LEVEL 2

Your survey report

Property address

[redacted]

Client's name

[redacted]

Inspection date 28/11/2024

Surveyor's RICS number

6744477

3

Aberdare-Mowbray Consultants

Contents

A	About the inspection and report	3
B	Overall opinion	7
C	About the property	13
D	Outside the property	19
E	Inside the property	29
F	Services	40
G	Grounds	46
H	Issues for your legal advisers	50
I	Risks	52
J	Surveyor's declaration	57
K	What to do now	59
L	Description of the RICS Home Survey – Level 2 (survey only) service and terms of engagement	61
M	Typical house diagram	67
	RICS disclaimer	71

A

About the inspection and report

This RICS Home Survey – Level 2 (survey only) has been produced by a surveyor, who has written this report for you to use. If you decide not to act on the advice in this report, you do so at your own risk.

A About the inspection and report

As agreed, this report will contain the following:

- a physical inspection of the property (see 'The inspection' in section L) and
- a report based on the inspection (see 'The report' in section L).

About the report

We aim to give you professional advice to:

- make a reasoned and informed decision on whether to go ahead with buying the property
- take into account any repairs or replacements the property needs, and
- consider what further advice you should take before committing to purchasing the property.

Any extra services we provide are not covered by these terms and conditions, and must be covered by a separate contract.

About the inspection

- We only carry out a visual inspection.
- We inspect roofs, chimneys and other surfaces on the outside of the building from ground level and, if necessary, from neighbouring public property and with the help of binoculars.
- We inspect the roof structure from inside the roof space if there is access (although we do not move or lift insulation material, stored goods or other contents). We examine floor surfaces and under-floor spaces so far as there is safe access to these (although we do not move or lift furniture, floor coverings or other contents). We do not remove the contents of cupboards. We are not able to assess the condition of the inside of any chimney, boiler or other flues. Also, we do not remove secured panels or undo electrical fittings.
- We note in our report if we are not able to check any parts of the property that the inspection would normally cover. If we are concerned about these parts, the report will tell you about any further investigations that are needed.
- We do not report on the cost of any work to put right defects or make recommendations on how these repairs should be carried out. Some maintenance and repairs we suggest may be expensive.
- We inspect the inside and outside of the main building and all permanent outbuildings, but we do not force or open up the fabric of the building. We also inspect the parts of the electricity, gas/oil, water, heating and drainage services that can be seen, but we do not test them.
- To help describe the condition of the home, we give condition ratings to the main parts (the 'elements') of the building, garage and some parts outside. Some elements can be made up of several different parts.
- In the element boxes in sections D, E, F and G, we describe the part that has the worst condition rating first and then briefly outline the condition of the other parts. The condition ratings are described in section B of this report. The report covers matters that, in the surveyor's opinion need to be dealt with or may affect the value of the property.

Reminder

Please refer to your **Terms and Conditions**, that were sent to you at the point you (the client) confirmed your instructions to us (the firm), for a full list of exclusions.

A About the inspection

Surveyor's name

[redacted]

Surveyor's RICS number

6744477

Company name

Aberdare-Mowbray Consultants Ltd

Date of the inspection

28/11/2024

Report reference number

243-2811

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

B

Overall opinion

This section provides our overall opinion of the property, highlights any areas of concern and summarises the condition ratings of the different elements of the property. Individual elements of the property have been rated to indicate any defects, and have been grouped by the urgency of any required maintenance. If an element is made up of a number of different parts (for example, a pitched roof to the main building and a flat roof to an extension), only the part in the worst condition is shown here.

Important note

To get a balanced impression of the property, we strongly recommend that you read all sections of the report, in particular section K, ‘What to do now’, and discuss this with us if required.

B Summary of condition ratings

Overall opinion of property
The property has been presented very well and has been recently refurbished with a modern kitchen, bathroom suite and decoration. 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. The property is traditionally constructed. The roof is a cross gabled design and is completed with a wet ridge system and concrete interlocking tile to the main roof pitch Facia's, bargeboards, and soffits are situated to the roof line and are made from Upvc Windows are a mixture of double glazed Upvc and timber The front door and rear door are also made from Upvc The property also has a Upvc french door set. There is a mono pitch roof above the front door. The damp proof course (DPC) was partially visible, with the material being plastic. Internally the ground floor is a suspended timber, and the first floor is timber construction. A conservatory has been added to the rear of property. The garage has been partially converted to accommodate a utility area 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 (I), 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

Pic1: Driveway

Pic2: Front garden

Pic3: Front elevation

B Summary of condition ratings

To determine the condition of the property, we assess the main parts (the 'elements') of the building, garage and some outside areas. These elements are rated on the urgency of maintenance needed, ranging from 'very urgent' to 'no issues recorded'.

R Documents we may suggest you request before you sign contracts

There are documents associated with the following elements. Check these documents have been supplied by your solicitor before exchanging contracts.

Element no.	Document name	Received
F1	Electrical test certification	
F2	Gas test certification	
F4	Gas boiler servicing certification	
D7	Conservatory installation certificate	
G1	Building control certification	

3 Elements that require urgent attention

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

Element no.	Element name
F1	Electricity
F2	Gas/oil

B Summary of condition ratings

2 Elements that require attention but are not serious or urgent

These elements have defects that need repairing or replacing, but are not considered to be either serious or urgent. These elements must also be maintained in the normal way

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

B Summary of condition ratings

1 Elements with no current issues

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

Element no.	Element name
E2	Ceilings
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
E5	Fireplaces, chimney breasts and flues
F4	Heating
F6	Drainage
G1	Garage

C

About the property

This section includes:

- About the property
- Energy efficiency
- Location and facilities

C About the property

Type of property

The property is a two-storey detached house, constructed in a traditional method. We understand the property is freehold.

