



LEVEL 2

Your survey report

Property address

████████████████████
██████████

Client's name

████████████████████

Consultation date (if applicable)

Inspection date

██████████

Surveyor's RICS number

██████████

2

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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.



About the inspection

Surveyor's name

[REDACTED]

Surveyor's RICS number

[REDACTED]

Company name

Aberdare- Mowbray consultants

Date of the inspection

07/00/2024

Report reference number

243-003

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 dry and sunny approximately 17 degrees.

Status of the property when the inspection took place

The property was unoccupied 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 well, with evidence of some refurbishment, mainly to internal walls with re-plastering and decoration and new internal doors.

The kitchen units and the bathroom suite are dated and will need repairs. It may be more cost beneficial to replace the kitchen and bathroom suite with a modern design. The property would also benefit from being fully redecorated.

Most of the defects described within the report are common for the property age and method of construction. A large percentage of properties inspected using the home buyers report still requires routine maintenance, repair, or replacement work.

The report provides an overall condition rating for the property element and does not itemise all repair or replacement work required. These works are listed within the element section D, E, F&G of the report.

Elements that scored a two or three will require further investigation to determine the extent of any correction work, repair, and replacement cost implication. The entire element should be investigated which includes all elevations, extensions, or internal spaces.

It is advisable to obtain information for repair and any replacement work before the exchange of contracts to ensure the sale price reflects the required improvements. Should you choose not to further investigation, then you do so at your own risk.

Maintaining and repairing the property as necessary in the future will avoid costly repairs.

The report records defects visible on the day of the inspection, the survey is not intrusive and does not open or expose the element construction.

Liability cannot be accepted for not inspected elements (NI), and elevations of elements that would need to be accessed from private property/land. Liability cannot be accepted for element/component deterioration after the report date.

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'.



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



Elements that require urgent attention

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

Element no.	Element name	Comments (if applicable)
F1	Electricity	
F2	Gas/oil	

Elements that require attention but are not serious or urgent

B

Summary of condition ratings

2

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	Comments (if applicable)
D1	Chimney stacks	
D2	Roof coverings	
D3	Rainwater pipes and gutters	
D4	Main walls	
D6	Outside doors	
E4	Floors	
E7	Woodwork	
G3	Other	

1

Elements with no current issues

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

Element no.	Element name	Comments (if applicable)
D5	Windows	
E2	Ceilings	
E3	Walls and partitions	
E6	Built-in fittings	
E8	Bathroom fittings	



Summary of condition ratings

F3	Water	
F5	Water heating	

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
E1	Roof structure
E5	Fireplaces, chimney breasts and flues
E9	Other
F4	Heating
F6	Drainage
G1	Garage
G2	Permanent outbuildings and other structures

C

About the property

This section includes:

- About the property
- Energy efficiency
- Location and facilities



About the property

Type of property

The property is a mid-terrace house which has been divided into two flats, the building is constructed in a traditional method. We understand the property is freehold.

The rear elevation has a double storey extension, that accommodates the bathroom and the kitchen layout. The double storey may have been constructed at the time of the main house being split into the flats due to the requirement of size and layout.



Approximate year the property was built

1910

Approximate year the property was extended

1980's

Approximate year the property was converted

1980's

Information relevant to flats and maisonettes

The building has been converted into two flats, 1 on the upper floor (not surveyed) and 1 to the ground floor known as 125 East Stevenson Street, South Shields, Tyne & Wear, NE33 3PN.

The flats have individual principal entrances but share a rear courtyard and access to the rear lane.

Construction



About the property

The property is traditionally constructed. The outside walls are faced with brick with no air gap between the inside and outside faces (solid wall)

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

There is a brick chimney stack to both party walls of the property, rainwater guttering, and downspouts are Upvc.

Facia's, bargeboards, and soffits are situated to the roof line and are made from timber.

Windows are double glazed Upvc.

The front door is timber, and the rear door is made from Upvc

The damp proof course is not visible but likely to be formed using bitumen

Internally the ground floor is a suspended timber.

