



LEVEL 2

# Your survey report

Property address

[Redacted]

Client

[Redacted]

Inspection date

01/03/2025

Surveyor's RICS number

6744477



2

# Contents

<b>A</b>	About the inspection and report _____	3
<b>B</b>	Overall opinion _____	7
<b>C</b>	About the property _____	12
<b>D</b>	Outside the property _____	18
<b>E</b>	Inside the property _____	32
<b>F</b>	Services _____	52
<b>G</b>	Grounds _____	58
<b>H</b>	Issues for your legal advisers _____	63
<b>I</b>	Risks _____	65
<b>J</b>	Surveyor's declaration _____	70
<b>K</b>	What to do now _____	72
<b>L</b>	Description of the RICS Home Survey – Level 2 (survey only) service and terms of engagement _____	74
<b>M</b>	Typical house diagram _____	80
	RICS disclaimer _____	84

# 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

Neil Horsfall

### Surveyor's RICS number

6744477

### Company name

Aberdare-Mowbray Consultants Ltd

### Date of the inspection

01/03/2025

### Report reference number

243-1325

### 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



### 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

This property needs extensive refurbishment works. The kitchen units and the bathroom suite are not fit for purpose and will need to be replaced or extensive repair works.

There are several areas of work that remain incomplete and will need to be addressed

It is likely electrical system needs inspecting and remedial works could be required and plaster work will be required. The windows and doors also should be replaced to improve security, thermal efficiency, and appearance.

The main roof needs repair works.

The render coating has cracked to several area and will require repair works.

The timber windows are showing signs of decay and timber rot. It may be more beneficial to replace rather than carry out repairs.

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

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

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

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

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

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

Liability cannot be accepted for not inspected elements (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

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
E5	HETAS certificate (class 1 fuel burner)	
F1	Electrical test certification	
F2	Gas test certification	
F4	Gas boiler servicing certification	
G3	Building control certification	



### 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
E5	Fireplaces, chimney breasts and flues
F1	Electricity
F2	Gas/oil
G3	Garage

# 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
D7	Conservatory and porches
D8	Other joinery and finishes
E1	Roof structure
E2	Ceilings
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
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
F4	Heating
F6	Drainage
G2	Permanent outbuildings and other structures

# C

## About the property

**This section includes:**

- About the property
- Energy efficiency
- Location and facilities



## About the property

### Type of property

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

The rear and side elevation has a double and single storey extension, that accommodates the master bedroom, ensuite and the kitchen.

### Approximate year the property was built

Between 1975 - 1985

### Approximate year the property was extended

2012 - 2018

### 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 multi-pitch design incorporating hips, valleys and cable design and is completed with a wet ridge and tile system to the original roof line, a dry ridge system and tile has been adopted over the extension roof.

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

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

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

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

Window frames are a mixture of double glazed Upvc and timber

There is a mono pitch roof and porch structure above the original front door.

The damp proof course (DPC) was partially visible, with the material being bitumen and plastic. Internally the ground floor is a suspended timber, and the first floor is timber construction.

The extension is a timber floor construction.



## About the property

### Accommodation

	Living rooms	Bed-rooms	Bath or shower	Dining	Kitchen	Utility room	Conser-vatory	Other
Lower ground								
Ground	2			1	1			
First		4	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

Not Known

### Issues relating to the energy efficiency rating

No EPC register on the government database

### Mains services

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

Gas       Electric       Water       Drainage

Central heating

Gas       Electric       Solid Fuel       Oil       None

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

Not applicable

### Other energy matters

Not applicable



## Location and Facilities

### Grounds

The property has a medium sized front forecourt which is block paved, and forms bit the driveway and access to the front door, a low masonry wall borders the public footpath and neighbouring property.

The property has an integral garage.

To the rear of the property a large sized garden enclosed with timber fencing and posts and mature plants and shrubs.

### Location

The property is on a medium sized 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 1.3 km.

Secondary school are within 0.2 km.

Public transport is within 1 km.

Shopping facilities are within 1.1 km.

### Local environment

Relevant information from our desktop search indicates:

UK Radon Maps showed a maximum radon potential of 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 in a coalfield consultation area.

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

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

There will be some noise from the nearby road A691 Framwellgate Peth and you should ensure that this will not significantly affect your enjoyment of the property.

Planning applications that have been made in the last five years are indicated below, which have been lifted from the local planning map. Properties with an application are highlighted with a red border.