A part width conservatory has been added to the rear elevation.

Approximate year the property was built

1983 - 1990

Approximate year the property was extended

Not applicable

Approximate year the property was converted

Not applicable

Information relevant to flats and maisonettes

Not applicable

Construction

The property is traditionally constructed.

The roof is a gable design and is completed with a dry ridge system and concrete interlocking tile to the main roof pitch.

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

Rainwater guttering and downspouts are Upvc.

Windows are double glazed Upvc.

The property façade is constructed from brickwork.

The front door and rear door are also made from Upvc

The property also has a Upvc french door set.

C About the property

There is a mono pitch roof above the front door.

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

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

A conservatory has been added to the rear of property.

The garage has been partially converted to accommodate a utility area

Accommodation

	Living rooms	Bed-rooms	Bath or shower	Separate toilet	Kitchen	Utility room	Conser-vatory	Other
Lower ground								
Ground	1			1	1	1	1	
First		3	1	1				
Second								
Third								
Other								
Roof space								

C Energy efficiency

We are advised that the property's current energy performance, as recorded in the EPC, is as stated below.

We have checked for any obvious discrepancies between the EPC and the subject property, and the implications are explained to you.

Energy efficiency rating

70C

Issues relating to the energy efficiency rating

Not applicable.

Mains services

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

X	Gas	X	Electric	X	Water	X	Drainage

Central heating

X	Gas		Electric		Solid Fuel		Oil		None

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

Not applicable

Other energy matters

Not applicable

C Location and Facilities

Grounds

The property has a medium sized garden area with shrubs and metal railings/fence bordering the footpath. Access to the property is via a block paved driveway which also leads to an integral garage.

The rear garden has a block paved path and patio area, lawn and mature plants and shrubs. The garden is enclosed on all sides by a timber post, rail, and paling fence.

Pic1: Front elevation

Pic2: Rear garden

Pic3: Rear elevation

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 0.9 km
Secondary school are within 2.4 km
Shopping facilities are within 1.8km

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

Nursery schools are more than 3.1km
Railway transport is more than 4.7km
Shopping facilities (main supermarkets) are more than 4.1km

Local environment

C Location and Facilities

Relevant information from our desktop search indicates:

UK Radon Maps showed a maximum radon potential within a 1km map of the property to be

less than 1% which is the lowest band of radon potential. Therefore, no protection is required within the building regulations.

The percentages mean that 3 to 5 properties (3-5 properties are an example should the reading be 3-5%) within 100 houses in the area, or within the radon map grid requires radon protection. It is worth noting properties in the further surrounding area will also be in the same radon measures.

Radon is a colourer less gas, odourless gas that is formed by the radioactive decay of the small amounts of uranium that occur naturally in all rocks and soils. Any exposure to this type of radiation is a risk to health - radiation is a form of energy and can cause damage in living tissues increasing the risk of cancer.To check an individual address, go to UKRadon.org or for more information visit www.ukradon.org

Your legal adviser should undertake searches of the area to determine the radon percentage to the property.

A radon risk search for the property can be obtained for £3.90 plus VAT from the website: www.ukradon.org Select the order a report green icon box.

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

To order a more detailed risk flood data analysis, follow the instruction within the website: flood-map-for-planning.service.gov.uk and once the flood zone has been stated, select the green icon box to order a more detailed data analysis. The analysis will provide information on the last flood date, defence measures and flood depths to individual properties with the associated flood risk percentage.

The property is located in a coalfield consultation area.

A noise level search was carried out and the area around the property was not significant enough to be highlighted in a noise and air quality survey.

Japanese knotweed which is invasive to gardens and causes structural damage to properties has been recorded within the area, in particular within

Planning searches to the area have not been carried out.

The Police crime map has not been checked for the area. To view crime statistics please go to Police.uk crime map www.police.uk and type in a post code and select crime map.

The local environment searches should be discussed further, and confirmed with your legal adviser to ensure the recorded information is correct and does not affect the properties future saleability.

D

Outside the property

D Outside the property

Limitations on the inspection

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

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

The rear elevation of the main 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 conservatory roof structure could not be inspected due to be being fully plastered. **NI**

The internal blinds to the conservatory doors and windows have not been checked. The blinds are not part of the home buyers survey. **NI**

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

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

D Outside the property

D1 Chimney stacks

1 2 3 NI

The property did not have a chimney stack.	NA

D2 Roof coverings

2

The roof is a gable design and is completed with a dry ridge system and interlocking tile to the main roof pitch.

The covering appeared to be in a reasonable condition.

The roof covering (bottom row of slate) to the gutter profile junction could not be seen due to the height of the roof. We therefore cannot comment on the rainwater discharge to the gutter profile.

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

Moss was visible to the ridge 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 lead flashing appears to have stained/corroded which is a common issue due to the age of the property, lead should be regularly maintained by cleaning and applying an oil solution to prevent its deterioration over time.

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

Mono pitched roof over garage

Front elevation

Staining of lead work

D Outside the property

Valley could not be inspected

Mon pitch roof over front door

Rear elevation

D3 Rainwater pipes and gutters

2

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

The roof covering (bottom row) to the gutter profile junction could not be seen due to the height of the roof. We therefore cannot comment on the rainwater discharge to the gutter profile. **NI**

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

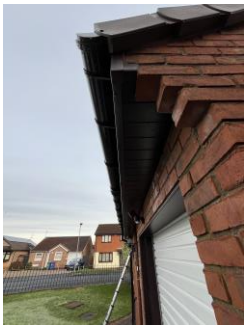
There appeared to be vegetation within the rainwater channel. A blocked or restricted gutter channel can cause water to build and overflow to the rear side of the guttering profile which may lead to internal damp patches or water penetration. The guttering should be cleaned at the first opportunity.

