



LEVEL 2

# Your survey report

Property address: [REDACTED]

Client's name: [REDACTED]

Inspection date 17/10/2024

Surveyor's RICS number  
[REDACTED]

# 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 Ltd

**Date of the inspection**

17/10/2024

**Report reference number**

10241

**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 followed by a period of changeable weather.

**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 would benefit from a refurbishment. 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.

A large percentage of properties inspected using the home buyers report still requires routine maintenance, repair, or replacement work. These works are listed within the element section D, E, F&G of the report. It would be beneficial to obtain costings for repair and any replacement work before the exchange of contracts to ensure the sale price reflects the required improvements. Maintaining and repairing the property as necessary in the future will avoid costly repairs.

However, works are needed to the following items (these and additional works are listed fully within sections D and G of the report):

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

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
D5	Replacement windows guarantee and Fensa certification	No
F1	Electrical test certification	No
F2	Gas test certification	No
F4	Gas boiler servicing certification	No
F4	Solid Fuel Appliance certificate	No
F4	ASHP certification	No
D4	Extension guarantee, planning permission and building regulations approval	No



### 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/oil
F4	Solid Fuel Appliance/ ASHP
F5	Water Heating

# 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
D1	Chimney stacks
D2	Roof coverings
D3	Rainwater pipes and gutters
D4	Main walls
D5	Windows
D6	Outside doors
D9	Other
E1	Roof structure
E3	Walls and partitions
E4	Floors
E6	Built-in fittings
E7	Woodwork
E8	Bathroom fittings
G3	Other



## Summary of condition ratings



### 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
E2	Ceilings
F3	Water



### 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
E5	Fireplaces, chimney breasts and flues
E9	Other
F6	Drainage

# 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 two-storey detached house, constructed in a traditional method with a render external coating. We understand the property is freehold.

A single storey extension has been added to the side and rear elevation and now accommodates a utility area and dining space.

### Approximate year the property was built

Based on local knowledge I would estimate the home was built between 1940-1960

### Approximate year the property was extended

The side and rear extension has been added to the property some time ago, based on the materials used I would estimate this to be 25 years

### Approximate year the property was converted

Not applicable

### Information relevant to flats and maisonettes

Not applicable

### Construction

The property is traditionally constructed.

The roof is a gable design to right the elevation with a valley construction to the neighbouring property and is completed with a wet ridge system and slate covering to the main roof pitch.

There is a brick chimney stack to the property, rainwater guttering, and downspouts are Upvc

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

The property façade is constructed from brickwork with a render finish.

Windows are double glazed Upvc.



## About the property

The front door is a composite door with the rear being a standard Upvc door.

The property also has 2noUpvc French door sets to the rear elevation.

The damp proof course (DPC) was not visible. (A damp course may have been incorporated in the construction and covered over with render).

Internally the ground floor is a solid floor construction, and the first floor is timber construction.

The extension is a solid floor construction.



Pic 1 Front Elevation



Pic 2 Rear Elevation



Pic 3 Front Elevation

### Accommodation

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

69 C

### Issues relating to the energy efficiency rating

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

An Air source heat pump has been as a secondary heating source, this has not been reflected on the EPC on the .GOV website, this is likely to change the current recorded rating

### 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)

Air Source Heat Pump

### Other energy matters

Not applicable



## Location and Facilities

### Grounds

The property has a small garden area to the front with shrubs bordering the footpath. Access to the property is via a block paving path boarded by a small masonry wall on the party line.

The rear garden has a path leading to a garden gate on to a shared public foot path, The garden are has a laid lawn and mature plants and shrubs and a pond. The garden is enclosed on all sides by a timber post, rail, and paling fence.



Pic 4: Block paved path

### Location

The property is on a medium residential housing estate, surrounded by similar properties in age and construction.

### 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 1.2km  
Secondary school are within 1.6km  
Shopping facilities are within 1.4km

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

Nurseries are more than 4.7km  
Shopping facilities (main supermarkets) are more than 4km





# Location and Facilities

## Local environment

Relevant information from our desktop search indicates:

UK Radon Maps showed a maximum radon potential of Less than 1-3%. 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](http://www.ukradon.org))

The property is located on the coalfield consultation area and you should seek further guidance in the future if you plan any building/extension works

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

The noise level wasn't 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 of the property postcode.