The extension is a timber floor construction

Accommodation

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



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

72C

Issues relating to the energy efficiency rating

Not applicable.

Mains services

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

Gas Electric Water Drainage

Central heating

Gas Electric Solid Fuel Oil None

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

Not applicable

Other energy matters

Not applicable



Location and Facilities

Grounds

To the front, the home has direct access on to the public footpath, and one-way trafficked road, whilst to the rear there is an enclosed yard space which is shared with the upper flat for access to the rear lane. the yard has been divided by a 1100mm wall and timber gate.

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 0.8km
Secondary school are within 0.9km
Public transport is within 0.8km
Shopping facilities are within 0.7km

There will be some noise from the nearby road (Imeary), and you should ensure that this will not significantly affect your enjoyment of the property.

The noise level was highlighted in a noise and air quality survey.

Local environment

Relevant information from our desktop search indicates:

UK Radon Maps showed a maximum radon potential of 3-5%. 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 flood map for planning services has scored the property location as Flood Zone 1 which has a low probability of flooding.

There will be some noise from the nearby road (Imeary), and you should ensure that this will not significantly affect your enjoyment of the property.

The nearest borehole information to the property location indicates the property is in an area of and silty clay.



Location and Facilities

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.

D

Outside the property



Outside the property

Limitations on the inspection

The 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 pitch side of the chimney stack could not be inspected due to the height restriction.

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 need repair works. Due to the height restriction, we cannot determine the extent of the timber rot or decay.

The rear elevation of the main roof could not be inspected due to the pitch of the roof and height.

Elements that are not inspected (NI) due to unsafe access, manual handling weight or components that are not readily moveable 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.

D

Outside the property

D1 Chimney stacks

1 2 3 NI

The chimney structures are leaning. A common cause for a leaning chimney is from the expansion of eroded mortar joints. If the surface of the chimney stack is exposed to the prevailing wind, constant wetting can result in the expansion of mortar joints and one side drying out quicker than the other side, thereby causing the stack to lean away from the wind. The stack should be assessed by a qualified and experienced competent person.

2

There are appears to be areas of surface pointing mortar (new mortar which is lighter in colour to the surrounding mortar and applied directly over the existing mortar). When applying new mortar, the mortar bed should be sufficiently removed/ground out in preparation to receive new mortar.

The pointing will need to be checked to ensure the correct depth has been achieved, as surface pointing is prone to cracking and becoming loose. Loose and missing pointing has the potential to allow water ingress into the property.

There were several bricks that had blown/de-faced. The bricks will need replacing by a suitability qualified person to prevent water ingress and instability of the structure.



D2 Roof coverings

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

2

Mortar to the ridge tile was cracked. Cracked mortar to the ridge tile can compromise the tile seating, resulting in water ingress into the roof structure. Unseated tiles can damage the roof pitch covering and structures below the roof line.

Timber fascias to the rear of the property appear untreated and twisted



D

Outside the property

D3 Rainwater pipes and gutters

The rainwater goods are Upvc

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. Gutter unions and stop ends gasket seals are prone to perish and the gutter channel/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.

To the rear the two downspouts have become detached from the property as the clips have failed. The downspouts will need to be refixed using the correct downspout bracket.



2

D4 Main walls

The property is traditionally constructed. The outside walls are faced with brick with no air gap between the inside and outside faces (solid wall)

STRUCTURAL MOVEMENT

The main walls are in satisfactory structural condition, with no signs of significant cracking, settlement or other structural movement to the property. Condition rating 1. As foundations cannot be inspected without excavation I cannot comment on their construction, depth or condition.

Adequate insurance cover in respect of damage arising through damaged drainage systems, subsidence, landslip or heave is essential

FINISHES

The mortar between the bricks is generally weathered. Condition rating 1.

DAMP

The walls of properties of this age usually have a barrier against dampness from the ground (a feature usually called a damp-proof course or DPC). The damp proof course is not visible but likely to be formed using bitumen. Condition rating NI. There are an adequate number of air bricks to ventilate the sub floor void. Condition rating 2.