Gulleys have been covered to prevent debris build up, where covers could be removed, they appeared clear and flowing adequately.

The rear elevation rainwater discharges into the conservatory gutter system, this should be checked to ensure it is adequate to cope with the water discharging.

Standing water present in guttering

Upvc fascias



Upvc Soffits

D Outside the property

Main roof discharges into conservatory guttering system

Drain covers over gulleys

Drain covers over gulleys

D4 Main walls

2

There are no cavity tray perpendicular (perpend) weep holes above the windows and meter box cupboards. The function of a weep hole is to allow any moisture within the cavity tray construction to drain externally.

Cavity trays where not a requirement of the building regulation until 1985, therefore the property may not have cavity trays installed.

Should a leak occur internally above the window head or metre box, then a cavity tray system should be installed by a competent person.

The masonry walls are constructed from brick to the external and assumed brick to the internal wall. The overall wall thickness is 330mm which would indicate a cavity construction.

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

The external level is not 150mm below the internal ground floor level. The 150mm gap reduces moisture and rainwater splash back 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.

There were several brick faces that had blown/de-faced. Should the bricks become porous in the future, then the bricks will need replacing by a suitability qualified person to prevent water ingress.

A French door has been installed after the original property construction. The brick work has been cut and removed from the original opening. This may have resulted in masonry tie wires being removed and the damp proof course being damaged.

The brick work has been patched repaired

The extractor ducting external covers are missing/damaged. An open extractor duct can be damaged by bird and insect entry and the ducting material can decay due to standing rainwater. The ducting and internal extractor unit should be checked by a competent person. The external louvers should be replaced with a flap system which do not allow water ingress into the ducting.

D Outside the property

Patches of blown brick face

Patch repair

Damaged extractor grill

DPC 73mm above ground level

Low DPC height

DPC could not be seen to conservatory base

D5 Windows

The property has Upvc double glazed windows.

2

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

The window openers did not operate correctly. The components are stiff, the hinges may need to be replaced, cleaned, lubricated, by a competent person.

Several window components have rusted (fixing screws), I would recommend the hinges, handles and components are cleaned, serviced, replaced and lubricated by a competent person.

D Outside the property

Rear elevation window

External beading

Front elevation window

Cloak window

Lead dressed windows

Corrosion on handle

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.

D Outside the property

D6 Outside doors (including patio doors)

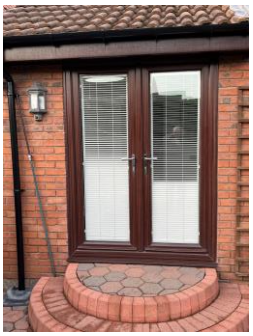
The front door is Upvc and the rear French door is Upvc.

A timber door is installed to side elevation, this appears to have been blocked up internally NI

The timber door casing has minor timber rot/decay. The casing may be repaired or need to be replaced. The timber decay and rot will decay further if left untreated which will lead to water ingress.

2

Front door



Rear French doors

Timber door on side elevation showing decay to weather board

View from inside of front door

D Outside the property

D7 Conservatory and porches

2

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

The conservatory roof structure could not be inspected due to be being fully plastered. **NI**

The internal blinds to the conservatory doors and windows have not been checked. The blinds are not part of the home buyers survey. **NI**

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

Checks should be made with the conservatory designer and installer to ensure they are accredited with a competent person scheme and that the structure can facilitate the roof covering weight and that the covering is included in the warranty.

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

The conservatory is not separated by external doors to the main property. The conservatory may now require building regulation approval and checks should be made with the local authority building control. The conservatory must be separated with external doors to be exempt from building control approval.

The DPC height appears less than 150mm. Conservatory structures that are masonry should have a gap between the damp proof course (DPC) to the finished ground floor level of a 150mm. The gap height of 150mm and the DPC membrane is to prevent moisture capillary action being drawn upwards into the masonry and to prevent rainfall that may bounce/splash and saturate the structure beyond the 150mm height. Should damp or moisture penetration occur within the conservatory habitable space, it may be necessary to reduce the external ground level to ensure a gap of a 150mm is achieved and to check the cavity is clear from mortar debris. Reducing ground levels may also affect drainage coverage, expose foundations to external walls, and increase external step heights. Therefore, it is advisable to seek specialist advice

Rear elevation

Rear elevation

DPC could not be seen

D Outside the property

 Internal windows and blinds	 Doors	 Plastered ceilings	

D8 Other joinery and finishes

Not Applicable	**NA**

D9 Other

Not Applicable	**NA**

E

Inside the property

Inside the property

Limitations on the inspection

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

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

The roof structure has not been examined in its entirety due to safe access and house hold belongings or moisture readings taken where to the timbers closest to the loft access hatch. I was unable to enter the roof space. NI

The kitchen roof structure has not been examined due to no access. NI

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

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

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

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

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

E1 Roof structure

1 2 3 NI

The roof structure is truss roof system, covered with felt, battens and tile. I could not gain safe access to the roof structure as the access was unsafe due to house holder belongings. The roof structure has therefore been inspected with limited access from the loft hatch opening. Weight placed on the timber ceiling cords can result in cracked and damage to the plaster ceilings below. Timber moisture readings were taken from timbers closest to the roof structure inspection hatch. NI There were household belongings stored within the roof space, which restricted the survey. The roof structure is a cold space and household belongings are likely be damaged by condensation resulting in mould spores. The roof structure should also remain clear to ensure cross ventilation and the ceiling cords are not designed for additional weight and deflection which can cause cracking to the plaster ceiling below. A sample moisture level reading was taken to accessible roof timbers nearest the loft hatch. The reading showed a satisfactory moisture content level of 12 percent. The lateral restraint straps did not appear to have adequate block bearing, restraint straps should be held fast on the inside of the cavity by a full and complete masonry unit, the strap appears to bear on to a mortar joint, straps ensure the roof structure and gable masonry are restrained/tied	2

Inside the property

together which provides an additional masonry restraint. It is advisable to appoint a competent person to provide the additional fixings.

