneven and loose paving flags should be lifted, and an adequate base stone/mortar bed should be provided before re-laying. The timber decking was not inspected. The Timber decking and structure needs to be treated annually with a preservative treatment and any rot and decay needs to be repaired or the timber section replaced. The surface of a timber decking when left untreated and during inclement weather can be very slippery Japanese Knotweed, Giant hogweed, or any other invasive plant: We did not observe the presence of any Japanese Knotweed, Giant Hogweed or any other invasive or hazardous plants during our inspection. However, we are not horticultural experts and cannot comment if there are any such plants hidden within the garden. You are responsible for the plants on your property and must ensure that you control their spread according to legislation and avoid damage to neighbouring properties. Japanese knotweed is an invasive and resilient weed. Its roots and rhizomes can grow to a depth of 2m. Even after herbicide treatment has “eradicated” the aerial and surface growth, the deep underground rhizomes can remain in a viable state and may do so for up to twenty years. It can re-emerge and regrow on its own accord at any time and especially if the contaminated ground is disturbed. If knotweed is left to grow untreated for a number of years, it has the potential to cause damage to drain, paving, paths, driveways and poorly constructed boundary walls. For this reason, if Japanese knotweed is growing on your property, it should not be ignored. When buying a property, the presence of any known Japanese knotweed should be stated by the current owner in the responses to the TA6 form provided to your solicitor. If Japanese knotweed or other invasive plants are found to be growing on the property or the neighbouring properties, this can cause issues in obtaining mortgage finance. The lender may insist that a management plan by a professional eradication company backed by a transferable guarantee is in place. It is most common for this plan to be provided by the seller before the purchase is completed.	2

G Grounds (including shared areas for flats)

Side gate

Timber decking

Side gate

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 advisor should make enquiries for the following approval/certification

Window frame and double-glazing installation. Windows are usually replaced between 15-20 years
Boiler installation. An average boiler is replaced between 10-15 years of use
Energy performance certificate
Building regulation completion certificate for any alteration, extensions or material change of use
Conservatory competent person scheme/building regulation approval and permitted development rights.
Structural warranty for an extension to the original property layout (Note: Some lenders require a structural warranty for a significant extension).

Should any works have been undertaken without approval/certification, the rectification cost may be a considerable amount

The local authority will also hold relevant information on planning applications and notices for the property and local area.

H2 Guarantees

Your legal advisers should check on guarantees that are still in date and confirm guarantees are transferable, this may apply to:

Window guarantees
Boiler manufactures guarantee
Damp proof injection guarantee
Conservatory installation guarantee

It is also advisable to ascertain if there is a current certificate for the electrical system, service certificate for the central heating system and a gas safe certificate before contracts are exchanged.

H3 Other matters

Your legal advisor should check or confirm the following:

Confirm the property status is freehold/leasehold

The main sewer is adopted by the local authority
Your responsibility of maintaining the sewer system from the property to the main sewer
The position and ownership of boundaries
Mining searches
Status of the unadopted access road
Status of the unadopted rear access road

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.

I Risks

I1 Risks to the building

D1 Chimney stacks
D2 Roof coverings
D3 Rainwater pipes and gutters
D4 Main walls
D5 Windows
D6 Outside doors (including patio doors)
D7 Conservatory and porches
D8 Other joinery and finishes
D9 Other

E1 Roof structure
E2 Ceilings
E3 Walls and partitions
E4 Floors
E5 Fireplaces, chimney breasts and flues
E6 Built-in fittings (built-in kitchen and other fittings, not including appliances)
E7 Woodwork (for example staircase joinery)
E8 Bathroom fittings
E9 Other

F1 Electricity
F2 Gas/oil
F3 Water
F4 Heating
F5 Water heating
F6 Drainage
F7 Common services

G1 Garage
G2 Permanent outbuildings and other structures
G3 Other

H1 Regulation
H2 Other
H3 General

I Risks

I2 Risks to the grounds

D1 Chimney stacks
D2 Roof coverings
D3 Rainwater pipes and gutters
D4 Main walls
D5 Windows
D6 Outside doors (including patio doors)
D7 Conservatory and porches
D8 Other joinery and finishes
D9 Other

E1 Roof structure
E2 Ceilings
E3 Walls and partitions
E4 Floors
E5 Fireplaces, chimney breasts and flues
E6 Built-in fittings (built-in kitchen and other fittings, not including appliances)
E7 Woodwork (for example staircase joinery)
E8 Bathroom fittings
E9 Other

F1 Electricity
F2 Gas/oil
F3 Water
F4 Heating
F5 Water heating
F6 Drainage
F7 Common services