## Location and Facilities

**Details** [Comments](#) [Documents \(5\)](#) [Related Cases \(2\)](#) [Map](#)

**Summary** [Further Information](#) [Contacts](#) [Important Dates](#)

Reference	4/12/00572/FPA
Alternative Reference	Not Available
Application Received	Wed 30 May 2012
Application Validated	Wed 30 May 2012
Address	6 South Crescent Durham DH1 4NF
Proposal	Double storey side and rear extension, single storey rear extension, porch to front, 2 metre high fence to rear and alterations to driveway
Status	Decided
Decision	Approved
Decision Issued Date	Wed 25 Jul 2012
Appeal Status	Unknown
Appeal Decision	Not Available

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

**D**

**Outside the property**



## Outside the property

### Limitations on the inspection

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

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

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

The rear and side elevations 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. **NI**

The timber fascia and soffit need repair works. Due to the height restriction, we cannot determine the extent of the timber rot or decay. **NI**

Elements that are not inspected (I) due to unsafe access, manual handling weight or components that are not readily moveable should be checked and assessed by a competent person. The report is a visual inspection only and does not record property or construction component dimensions.



## Outside the property

### D1 Chimney stacks

1 2 3 NI

The property has a brick chimney stack. The chimney stack did not have any signs of a structural crack.



2

There appears to be areas of surface pointing mortar (new mortar which is lighter in colour to the surrounding mortar and applied directly over the existing mortar). When applying new mortar, the mortar joint bed should be sufficiently removed or ground out in preparation for the new mortar. Should the lighter mortar pointing become loose or missing, the remainder pointing will need to be checked. Pointing that becomes loose, will need to be replaced to prevent damp or water entering the internal chimney stack.



The chimney structure is leaning, this is not unusual for the age of the property. The reason for a leaning chimney stack is from expansion and eroded mortar joints. When the surface of the chimney stack is exposed to the prevailing wind, constant wetting can result in the expansion of

# D

## Outside the property

mortar joints and when one side of the chimney stack dries out quicker than the other side, the stack begins to lean away from the wind.

### D2 Roof coverings

The roof is a multi-pitch design incorporating hips, valleys and cable design and is completed with a wet ridge and tile system to the original roof line, a dry ridge system and tile has been adopted over the extension roof.

2



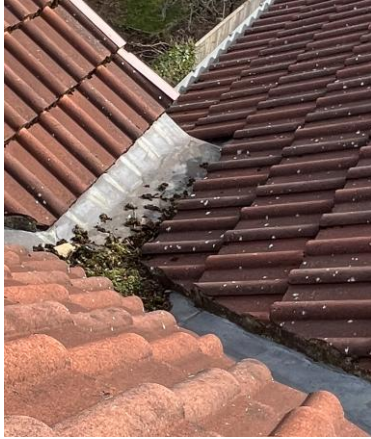
The roof covering tile is a different profile to the neighbouring property. There did not appear to be any damp or water ingress staining internally, however I would recommend the party line upstand is checked by a competent roofing contractor to ensure the installation is in accordance with the manufacturer's guidance and a watertight joint has been provided.



A section of verge pointing was cracked and missing to the roof line edge this is a relatively routine maintenance issue of wet roof applications. Should any damp patches appear inside the roof in the future, the mortar will need to be checked and replaced to ensure the structure is watertight and that the roof pitch tiles cannot be lifted in severe weather.

# D

## Outside the property



Moss and algae are beginning to form in the valleys, 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.



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

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.

# D

## Outside the property

### D3 Rainwater pipes and gutters

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.

2

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.



The render below the gutter joint is water stained. The gutter joints should be checked as masonry saturation can damage the mortar pointing, masonry face and can lead to internal damp.



The rainwater downspout joint has a vegetation build up on the joint line which can indicate a defective seal, which is a relatively common maintenance issue. A leaking rainwater downspout over time can saturate/damage the masonry face during cold weather. The vegetation should be

# D

## Outside the property

removed when next maintaining the outside of the property, and checks should be then made during inclement weather to ensure the joint lines are watertight.



The downspout shoe is installed at a height that will not allow rainwater to expel onto the below roof line as required, an incorrectly fitted shoe can cause rainwater to overshoot the gutter leading to the saturation of masonry below.