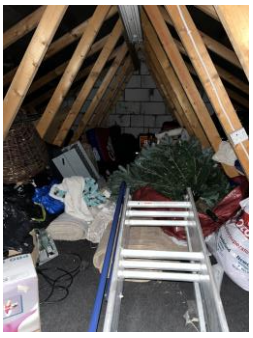
There is a timber shake running down the length of the first truss (in front of loft hatch). The timber shake/split should be examined by a competent person to ensure the structural integrity and loading of the truss section has not been compromised in any way. A timber or steel cleat may be required or other remedial work.

The loft is boarded with a floor decking, the space between the plastered ceiling and decking board is less than 270mm. This means the insulation will not meet the recommended depth standards for keeping the ceiling adequately insulated. Squashed insulation can lose up to 50% thermal efficiency as the insulation works by trapping warm air inside. Should the decking boarding become wet to the underside then a ventilation gap should be introduced between the insulation and boarding decking. Should cracking or deflection occur to the ceiling below then bracing should be introduced to strengthen the ceiling span

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

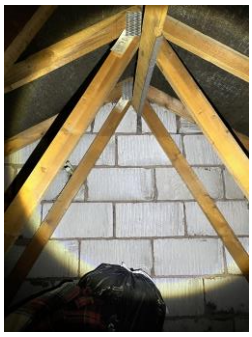
It is advisable to appoint a reputable roofing contractor that is registered with the National Federation of Roofing Contractors or an approved governing body to assess the entire roof covering (including elevations and extensions) condition, ventilation, repair costs and remaining product/material lifespan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

Insulated loft hatch



Limited access

Boarded walk way



Restraint strap on mortar

12% moisture reading

Loose electrical connection

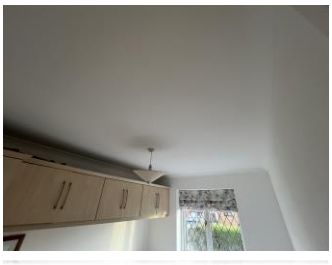
Inside the property

E2 Ceilings

There are ceilings within the property that are plastered and painted. There was no significant cracking to the ceilings. The decoration is to a good standard.

There were some lines, minor cracks, and indentations to the ceiling. The indentations may be filled, sanded back and painted over. This may be a reoccurring repair.

1

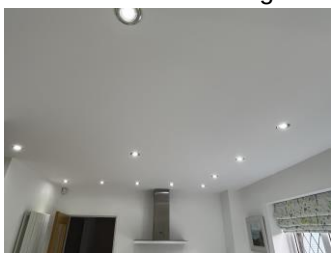


Bedroom 2 ceiling

Bedroom 2 ceiling

Ensuite ceiling (cladded)

Bedroom 1 ceiling



Kitchen ceiling

Thermal crack above stairs

Inside the property

E3 Walls and partitions

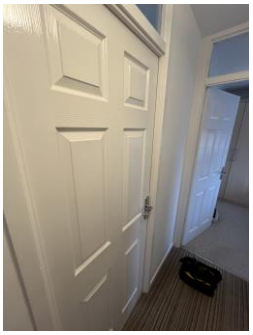
The external walls have been drylined with a plasterboard. A dryline system reduces the accuracy of a moisture meter reading due to the cavity void behind the plasterboard to the original wall. An invasive survey would be necessary to accurately determine the wall moisture level.

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

A moisture reading could not be obtained to the external walls at one metre horizontal intervals due to furnishing and household belongings, therefore moisture readings were limited. NI

An opening had been formed and altered within the property. Checks should be made to ensure the alteration has been authorised by building control.

2



First floor hall

Landing

Opening created

Hallway

Inside the property

E4 Floors

The ground floor is a suspended timber floor and a solid floor construction to the utility area.

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

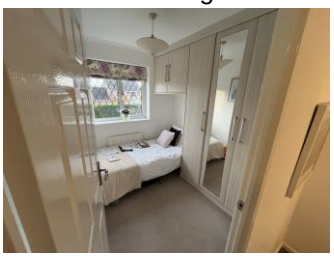
It could not be confirmed how the concrete floor in the utility room has been constructed Checks should be made to ensure the alteration has been authorised by building control.

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.

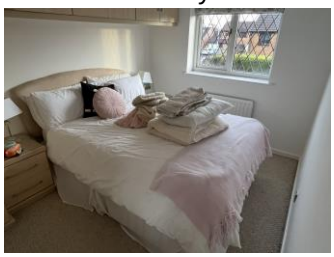
2

Landing

hallway



Carpeted bedroom



Carpeted bedroom

E5 Fireplaces, chimney breasts and flues

Inside the property

The gas fire and flue were not inspected.

There is a fitted gas fire in the living 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.

NI

Gas fire

Gas capped off

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

Inside the property

The kitchen is modern and in a good condition.

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

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

The extractor unit operated when turned to 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 inside of the property. Once the warm moisture laden air, meets a cold surface, saturation of the surface capillaries can occur, leading to mould spores (especially window openings). 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 unit.

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

The wardrobes are a bespoke construction and are functional. Minor repairs such as hinge realignment and securing of handles are required periodically with all built in wardrobes.