G1 Garage
G2 Permanent outbuildings and other structures
G3 Other

H1 Regulation
H2 Other
H3 General

I Risks

I3 Risks to people

D1 Chimney stacks
D2 Roof coverings
D3 Rainwater pipes and gutters
D4 Main walls
D5 Windows
D6 Outside doors (including patio doors)
D7 Conservatory and porches
D8 Other joinery and finishes
D9 Other

E1 Roof structure
E2 Ceilings
E3 Walls and partitions
E4 Floors
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E9 Other

F1 Electricity
F2 Gas/oil
F3 Water
F4 Heating
F5 Water heating
F6 Drainage
F7 Common services

G1 Garage
G2 Permanent outbuildings and other structures
G3 Other

H1 Regulation
H2 Other
H3 General

I Risks

I4 Other risks or hazards

Not Applicable

J

Surveyor’s declaration

J Surveyor's declaration

Surveyor's RICS number

[redacted]

Phone number

07947 597 802

Company

Aberdare Mowbray Consultants Ltd

[redacted]

Qualifications

IEng, FCABE, MCIOB, AssocRICS, MInstRE

Email

info@A-MConsultants.co.uk

Website

www.a-mconsultants.co.uk

Property address

[redacted]

Client's name

[redacted]

Date this report was produced

[redacted]

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

Signature

[redacted]

K

What to do now

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 them to put their quotation 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.

L

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

L 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) and
- a **report** based on the inspection (see 'The report' below).

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. It also does not investigate the plumbing, heating or drainage installations (or whether they meet current regulations); or the internal condition of any chimney, boiler or other flue.

L

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

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 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 and 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 and communal 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.

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

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 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 only) 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. Written quotations for repairs should be obtained prior to legal commitment to purchase.
- **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.

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

Issues for legal advisors

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).

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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 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.

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

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 our 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.

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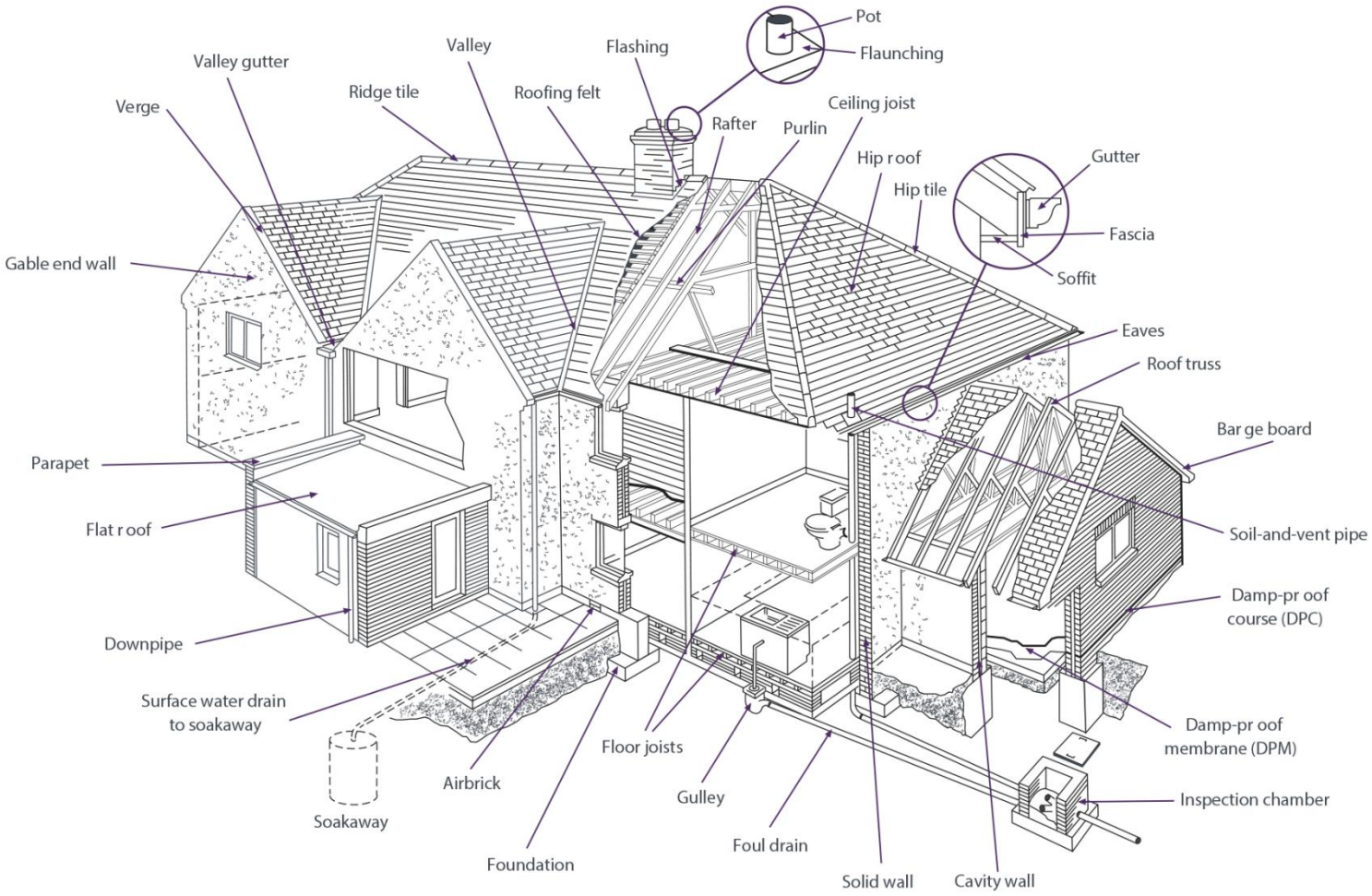
Typical house diagram