The nearest borehole information to the property location indicates the property is in an area of mottled slightly silty clay with a dense grey silty sand around 3 – 4m deep. A large percent of homes are constructed on a shrinkable subsoil (clay) and do not have any structural movement issues resulting from clay subsoils.

Planning applications that have been made against the property are indicated below, which have been lifted from the local planning website.

Reference	4/00/00206/FPA
Alternative Reference	Not Available
Application Received	Fri 24 Mar 2000
Application Validated	Fri 24 Mar 2000
Address	14 Fair View Witton Gilbert Durham DH7 6RA
Proposal	Erection of single storey pitched roof extension to rear and side of existing dwelling
Status	Decided
Decision	Approved
Decision Issued Date	Wed 17 May 2000

**D**

**Outside the property**



## 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 rear side of the chimney stacks could not be inspected due to the height restriction. **NI**

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

The rear elevation extension roof could not be inspected due to the height restriction and roof pitch. **NI**

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

The Upvc fascia and soffit appeared to be in good condition. However, due to the height restriction, we cannot determine if the joints and seals are intact.

The internal blinds to the doors and windows have not been checked. The blinds are not part of the home buyers 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 or material dimensions.



## Outside the property

### D1 Chimney stacks

1 2 3 NI

A brick chimney stack was located to the property. The chimney stack did not have any signs of a structural cracking.

2

The chimney stack has been extended or partially taken down and rebuilt by 6 courses of

The lead flashing was in place to the roof pitch line. We cannot determine the condition of the mortar, flashing, and roof pitch side of the chimney stack due to the height restriction. We recommend these are checked when repair works are carried out to the roof covering or within the next twelve months.

There is minor mortar pointing required to the chimney stack. This is a routine maintenance requirement. The pointing should be replaced to prevent damp or water entering the internal chimney stack.

It appears from the ground level that the saddle flashing is missing. Lead work to a chimney stack structure protects the masonry from becoming saturated and forms a watertight junction between the roof covering and chimney stack structure.

It is advisable to appoint an approved and reputable roofing contractor to assess the entire chimney stack to provide repair costs, and to provide additional recommendation to any masonry repairs.



Pic 5: Chimney front elevation



Pic 6: Chimney Rear elevation



Pic 7: missing lead work saddle



## Outside the property

### D2 Roof coverings

2

#### Main Roof

The roof is a gable design to right the elevation with a valley construction to the neighbouring property and is completed with a wet ridge system and slate covering to the main roof pitch

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

The roof covering has a deflection, there are areas of ridge tiles that are not aligned and seated to the pitch correctly (slight uplift to the tile). Tiles that are not seated correctly can allow wind driven rain into the roof structure which can result in water damage. The tiles should be checked for watertightness.

There are several slipped slates to the roof covering. The slate should be replaced and fixed to provide a watertight roof structure.

There are several cracked slates to the roof covering. The slate should be replaced and fixed to provide a watertight roof structure.

There is a missing slate to the front and rear elevation. The slate should be replaced to provide a watertight roof structure.

There was no ventilation provision within the upvc soffit boarding for the main roof. Timber roof structures require cross ventilation to ensure the timber remains free from rot and decay. Ventilation channels should be provided.



Pic 8: mis aligned ridge tiles



Pic 9 and 10 : slipped slates

# D

## Outside the property

### Extension roof

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.

There was no ventilation provision within the kitchen roof. Timber roof structures require cross ventilation to ensure the timber remains free from rot and decay. Ventilation channels should be provided.



Pic 11: Moss and algae

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.

### 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.

All property rainwater goods should be checked when defects are recorded.

2

# D

## Outside the property

The gutter profile has a vegetation build up on the face which is a relatively common maintenance issue. When next carrying out maintenance the joint should be cleaned, and checked for watertightness.

The downspout is not connected to the underground drainage system. A rainwater downspout that is not connected to a drainage system can discharge a considerable amount of water which has the potential to saturate and damage a surface or masonry structure. It is advisable to check for underground drainage and connect the downspout to the drainage system.

Down spouts should pass through the top of the gulley to avoid splashback against masonry



Pic12: down spout cut short of gulley

### D4 Main walls

The rendered masonry walls are constructed from brick to the external and assumed block to the internal wall.

It is also reasonable to assume the cavity will not be insulated, due to the property build year.