A previous owner has added a barrier against dampness from the ground called a damp-proof course (DPC) by injecting chemicals into the wall through drilled holes. This could signify a

2

D

Outside the property

previous dampness problem. You should ask your legal adviser to check whether there is a valid transferable warranty covers this work and if the warranty is insurance backed. Please also see section H2.

Internal damp meter readings were taken where possible just above skirting board level at regular intervals and around at-risk areas no issues of damp was recorded.



D5 Windows

UPVC WINDOWS

The replacement windows are UPVC with double glazed panes. They are dated and whilst no significant defects were observed, budgetary allowance should be made for their early renewal. Condition rating 2. It should be noted that double glazing can vary in quality, particularly in respect of the seals around the edges of the glass. Whilst no such problems were found, these seals tend to deteriorate over time, eventually resulting in misting and the need for repair or replacement. This may only be visually apparent at certain times depending on several factors such as temperature and humidity

Replacement windows fitted from April 2002 should have had Building Regulation approval or should have been fitted by an installer who is part of the government approved competent persons scheme such as Fensa which are government approved trade association whose members can self-certify that their installations meet the standards of the building regulations. Your legal adviser should check for documentary evidence of statutory approval or appropriate certification. Your legal advisers should also check on the availability of any transferable guarantees. Please also see section H2. If no approvals or guarantees exist and the windows were not installed in accordance with Building Regulations then the quality of the glazing and the installation should be considered suspect.

You should ensure keys are available for all locks

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

1

D

Outside the property



D6 Outside doors (including patio doors)

The front door is timber with glazed panes. It is dated and showing signs of deterioration. On accessing the property, the Yale lock was found to be stiff and awkward to operate. There is also a 5-lever mortice lock installed but no key was present at the time of survey, budgetary allowance should be made for renewal. Condition rating 2.

2

It is advisable to install a door deflector to the bottom rail of the door. A deflector projects rainwater away from the threshold, which helps to reduce the door casing ends from becoming saturated and leading to timber decay.

The external replacement rear door is UPVC. It is dated and whilst no defects were observed, budgetary allowance should be made for eventual renewal. Condition rating 1. Your legal advisor should confirm that this work has a transferable guarantee. Please also see section I2.



D7 Conservatory and porches

The property did not have a conservatory

The property did not have a porch

D8 Other joinery and finishes

The home has external joinery at eaves level. The surfaces have not been decorated. Condition rating 1. Without a protective decorative finish, timber will rot requiring costly repairs. To prevent

D

Outside the property

this, you should redecorate the external surfaces now. Before decoration, most external surfaces need preparation and perhaps repair.



D9 Other

None

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 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.

The roof eaves are not inspected due to the reduced pitch height of the roof and ceiling insulation.

The timber staircase underside was not inspected as the soffit is enclosed.

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

Elements that are not inspected (NI) due to unsafe access, weight or components that are not readily moveable 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 property is a ground floor flat and therefore no inspection of the roof could take place

NI

E2 Ceilings

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

The ceilings are painted. There was no significant cracking to the ceilings. The decoration is to a good standard.

1

E3 Walls and partitions

The walls are plaster, with partitions being a mixture of masonry and 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.

1



Inside the property

A damp reading was undertaken to the ground floor walls which showed a consistent, acceptable moisture reading level of 10 percent



E4 Floors

The ground floor is a suspended timber floor.

Air vents are required at two metre intervals to allow cross ventilation of a suspended ground floor. Additional air vents may be required to prevent humidity beneath the suspended floor.

The timber floors appeared flat and free from excessive spring and deflection other than what would be expected for a property of this age. Floor timbers can be weakened or damaged by the introduction of services such as electric cables and pipe work etc. Therefore, when timbers are exposed, the opportunity should be taken to check the timbers and repair as found necessary. The floors should be capable of bearing normal domestic loads. Condition rating 1

Slight movement and deterioration of the floorboard behind the WC was noted, this is likely to have been caused by a Historic leak. On testing the WC does not appear to be leaking at present.