The wardrobes are full to capacity. As a result, the wardrobe construction cannot be checked, minor repairs such as drawer reassembly may be required or hinge repairs. (Where a hinge has been pulled away from the wardrobe side, a bolt replacement will remedy the defect).NI

Kitchen

Kitchen

Utility

Bedroom 1

Bedroom 2

Bedroom 3

E7 Woodwork (for example staircase joinery)

Inside the property

2

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

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

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

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

The latch mechanism has also failed to the downstairs WC door. All doors within the property should be checked to and the latch replaced accordingly to prevent entrapment.

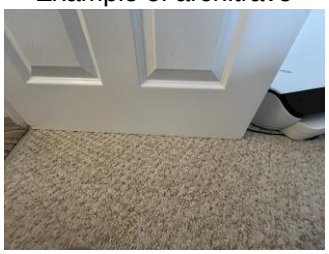
Modern balustrade

Skirting board

Example of architrave

Example of doors

Broken latch



Tight to floor covering

Inside the property

E8 Bathroom fittings

The bathroom sanitary ware and fittings are modern and functional.

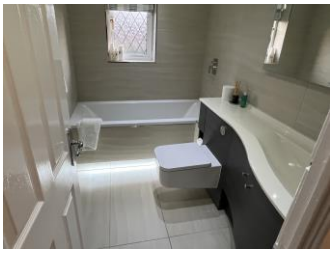
The shower head and bathroom fittings were not tested during the inspection. The shower head should be suitably cleaned, and hot water should be run through the system to ensure bacteria such as legionella is not present.

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.

A shower screen has not been installed to the main bathroom, care should be taken when in use, screens are designed to retain water within the confides of the wet area and over spillage can lead to the damage elsewhere.

An extractor fan has not been installed to the downstairs WC. Extractors are designed to stop excess moisture to build up within the air and circulate around the property structure**.**

2



Main bathroom

Shower head and bath installation

Downstairs WC

Ensuite shower enclosure

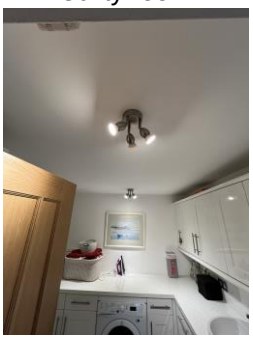
Inside the property

E9 Other

It cannot be determined on the construction techniques used to create the utility room and checks should be made with the Local Authority Building Control for its authorisation. 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**

Utility room

Utility room



Utility room

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

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 garage at high level, due to household belongings we could not gain access.

3

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)

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

The score is to emphasise the importance of obtaining a current electrical certificate from an electrician registered with a competent person scheme. A competent person can also provide a condition report of the remaining service life of the system and provide costings for any remedial works.

You should ask the current owner for recent copies of any available test certificates. The electrics should be tested every ten years for an owner-occupied home, and every five years for rented property.

Consumer unit

Services

F2 Gas/oil

***Safety warning**: All gas and oil appliances and equipment should be regularly inspected, tested, maintained and serviced by a registered 'competent person' in line with the manufacturer's instructions. This is important to make sure that the equipment is working correctly, to limit the risk of fire and carbon monoxide poisoning, and to prevent carbon dioxide and other greenhouse gases from leaking into the air. For more advice, contact the Gas Safe Register for gas installations, and OFTEC for oil installations.*

The gas meter was located internally with the utility cupboard 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 by a registered gas safe engineer before the exchange of contracts. A gas safe engineer 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. It is also 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

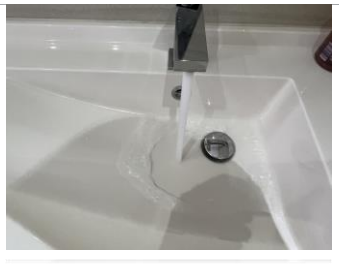
Location of gas meter

Gas meter

F3 Water

We found the internal stop tap (stop valve/stopcock) within the kitchen cupboards. 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



Running warm water

Location of stop tap

F4 Heating

NI

Heating is provided to the property by a gas boiler. The boiler was located in the utility

The heating comprises of a traditionally pumped hot water system with radiators

We have not undertaken any tests of the system and cannot comment on its full working order.

There was not a current boiler service certificate available at the time of our inspection. It is advisable before the exchange of contracts to obtain a boiler service certificate which includes a condition report on all radiator components.

The radiators to the property were not heated at the time of the survey.

Boiler

No warnings on display

Services

F5 Water heating

Hot water is provided direct by the boiler.

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

The hot water tap was checked in the kitchen, however hot water was not provided. A competent person should check the water heating.

1

1

2

1

F6 Drainage

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

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 weight of the drainage cover.

Manholes to rear

Manholes to front

NI

Services

F7 Common services

Not applicable	**NA**

G

Grounds

(including shared areas for flats)

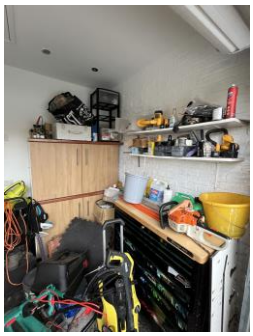
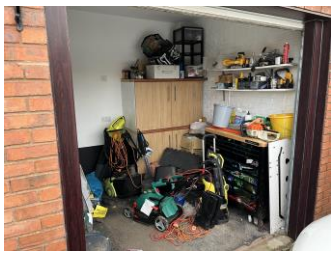
G Grounds (including shared areas for flats)

Limitations on the inspection

Not applicable.