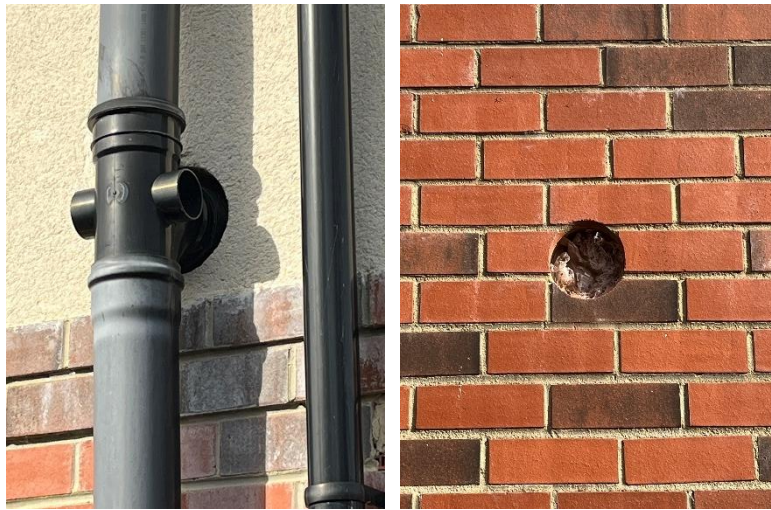
## Outside the property

### D4 Main walls

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.

Several cavity tray perpendicular (perpend) weep hole vents are blocked by mortar. The function of a weep hole vent is to allow any moisture within the cavity tray to drain externally, a cavity tray system that does not drain correctly can lead to internal damp. The weep vents should be cleared of mortar.



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

2

# D

## Outside the property



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.

# D

## Outside the property

### 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

I was unable to check most openers due to the window handles being locked/household furniture impeding access. It is advisable to check all openers, should a repair be listed within the report.

**NI**



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.

There are areas of moss and algae forming to the junctions of the Upvc frame and glass. Moss can hold water and can deteriorate the Upvc frame gasket and seals and the glazing unit seals. The Upvc frame will need to be cleaned with a suitable moss and algae treatment.

2

# D

## Outside the property



The paintwork to the window has peeled and blistered. The timber requires examining for timber decay and rot and treating/replacement if required. The timber should then be prepared for a new primer, base, and topcoat paint application. It is recommended the external decoration is recoated on a five-to-seven-year cycle.



The top openers have dropped and require adjustment as the opener is catching the frame. Openers that do not close into the frame rebate correctly can damage the opener hinge, double glazed unit, and the window frame.

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 timber and the rear door is Upvc.

The property also has a Upvc french door, the door was not operational and fast shut **NI**

2



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



Glazed panel to the front door is damaged/smashed and requires replacing to maintain security requirements.

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

### D7 Conservatory and porches

The property did not have a conservatory



2

The porch floor design has been incorrectly constructed leaving an open cavity at the door threshold which is unstable under foot.

# D

## Outside the property

### D8 Other joinery and finishes

The external joinery comprises of timber fascia's and bargeboards.



The paintwork to the fascia board have peeled and blistered. The timber requires examining for timber decay and rot and treating/replacement if required. The timber should then be prepared for a new primer, base, and topcoat paint application. It is recommended the external decoration is recoated on a five-to-seven-year cycle. Repairing roofline timbers requires scaffold access equipment (which can be costly). I would recommend obtaining estimates of works from competent contractors before the exchange of contracts.



There are sections of the barge board that are decayed and rotten, the extent of which is unknown. Sections of timber rot can be removed and spliced with new timbers, or the length section replaced. Repairing roofline timbers requires scaffold access equipment (which can be costly). I would recommend obtaining estimates of works from competent contractors before the exchange of contracts.

2

### D9 Other

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

The extension roof structure has not been inspected as the ceiling was fully plaster boarded over. NI

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

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

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

Elements that are not inspected (NI) due to unsafe access, weight or components that are not readily moveable should be checked and assessed by a competent person. The report is a visual inspection only and does not record property or construction component dimensions.

### E1 Roof structure

1 2 3 NI

The original roof structure is a traditional cut design, covered with tile, access to this area was limited due to household items.



2

Velux windows have been installed to the rear elevation and the structural design should be checked; the existing roof structure does not appear to be correctly trimmed to take the additional loadings.



## Inside the property

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



The truss has been cut. Roof trusses should not be cut or altered in any way. A roof truss manufacturer or a Structural Engineer should assess the alteration.