There was no evidence of injected cavity wall insulation.

A damp-proof course (DPC) was not visible at ground level as this has been covered over by render. Render should be removed to the bed joint to confirm a DPC has been incorporated in the construction.

The damp proof course (DPC) is not a 150mm above the external levels. The 150mm gap reduces moisture and rainwater splash back above the DPC which can result in saturated masonry and internal damp. Should the walls become damp internally, then the external levels may need to be reduced by a150mm.

2

# D

## Outside the property

There are established trees that are situated near the property. Trees that have a high-water demand 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 structures, foundations, drainage, and external paving. It is advisable to seek advice from an Arborist for a method of maintaining, reducing or removal should any adverse effects occur. Removal of a tree immediately can create a heave affect which can damage foundations.

The render has diagonal crack above the window opening. Diagonal cracking can indicate lintel deflection or structural movement. A lintel supports the masonry above an opening such as a door or window. It is advisable to check the crack does not extend beyond the render and into the masonry further advice from a Structural Engineer regarding the stepped cracking. The Engineer may suggest monitoring or repair works, such as a new lintel.

The render finish coat has minor cracking to several areas. This cracking may allow water to seep behind the coating which can further loosen or crack the render during inclement weather. The cracked render coating should be surface repaired or removed and then prepared to receive new render. The repair should be carried out by a suitably experienced and qualified person.



Pic13: Cracking above window head



Pic14: Damaged render



Pic15: DPC breached



# D

## Outside the property



Pic16: DPC breached



Pic17: Damaged render



Pic18: Damaged render

### D5 Windows

The property has a mixture of new and older Upvc double glazed windows.

Windows installed after April 2002 should have certification from a competent person scheme, such as The Fenestration Self Assessment Scheme (FENSA) or building regulation approval.

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

The window frames have 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 upvc frame is damaged. The damage will affect the frame structure and components, and this may result in the window being replaced.

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.

The window opener to the front of the main bedroom did not operate correctly. The window frame, openers and hinges will need to be cleaned, lubricated, and checked by a competent person. The window may need to be replaced.

2

# D

## Outside the property

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.



Pic19: External beading



Pic20: Damaged frame

### D6 Outside doors (including patio doors)

The front door is composite and the rear door is Upvc.

The property also has a 2no Upvc French door sets.

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

The rear door when closing contacts, the floor. Door to floor contact, can damage the door components, plasterwork and split the external sealant which may lead to damp ingress. The door will need to be adjusted/replaced.





The door gasket is perished and is loose. The door gasket acts as a waterproof seal between the frame and the door panel and prevents cold draughts. The gasket should be replaced, (not all gaskets can be repaired due to the housing groove).

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.

2

# D

## Outside the property

			
<p>Pic21: Front door</p>	<p>Pic22: Rear door</p>	<p>Pic23: Corroded seals</p>	
	<p>Pic24: Rusting/corroding locking mechanisms</p>		

### D7 Conservatory and porches

<p>The property did not have a conservatory The property did not have a porch</p>	<p><b>NA</b></p>
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### D8 Other joinery and finishes

<p>The fascia is UPVC. It cannot be determined if the Upvc has overlaid the timber beneath, therefore we cannot comment if the timber is free from rot or decay. The Upvc components were in place and in a satisfactory condition.</p>	<p><b>NA</b></p>
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### D9 Other

<p><b>Soil stack</b> The soil stack could not be thoroughly inspected as it was encased and not accessible The soil stack requires a cover capping piece. A capping piece can prevent debris and bird nesting from falling into and blocking the pipework.</p>	<p><b>2</b></p>
--	-----------------

# D

## Outside the property

### Waste pipes

The waste pipe from the kitchen appears to drain into an aco-drain, it could not be determined if this is connected to the main sewer and should be checked by specialist drainage company



Pic25: Kitchen waste

# 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 main roof structure has not been examined or moisture readings taken due to severely limiting access. I was unable to enter the roof space. NI

The extension roof structure has not been examined or moisture readings taken due to severely limiting access. I was unable to enter the roof space. NI

The staircase underside store was not inspected 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

#### Main roof

I could not gain safe access to the roof structure as the access was via the original 'loft hatch' which impeded ladder access and transference from a ladder to the structure. It is advisable to appoint a reputable roofing contractor to assess the roof structure to ensure the structure is free from any defect before the exchange of contracts. Should any timber staining, decay or wood boring insects be noted, it would then be advisable to appoint a timber/damp specialist from an approved body such as the property care association to undertake a further assessment.