G1 Garage

1 2 3 NI

The garage was heavily furnished with storage shelves and household items, therefore the garage could not be inspected in its entirety, NI The garage has been partially converted and as per the utility, checks should be made with the local authority building control for its authorisation.  Integral garage  Limited access  Utility room  Limited access	**NI**

G2 Permanent outbuildings and other structures

Not Applicable	**NI**

G Grounds (including shared areas for flats)

G3 Other

The side personal gate had timber decay and rot and has not been maintained, repaired, or painted on a regular basis. The gate will need to be repaired/replaced for security and maintained on an annual basis or when timber repairs are necessary. The rear elevation is enclosed with timber posts, timber rails and timber palings. The fence line is in an aged condition. The fence timbers need to be maintained, repaired, and replaced as necessary. Block paving need regular maintenance for use. Paving to the path and drive were loose which may cause a fall. Uneven and loose paving flags should be lifted, and an adequate base stone/mortar bed should be provided before re-laying. It was noted that a mature evergreen conifer was situated to the front garden rear garden. Tree water demands can influence the clay volume causing heave and shrinkage which can influence a structure, drainage, and external paths. Advice should be sought from an Arborist to reduce/remove the trees. Japanese Knotweed, Giant hogweed, or any other invasive plant: We did not observe the presence of any Japanese Knotweed, Giant Hogweed or any other invasive or hazardous plants during our inspection. However, we are not horticultural experts and cannot comment if there are any such plants hidden within the garden. You are responsible for the plants on your property and must ensure that you control their spread according to legislation and avoid damage to neighbouring properties. Japanese knotweed is an invasive and resilient weed. Its roots and rhizomes can grow to a depth of 2m. Even after herbicide treatment has “eradicated” the aerial and surface growth, the deep underground rhizomes can remain in a viable state and may do so for up to twenty years. It can re-emerge and regrow on its own accord at any time and especially if the contaminated ground is disturbed. If knotweed is left to grow untreated for a number of years, it has the potential to cause damage to drain, paving, paths, driveways and poorly constructed boundary walls. For this reason, if Japanese knotweed is growing on your property, it should not be ignored. When buying a property, the presence of any known Japanese knotweed should be stated by the current owner in the responses to the TA6 form provided to your solicitor. If Japanese knotweed or other invasive plants are found to be growing on the property or the neighbouring properties, this can cause issues in obtaining mortgage finance. The lender may insist that a management plan by a professional eradication company backed by a transferable guarantee is in place. It is most common for this plan to be provided by the seller before the purchase is completed.	2

G Grounds (including shared areas for flats)

Loose paving

Personnel gate does mot close correctly

Timber fencing

Evergreens

H

Issues for your legal advisers

We do not act as a legal adviser and will not comment on any legal documents. However, if, during the inspection, we identify issues that your legal advisers may need to investigate further, we may refer to these in the report (for example, to state you should check whether there is a warranty covering replacement windows). You should show your legal advisers this section of the report.

Issues for your legal advisers

H1 Regulation

Your legal advisor should make enquiries for the following approval/certification

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

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

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

H2 Guarantees

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

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

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

H3 Other matters

Your legal advisor should check or confirm the following:

Confirm the property status is freehold/leasehold

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

Risks

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

I Risks

I1 Risks to the building

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

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

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

G1 Garage
G2 Permanent outbuildings and other structures
G3 Other

H1 Regulation
H2 Other
H3 General

I Risks

I2 Risks to the grounds

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

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

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

G1 Garage
G2 Permanent outbuildings and other structures
G3 Other

H1 Regulation
H2 Other
H3 General

I Risks

I3 Risks to people

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

E1 Roof structure
E2 Ceilings
E3 Walls and partitions
E4 Floors
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

I Risks

Not Applicable

J

Surveyor’s declaration

J Surveyor's declaration

Surveyor's RICS number

6744477

Phone number

07947 597 802

Company

Aberdare Mowbray Consultants Ltd

Surveyor's Address

[redacted]

Qualifications

IEng, FCABE, MCIOB, AssocRICS, MInstRE

Email

info@A-MConsultants.co.uk

Website

www.a-mconsultants.co.uk

Property address

[redacted]

Client's name

[redacted]

Date this report was produced

02/12/24

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

Signature

[redacted]

K

What to do now

Further investigations and getting quotes

We have provided advice below on what to do next, now that you have an overview of any work to be carried out on the property. We recommend you make a note of any quotations you receive.

Getting quotations

The cost of repairs may influence the amount you are prepared to pay for the property. Before you make a legal commitment to buy the property, you should get reports and quotations for all the repairs and further investigations the surveyor may have identified. You should get at least two quotations from experienced contractors who are properly insured.

You should also:

- ask them for references from people they have worked for
- describe in writing exactly what you will want them to do and
- get them to put their quotation in writing.

Some repairs will need contractors who have specialist skills and who are members of regulated organisations (for example, electricians, gas engineers, plumbers and so on). You may also need to get Building Regulations permission or planning permission from your local authority for some work.

Further investigations and what they involve

If we are concerned about the condition of a hidden part of the building, could only see part of a defect or do not have the specialist knowledge to assess part of the property fully, we may have recommended that further investigations should be carried out to discover the true extent of the problem.

This will depend on the type of problem, but to do this properly, parts of the home may have to be disturbed, so you should discuss this matter with the current owner. In some cases, the cost of investigation may be high.

When a further investigation is recommended, the following will be included in your report:

- a description of the affected element and why a further investigation is required
- when a further investigation should be carried out and
- a broad indication of who should carry out the further investigation.

Who you should use for further investigations

You should ask an appropriately qualified person, although it is not possible to tell you which one. Specialists belonging to different types of organisations will be able to do this. For example, qualified electricians can belong to five different government-approved schemes. If you want further advice, please contact the surveyor.

L

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

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

The service

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

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

The surveyor who provides the RICS Home Survey – Level 2 (survey only) service aims to give you professional advice to help you to:

- make an informed decision on whether to go ahead with buying the property
- take into account any repairs or replacements the property needs, and
- consider what further advice you should take before committing to purchasing the property..

Any extra services provided that are not covered by the terms and conditions of this service must be covered by a separate contract.