2



Inside the property

E5 Fireplaces, chimney breasts and flues

The property includes a chimney breast to the main bedroom and living room. Appliances have been removed with the opening blocked up. No signs of consideration or ventilation was observed, and a specialist should be instructed to establish the requirement. Lack of ventilation to a close space could eventually lead to damp issues.

NI



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

The units are made from MDF or chipboard, worktops are made from high density chipboard and coated with a plastic laminate. Units and worktops must remain relatively dry, or the material will soak any excess moisture/water and swell. Small indentations or delaminated worktop joints can be repaired by a surface medic. Worktop joints and the sink drainer cut out are particularly prone to swelling which will also cause the worktop to delaminate.

1



E7 Woodwork (for example staircase joinery)

The internal joinery comprises of doors, 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.

There are several doors that have been replaced, the doors have been cut down in height to allow for opening over carpets, The bottom strengthening bars have been removed and the door panels are now weak, over time this will blow the faces of the doors and replacement will be required.

2



Inside the property



E8 Bathroom fittings

The bathroom suite is dated and although functional, the suite may need to be replaced to a modern design standard.

The shower head and bathroom fittings were not tested during the inspection. 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.

The extractor unit operated when turned in the on position. 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.



1

E9 Other

Advisor information.

The Health and Safety Executive states: asbestos can be found in any residential building built or refurbished before the year 2000.

Properties built before 1985 that have not been refurbished are likely to have crocidolite, amphiboles (banned in 1985) and chrysotile (banned in 1999) asbestos containing material within the construction. Asbestos is known to be within all types of construction material, examples are fascia and soffit boards, floor tiles, toilet cisterns, boilers and boiler pads, as well as pipe lagging and insulation.

NI



Inside the property

Before any refurbishment or modernisation work is undertaken, it is advisable to have an asbestos refurbishment survey carried out to ensure asbestos fibres are not released into the property.

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.



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.

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 in the hallway above head height

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.



3

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.

F

Services

The gas meter was located in the hallway above head height at the front door.

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 could not determine the internal stop tap (stop valve/stopcock) location.

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




Services

F4 Heating

<p>Heating is provided to the property by a combination condensing boiler. The boiler was located in the bathroom. The control access panel is damaged and does not latch correctly.</p> <p>The heating to the radiators was not on at the time of the survey.</p> <p>The heating comprises of a traditionally pumped hot water system with radiators linked by copper/plastic pipes.</p> <p>We have not undertaken any tests of the system and cannot comment on its full working order.</p> <p>We are not aware of a current test certificate for the heating system.</p> 	<p>NI</p>
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F5 Water heating

<p>Hot water is provided direct by the boiler.</p> <p>At the time of the survey the hot water tap was checked in the bathroom and hot water was provided.</p> 	<p>1</p>
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Services

F6 Drainage

<p>We assume that the property is connected to the public sewer.</p> <p>The toilet was flushed, and the water drained completely. We attempted to inspect the drainage system; however we were not able to due to the drainage cover being outside the boundary of this property and located in the neighbouring yard</p> 	NI
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F7 Common services

Not applicable	
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G

Grounds

(including shared areas for flats)



Grounds (including shared areas for flats)

Limitations on the inspection

Not applicable.

G1 Garage

1 2 3 NI

The property did not have a garage.

NI

G2 Permanent outbuildings and other structures

Not Applicable

NI

G3 Other

Gate



2

The rear 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.

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

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

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

Risks

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



Risks

I1 Risks to the building

- 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



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



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
- 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

I4 Other risks or hazards

Not Applicable

J

Surveyor's declaration



Surveyor's declaration

Surveyor's RICS number

Phone number

Company

Surveyor's Address

Qualifications

Email

Website

Property address

Client's name

Date this report was produced

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

Signature

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.



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



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

The service

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

- a physical **inspection** of the property (see 'The inspection' below) 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.



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.



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.



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).

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

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

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

Risks

This section summarises 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.