#### Extension roof space

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 joists can result in cracked and damaged plaster ceilings below. Timber moisture readings were taken from timbers closest to the roof structure inspection hatch.

The purlin end is no longer supported on adequate masonry. There is a gap between the purlin underside to the masonry which may result in purlin and roof structure movement. The gap should be replaced with masonry, and a competent person should be consulted for remedial works guidance.

2



## Inside the property

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

It is advisable to appoint a reputable roofing contractor to assess the entire roof covering (including elevations and extensions) condition, ventilation, repair costs and remaining product/material lifespan before the exchange of contracts.



Pic26: displaced insulation



Pic27: displaced insulation



Pic28: potential lack of support to perlin

### 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.

There was textured coated ceilings within the property. Manufactures of textured ceiling coatings, or Artex (Asbestos reinforced textured coating) stopped using white chrysotile asbestos in 1984. However, there can be no guarantee that textured ceiling coatings applied before 2000 does not have asbestos as a binding agent within the coating. Sanding, drilling, and cutting into textured ceiling covering can release fibres. Before working on a textured ceiling installed before 2000, it is advisable seek guidance from the H.S.E website. Artex when left undisturbed and painted presents little risk to health and safety.

1



## Inside the property

### E3 Walls and partitions

2

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

There was not any evidence of condensation black mould stains to any wall surface or reveal.

There was plaster cracking above the living room door, plaster should be removed to determine if the cracks are also present to the masonry wall. Structural cracks should be assessed by a Structural Engineer.

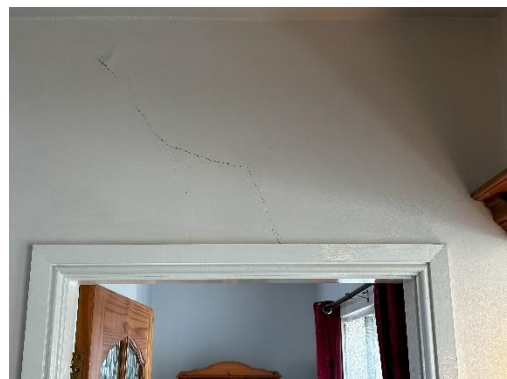
A moisture reading could not be obtained to the external walls at one metre horizontal intervals due to furnishing and household belongings, the extensions has tiled walls so no readings could be taken in this arear therefore moisture readings were limited. NI

Where damp readings were achieved to the ground floor walls which showed a consistent, acceptable moisture reading level below 16 percent.

It is advisable to appoint a specialist timber and damp contractor that is registered with the property care association or an approved governing body to undertake an intrusive survey. The contractor will determine the extent of damp repair work and will provide repair costs. The damp specialist should check all internal and external perimeter walls to the ground floor. The ground floor construction material should also be checked for damp issues.



Pic29 & 30 example moisture readings



Pic31: plaster cracking





## Inside the property

### E4 Floors

The ground floor is a solid floor construction.

The first floor is timber joists with a timber tongue and grooved chipboard or floorboard.

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

The concrete floor has been damaged during the newel post installation. The void should be suitably repaired to prevent a cold/thermal bridge. Cold air from the void can create a cold area in which condensation may form, resulting in mould.

Some creaking and movement to the first floor was noted below the covering which will 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



Pic32: living room



Pic33: passageway



Pic34: dining room

### E5 Fireplaces, chimney breasts and flues

The gas fire and flue were not inspected.

There is a fitted gas fire in the dining room, this was not tested. Your Legal Advisers should make enquires on annual inspection/service records. It is advisable to inspect gas appliances on an annual basis. A rating of three would be applied if the gas appliance had not been serviced or inspected in the last twelve months.

It is also advisable to place a carbon monoxide detector within the same room as the appliance or as the manufacture's instruction recommend.

Any solid fuel appliance fitted since April 2005 will require a document called a Certificate of Compliance.

A certificate was not available for the solid fuel appliance.

It is unknown if the chimney has been swept and the appliance serviced. If not, both should be checked by a Heating Equipment and Testing Approval Scheme (HETAS) Approved servicing engineer and/or chimney sweep.