The inspection

The surveyor inspects the inside and outside of the main building and all permanent outbuildings, recording the construction and significant visible defects that are evident. This inspection is intended to cover as much of the property as is physically accessible. Where this is not possible, an explanation is provided in the 'Limitations on the inspection' box in the relevant section of the report.

The surveyor does not force or open up the fabric of the building. This includes taking up fitted carpets, fitted floor coverings or floorboards; moving heavy furniture; removing the contents of cupboards, roof spaces, etc.; removing secured panels and/or hatches; or undoing electrical fittings.

If necessary, the surveyor carries out parts of the inspection when standing at ground level, from adjoining public property where accessible. This means the extent of the inspection will depend on a range of individual circumstances at the time of inspection, and the surveyor judges each case on an individual basis.

The surveyor uses equipment such as a damp meter, binoculars and torch, and uses a ladder for flat roofs and for hatches no more than 3m above level ground (outside) or floor surfaces (inside) if it is safe to do so.

If it is safe and reasonable to do so, the surveyor will enter the roof space and visually inspect the roof structure with attention paid to those parts vulnerable to deterioration and damage. Although the surveyor does not move or lift insulation material, stored goods or other contents.

The surveyor also carries out a desk-top study and makes oral enquiries for information about matters affecting the property.

Services to the property

Services are generally hidden within the construction of the property. This means that only the visible parts of the available services can be inspected, and the surveyor does not carry out specialist tests. The visual inspection cannot assess the efficiency or safety of electrical, gas or other energy sources. It also does not investigate the plumbing, heating or drainage installations (or whether they meet current regulations); or the internal condition of any chimney, boiler or other flue.

L

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

Outside the property

The surveyor inspects the condition of boundary walls, fences, permanent outbuildings and areas in common (shared) use. To inspect these areas, the surveyor walks around the grounds and any neighbouring public property where access can be obtained. Where there are restrictions to access (e.g. a creeper plant prevents closer inspection), these are reported and advice is given on any potential underlying risks that may require further investigation.

Buildings with swimming pools and sports facilities are treated as permanent outbuildings and are therefore inspected, but the surveyor does not report on the leisure facilities, such as the pool itself and its equipment internally and externally, landscaping and other facilities (for example, tennis courts and temporary outbuildings).

Flats

When inspecting flats, the surveyor assesses the general condition of the outside surfaces of the building, as well as its access and communal areas (for example, shared hallways and staircases that lead directly to the subject flat) and roof spaces, but only if they are accessible from within and owned by the subject flat. The surveyor does not inspect drains, lifts, fire alarms and security systems.

External wall systems are not inspected. If the surveyor has specific concerns about these items, further investigation will be recommended before making a legal commitment to purchase.

Dangerous materials, contamination and environmental issues

The surveyor does not make any enquiries about contamination or other environmental dangers. However, if the surveyor suspects a problem, they should recommend further investigation.

The surveyor may assume that no harmful or dangerous materials have been used in the construction, and does not have a duty to justify making this assumption. However, if the inspection shows that such materials have been used, the surveyor must report this and ask for further instructions.

The surveyor does not carry out an asbestos inspection and does not act as an asbestos inspector when inspecting properties that may fall within *The Control of Asbestos Regulations* 2012 ('CAR 2012'). However, the report should properly emphasise the suspected presence of asbestos containing materials if the inspection identifies that possibility. With flats, the surveyor assumes that there is a 'dutyholder' (as defined in CAR 2012), and that there is an asbestos register and an effective management plan in place, which does not present a significant risk to health or need any immediate payment. The surveyor does not consult the dutyholder.

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

The report

The surveyor produces a report of the inspection results for you to use, but cannot accept any liability if it is used by anyone else. If you decide not to act on the advice in the report, you do this at your own risk. The report objectively describes the condition of the elements and provides an assessment of the relative importance of the defects/problems. Although it is concise, the RICS Home Survey – Level 2 (survey only) report does include advice about repairs or any ongoing maintenance issues. Where the surveyor is unable to reach a conclusion with reasonable confidence, a recommendation for further investigation should be made.

Condition ratings

The surveyor gives condition ratings to the main parts (the 'elements') of the main building, garage and some outside elements. The condition ratings are described as follows:

- **R** – Documents we may suggest you request before you sign contracts.
- **Condition rating 3** – Defects that are serious and/or need to be repaired, replaced or investigated urgently. Failure to do so could risk serious safety issues or severe long-term damage to your property. Written quotations for repairs should be obtained prior to legal commitment to purchase.
- **Condition rating 2** – Defects that need repairing or replacing but are not considered to be either serious or urgent. The property must be maintained in the normal way.
- **Condition rating 1** – No repair is currently needed. The property must be maintained in the normal way.
- **NI** – Elements not inspected.

The surveyor notes in the report if it was not possible to check any parts of the property that the inspection would normally cover. If the surveyor is concerned about these parts, the report tells you about any further investigations that are needed.

Energy

The surveyor has not prepared the Energy Performance Certificate (EPC) as part of the RICS Home Survey – Level 2 (survey only) service for the property. Where the EPC has not been made available by others, the most recent certificate will be obtained from the appropriate central registry where practicable. If the surveyor has seen the current EPC, they will review and state the relevant energy efficiency and rating in this report. In addition, as part of the RICS Home Survey – Level 2 (survey only) service, checks are made for any obvious discrepancies between the EPC and the subject property, and the implications are explained to you.

L

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.

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

Standard terms of engagement

1 The service – the surveyor provides the standard RICS Home Survey – Level 2 (survey only) service described in this section, unless you agree with the surveyor in writing before the inspection that the surveyor will provide extra services. Any extra service will require separate terms of engagement to be entered into with the surveyor. Examples of extra services include:

- costing of repairs
- schedules of works
- supervision of works
- re-inspection
- detailed specific issue reports and
- market valuation and reinstatement costs.