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.

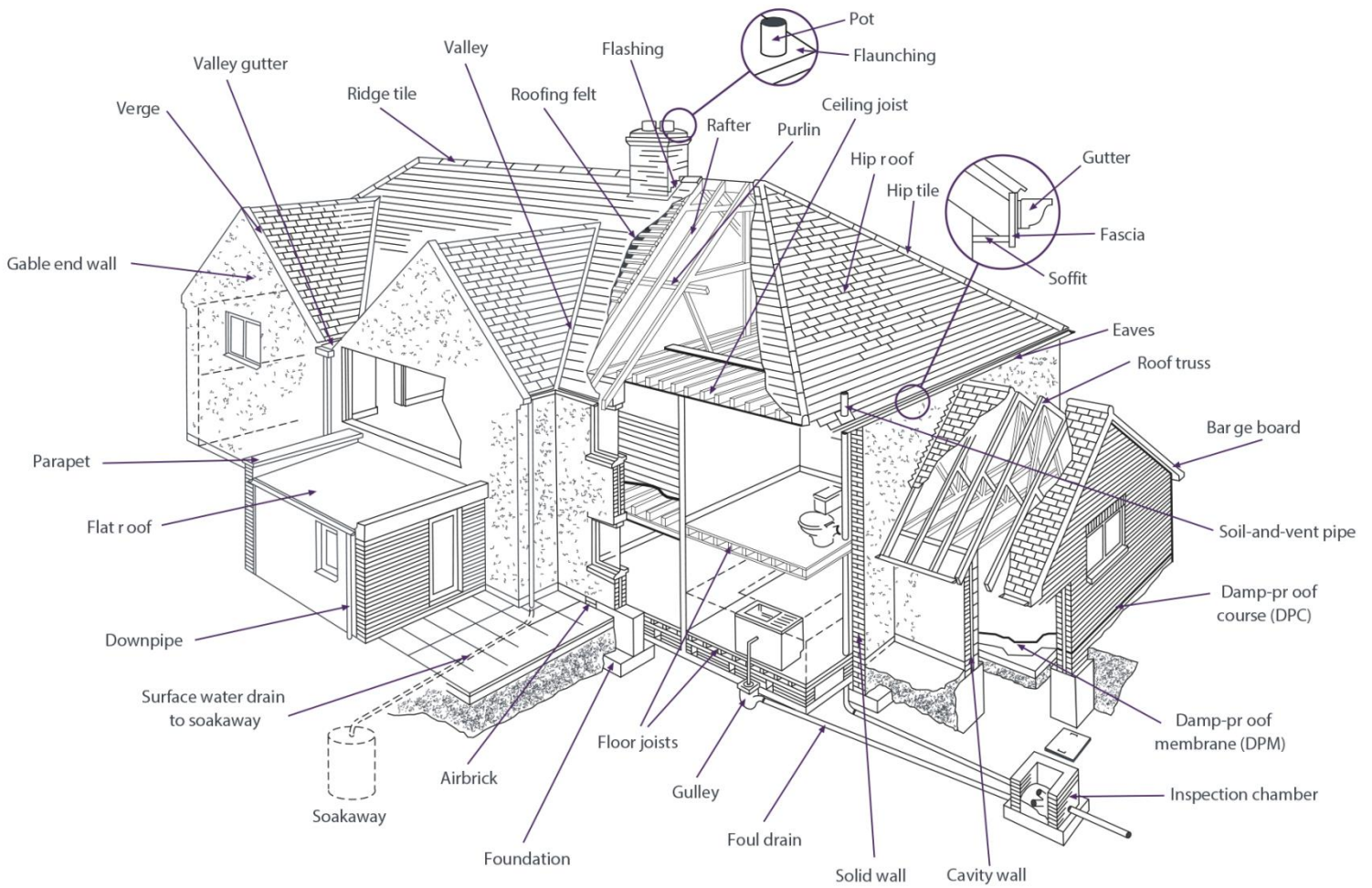
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Typical house diagram



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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