NI



## Inside the property

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

The kitchen is dated and it may be more beneficial to replace rather than repair.

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.

The inside of the units could not be inspected due to household belongings. NI  
Checks to kitchen appliances (built in) are not part of the homebuyer survey. NI

Several draw fronts require realignment as this can cause the front of the unit to snap away from the draw shelf unit during use

The built-in wardrobes are basic in design but functional. Minor repairs such as hinge realignment and securing of handles are required periodically with all built in wardrobes.



Pic35: Kitchen



Pic36: Utility



Pic37: Wardrobes

2

### E7 Woodwork (for example staircase joinery)

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

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

The existing period balustrade and handrail are not to the current building regulation and may pose as a health and safety risk due to a low handrail height and a large gap between spindles. The current handrail height is 900-1000mm and the gap between spindles is a maximum of 100mm.

The internal door handle is loose to the living room and will require refixing by a competent person to prevent the possibility of entrapment

The tread/going was creaking underfoot. Creaks to stairs components can be very difficult to resolve if the stair soffit is covered over.

The internal doors do not close into the door casing correctly. The doors have twisted. The doors may need to be replaced or re-fitted by a competent person.

2



## Inside the property



Pic38: loose door handles



Pic39: staircase



Pic39: typical skirting board detail

### E8 Bathroom fittings

The bathroom suite is dated and needs repairs. It may be more cost effective to replace the bathroom suite to a modern standard, rather than carryout repairs.

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

A main cause of leaks from a bathroom is failed sanitary sealant. The sealant is prone to splitting and a gap can form. Sanitary sealant should be inspected and renewed on a regular basis, particularly behind the hot and cold-water taps on the shower head wall and to the edge of a shower tray.

The shower enclosure is showing signs of wear and tear and may be defective. The shower enclosure may need to be replaced to prevent water damage to the bathroom floor.

The wash hand basin tap is leaking and in need of repair area causing damage. The wash hand basin tap is in the ground floor WC is fixed shut and not operational.



Pic40: bathroom



Pic41: leaking tap



Pic42: sealed tap

2



## Inside the property

### 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.

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.

**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.



# 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 drainage inspection cover could not be lifted due to the weight of the cover.

## F1 Electricity



**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.

<p>The consumer unit was located on the first floor above the bathroom door at a high level.</p> <p>The smoke alarms to the property had been removed/damaged. The smoke alarms should be fitted at the earliest opportunity.</p> <p>We have not tested the electrical system, appliances or electric heaters/fires and cannot confirm the condition. (Please refer to the service limitations to inspection)</p> <p>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.</p> <p>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.</p> <p>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.</p>	<p>3</p>
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## 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.

3

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.

There is a stove set within the living room chimney breast. The flue and stove should be regularly checked by a HETAS (Heating Equipment Testing and Approvals Scheme) registered engineer. I was not shown any evidence that servicing has been carried out in the last 12 months. Condition rating 3 (further investigation). You should establish whether the home is located in a smokeless zone.

### F3 Water

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.

1

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.

### F4 Heating

Heating is provided to the property by a combination condensing boiler. The boiler was located in the ground floor WC

3

There is also an Air Source heat pump installed, this installation should have been completed by a competent person, copies of the commissioning certificate and electric certificate should be obtained prior to its use, we did not test the system at the time of inspection



# Services

We are not aware of a current test certificate for the heating system.	
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## F5 Water heating

<p>Hot water is provided direct by the boiler.</p> <p>The hot water tap was checked in the kitchen, however hot water was not provided. A competent person should check the water heating.</p> <p>The boiler signalled a low pressure, which should be checked by a competent person.</p> <p>As per the previous section. 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.</p>	<b>3</b>
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## 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.</p> <p>We attempted to inspect the drainage system, however we were not able to due to the weight of the drainage cover.</p> <p>The drainage inspection cover could not be lifted as the cover was not readily moveable.</p> <p>Where access could be obtained, the above ground and below ground foul drainage was found to be clear and free from any serious blockage. However, we cannot comment on serviceability as most of the drainage system is hidden from view. No obvious repairs are needed.</p>	<b>NI</b>
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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

The rear personal gate was locked shut and we were unable to assess its operation.

The rear elevation is enclosed with timber posts, timber rails and timber palings. The fence line is in aged and showing signs of wear and tear. The fence timbers need to be maintained, repaired, and replaced as necessary.