2 The surveyor – The service will be provided by an AssocRICS, MRICS or FRICS member of the Royal Institution of Chartered Surveyors (RICS) who has the skills, knowledge and experience to survey and report on the property.

3 Before the inspection – Before the inspection, you should tell us if there is already an agreed or proposed price for the property, and if you have any particular concerns about the property (such as a crack noted above the bathroom window or any plans for extension).

4 Terms of payment – You agree to pay our fee and any other charges agreed in writing.

5 Cancelling this contract – You should seek advice on your obligations under *The Consumer Contracts (Information, Cancellation and Additional Charges) Regulations 2013* ('the Regulations') *and/or the Consumer Rights Act* 2015 in accordance with section 2.6 of the current edition of the *Home survey standard* RICS professional statement.

6 Liability – the report is provided for your use, and the surveyor cannot accept responsibility if it is used, or relied upon, by anyone else.

Note: These terms form part of the contract between you and the surveyor.

This report is for use in the UK

Complaints handling procedure

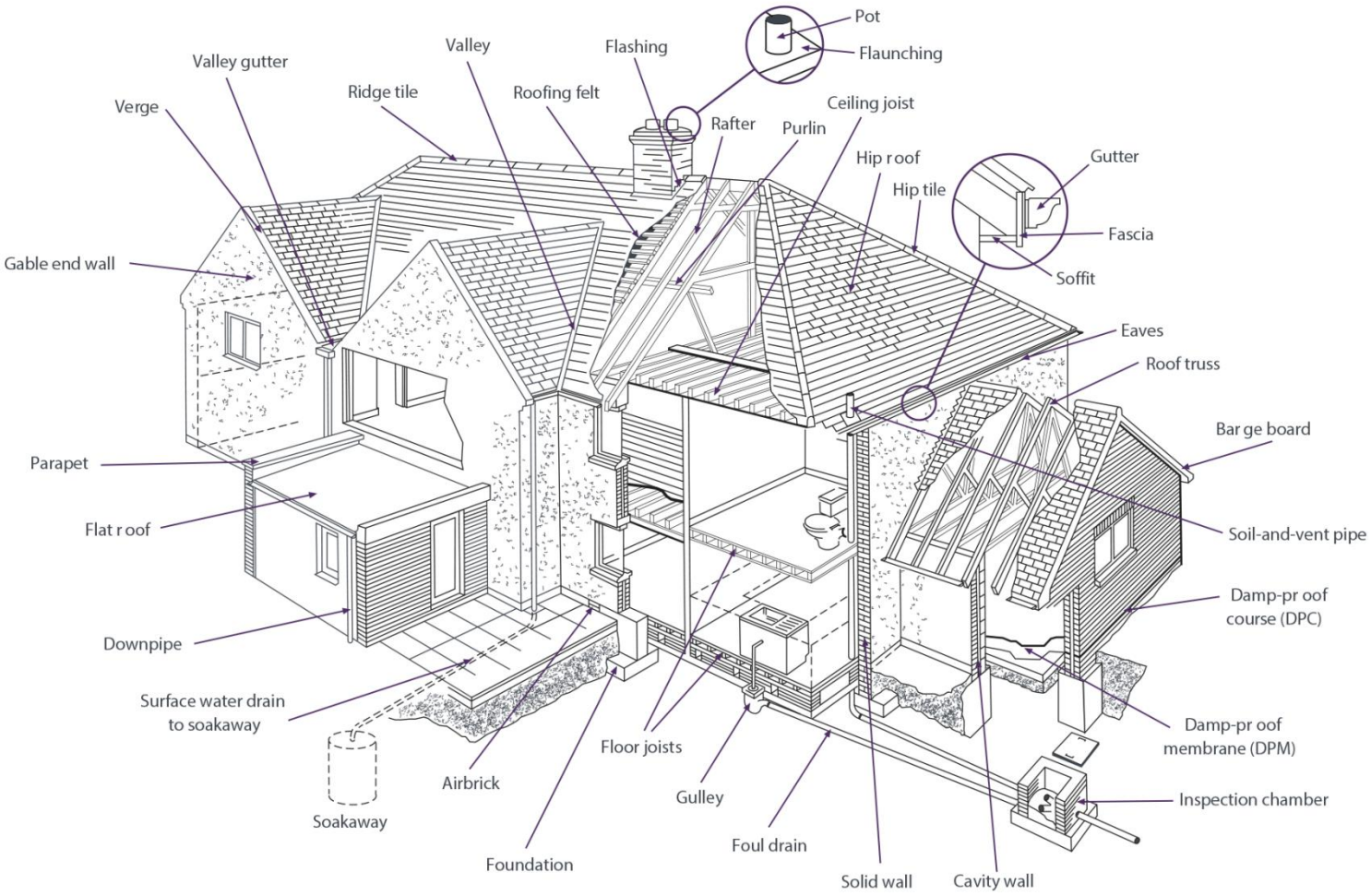
The surveyor will have a complaints handling procedure and will give you a copy if you ask for it. The surveyor is required to provide you with contact details, in writing, for their complaints department or the person responsible for dealing with client complaints. Where the surveyor is party to a redress scheme, those details should also be provided. If any of this information is not provided, please notify the surveyor and ask for it to be supplied.

M

Typical house diagram

M 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...

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.

This document is issued in blank form by the Royal Institution of Chartered Surveyors (RICS) and is available only to parties who have signed a licence agreement with RICS.

RICS gives no representations or warranties, express or implied, and no responsibility or liability is accepted for the accuracy or completeness of the information inserted into the document, or any other written or oral information given to any interested party or its advisers. Any such liability is expressly disclaimed.