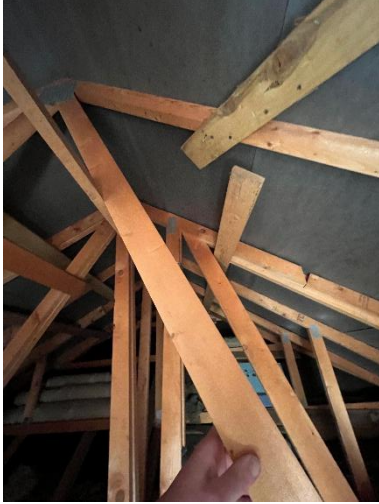


The insulation has been disturbed and requires relaying/replacing to ensure condensation and mould spores do not occur to the warm room ceiling below. The insulation depth should be at least 270mm.

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.



## Inside the property



Elements of the diagonal bracing may have also been missed from the construction. The timber bracing provides rigidity to the truss roof structure. A competent person (Truss manufacturer) will be able to determine if an additional timber bracing should be installed.



The original gable wall continues between the house and extension, voids are evident at this junction and should be remediated to event insect and moisture ingress



## Inside the property



The lateral restraint straps did not appear to have adequate fixings. The fixings help to ensure the strap is fixed rigid against the timber bracing. Timber bracing and straps ensures the roof structure and gable masonry are restrained/tied together which provides an additional masonry restraint. It is advisable to appoint a competent person to provide the additional fixings. The straps are not returned onto a solid masonry unit and would appear that the roof is restrained by loose mortar



The extractor ducting within the roof space is incorrectly laid which will reduce the unit extraction flow rate. The ducting should be altered to ensure a vertical/horizontal line from the unit to the roof discharge point.



## Inside the property



There was no ridge ventilation to the new roof structure. The felt should be sliced to allow ventilation at the ridge through the dry ridge systems. In severe cases of inadequate roof ventilation, excessive condensation can form leading to timber decay and rot to the roof timber structure. A qualified and suitably experienced person should be appointed to advise on ventilation requirements.



## Inside the property

### E2 Ceilings

There are ceilings within the property that are plastered and painted.



2

There is water staining to the kitchen ceiling. The water staining should be investigated to ensure there is no water leakage above the ceiling. The ceiling may also need a water stain block repair and redecoration.



Mould and water staining are visible to the bathroom ceiling, which is adjacent to the hidden box guttering. The guttering will need investigating to check the gutter line and install. The ceiling may also need a water stain block repair and redecoration.



## Inside the property



Staining and damage is visible where the extension meets the existing house rear elevation a common defect when an extension abuts an existing structure and no horizontal cavity trays have been installed at the roof abutment.





## Inside the property

The ceiling below the bay roof is water stained and damaged, the lead upstand is damaged and not installed in a way to prevent the ingress of moisture. The bay roof appears to have reached the end of its lifespan, this should be investigated by a competent roofing contractor and where required replaced.



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.





## Inside the property

### E3 Walls and partitions

Original house walls are plaster. An invasive survey would be necessary to accurately determine the wall moisture level should elevated reading be recorded.

Extension 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 determine the original wall moisture level.

2

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



There were some lines and indentations to the plaster finish. The indentations may be able to be sanded back, filled, and painted over.



There were several holes to the plaster and partition walls. The holes may be filled with a back board and filled and sanded over.



## Inside the property



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

There was a shrinkage cracking to the plaster around several door casings. The crack is a result of movement between the casing and wall joint. The joint may be raked out and a flexible sealant being applied within the gap before redecoration. The crack may appear overtime after being repaired.



There was plaster cracking to the main bedroom and bathroom walls. The plaster work has also de-bonded from the masonry wall. The 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.



## Inside the property

### E4 Floors

The ground floor is a suspended timber floor.

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

Some creaking and movement to the ground 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.



The kitchen floor covering is damaged, it appears the floor covering has been installed incorrectly and without a suitable base. There are also indentations in the floor that should be level to prevent a trip hazard and damage to the floor covering.

2



## Inside the property

### E5 Fireplaces, chimney breasts and flues

There are two solid fuel appliance within the property. Any solid fuel appliance fitted since April 2005 will require a document called a Certificate of Compliance.

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

3



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. Your Legal Advisers should make enquires on annual inspection/service records.

The stove functionality is outside of the homebuyer survey and was not checked. **NI**



Rear living room stove fireplace is insecure and could result in the failure of the suitable operations of this stove.



## Inside the property

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

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



2



The kitchen needs to be removed and replaced, the current units are temporary insecure, and failure is evident to all units.