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.

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

# 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

Electrical Certificate

Air source heat pump testing and commission certificates

Energy performance certificate

HETAS installation certificate.

Building regulation completion certificate for any alteration or extensions to the original property's layout

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.

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

Air source heat pump 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.

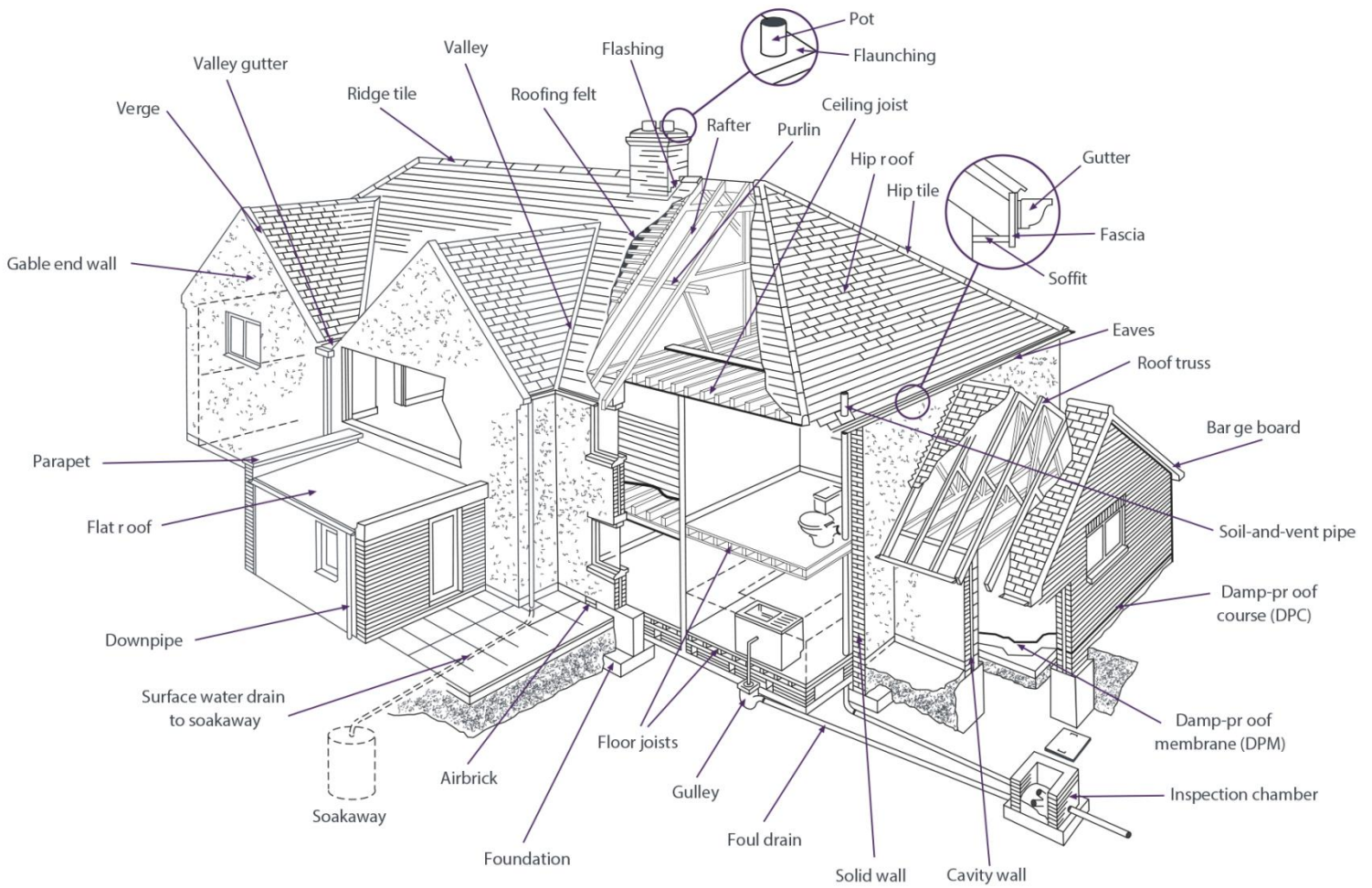
# M

## 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.



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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.

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