Typical house diagram

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



Glossary of terms

Airbrick	A brick with holes in it by design, used especially underneath timber floors and in roof spaces, to allow ventilation.
Barge Board	Also known as a ‘Verge Board’. A board, usually wooden and sometimes decorative, placed on the edge, or verge, of a roof.
Cavity Wall	A wall built with two sets of bricks or blocks, with a gap, or cavity between them. Cavity is usually about 50mm.
Ceiling Joist	Horizontal piece of wood used to support a floor (above), or attach a ceiling (below). Sometimes also metal.
Damp Proof Course (DPC)	A layer of material that cannot be crossed by damp, built into a wall to prevent dampness rising up the wall, or seeping into windows or doors. Various methods can be used.
Damp Proof Membrane (DPM)	A sheet of material that cannot be crossed by damp, laid in solid floors.
Downpipe	A pipe that carries rainwater from the roof of a building.
Eaves	The overhanging edge of a roof.
Fascia	A board, usually wooden, that run along the top of a wall underneath the bottom of a sloping roof.
Flashing	Used to prevent water leaking in at roof joints. Normally made from metal, but can also be cement, felt, or other effective material.
Flat Roof	A roof specifically designed to sit as flat as possible, typically having a pitch of no more than 15 degrees. A flat roof usually has the following components: 1. Waterproofing, 2. Insulation, 3. Vapour Barrier, 4. Substrate or sheathing (the surface that the roof is laid on), 5. Joists, and 6. Plasterboard ceiling.
Flaunching	Shaped cement around the base of chimney pots, to keep the pot in place and so that rain will run off.
Floor Joists	Horizontal piece of wood used to support a floor. Sometimes also metal.
Foul Drain	A pipe that conveys sewage or waste water from a toilet, etc, to a sewer
Foundation	Normally made of concrete, a structural base to a wall to prevent it sinking into the ground. In older buildings foundations may be made of brick or stone.
Gable End Wall	The upper part of a wall, usually triangular in shape, at the end of a ridged roof.
Gulley	An opening into a drain, usually at ground level, so that water etc. can be funnelled in from downpipes and wastepipes.

Glossary of terms

Gutter	A trough fixed under or along the eaves for draining rainwater from a roof.
Hip	The outside of the join where two roof slopes connect.
Hip Roof	A roof where all sides slope downwards and are equal in length, forming a ridge at the top.
Hip Tile	The tile covering the hip of a roof, to prevent rain getting in.
Inspection Chamber	Commonly called a man-hole. An access point to a drain with a removable cover.
Parapet	A low wall along the edge of a flat roof, balcony, etc.
Purlin	A horizontal beam in a roof, on which the roof rafters rest.
Rafter	A sloping roof beam, usually wooden, which forms and supports the roof.
Ridge Tile	The tiles that cover the highest point of a roof, to prevent rain getting in.
Roof Truss	A structural framework, usually triangular and made from wood or metal, used to support a roof.
Roofing Felt	A type of tar paper, used underneath tiles or slates in a roof. It can help to provide extra weather protection.
Soakaway	An area for the disposal of rainwater, usually using stones below ground sized and arranged to allow water to disperse through them.
Soffit	A flat horizontal board used to seal the space between the back of a fascia or barge board and the wall of a building.
Soil-and-vent Pipe	Also known as a soil stack pipe. Typically a vertical pipe with a vent at the top. The pipe removes sewage and dirty water from a building, the vent at the top carries away any smells at a safe height.
Solid Wall	A wall with no cavity.
Surface Water Drain	The drain leading to a soakaway.
Valley	Where two roof slopes meet and form a hollow.
Valley gutter	A gutter, usually lined with Flashing, where two roof slopes meet.
Verge	The edge of a roof, especially over a gable.

RICS disclaimer

You should know...

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