## Inside the property



There is no extractor unit to the kitchen. The extractor should be installed to ensure cooking odours and moisture within the kitchen is extracted externally. Moisture laden air created condensation and Mold spore when in contact with cold surfaces such as window reveals.



## Inside the property

### E7 Woodwork (for example staircase joinery)

The internal joinery comprises of doors, stairs, skirting boards and architraves. Skirting boarding was loose and missing in several places, the skirting board should be fixed back to the wall. Skirting boards protect the plaster work from damage.

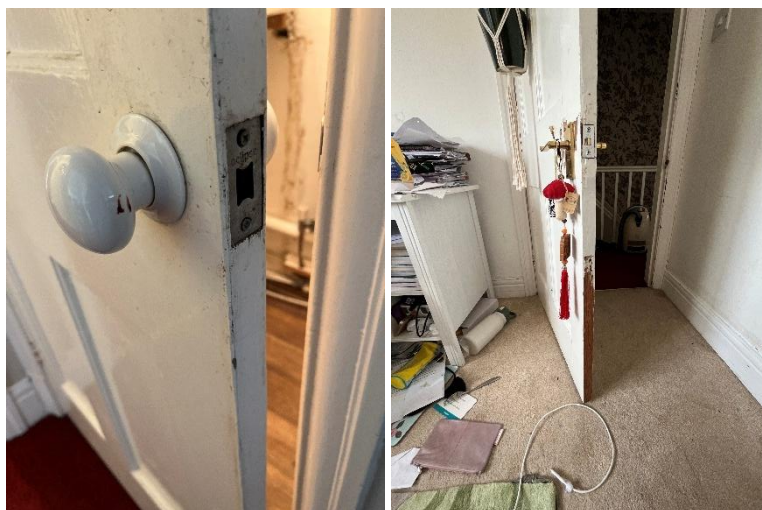
The internal joinery may be marked and scarred when the vendor moves out and localised repairs may be necessary.

The underside of the stairs could not be inspected due to the plasterboard covering the underside NI

2



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 large gap between spindles. The current gap between spindles is a maximum of 115mm.



The latch mechanism has also failed in several doors. All doors within the property should be



## Inside the property

checked to and the latch replaced accordingly to prevent entrapment.

The internal door handle is loose to several doors and will requires refixing by a competent person to prevent the possibility of entrapment.



There are period doors within the property that do not close correctly into the door casing. Internal doors that close correctly may slow the passage of fire smoke. It may be a consideration to refit the doors or replace them.





## Inside the property

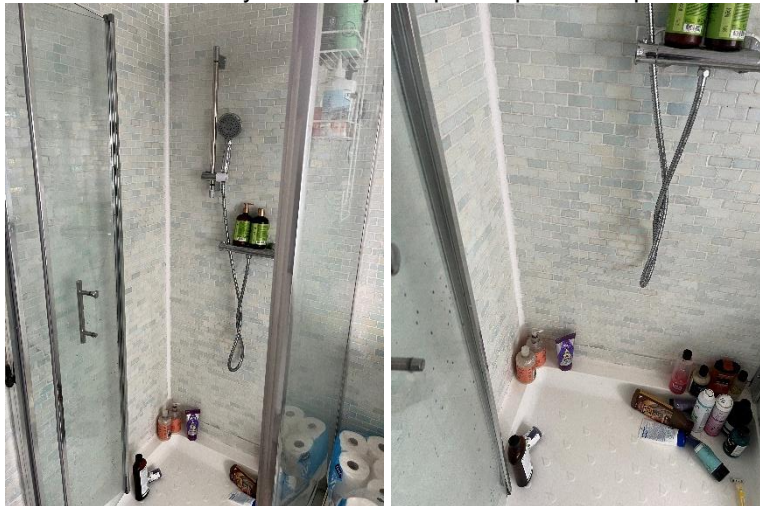
### E8 Bathroom fittings

The bathroom suite has been partially installed but remains incomplete, this can result in unnecessary damaged being caused and further investigation may be required having observed water staining to the ceilings below.

2



The bath installation is incomplete, and it appears drainage connections are unsuitable, this should be checked by a suitably competent person to prevent further damage.



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.



## Inside the property

### Ensuite



The ensuite bathroom is not installed, and this should be considered when budgeting for the remedial works required to this property, works to the ensuite will include all plumbing, electrical and decorative works.

### Ground floor WC



The ground floor WC requires remedial works, the whb is insecure and will need removing and reinstalling with suitable fixings, pipework is exposed and should be suitably encased to prevent damage.



## 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

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 consumer unit was located at high level within the hallway/cloakroom



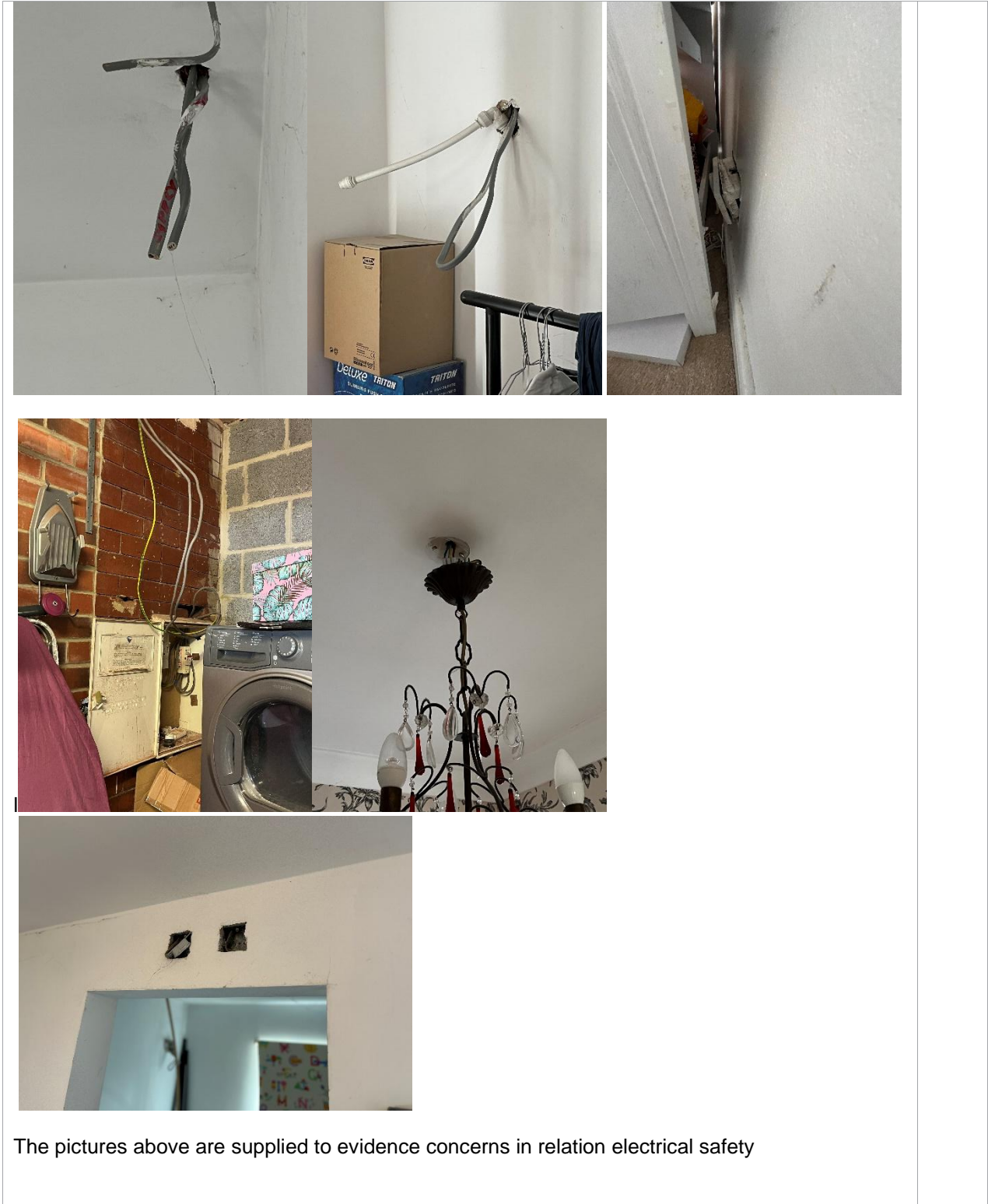
3

There were several socket fronts not screwed to the back box. The cover plates should be screwed back to prevent the risk of electrocution.

Exposed cables and fittings evident across the property and the status of which is unknown, a suitably competent person should be engaged to ensure the safety of the electric installations.



# Services



The pictures above are supplied to evidence concerns in relation electrical safety

# F

## Services

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 electricians should be tested every ten years for an owner-occupied home, and every five years for rented property.

### 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 within the under-stair cupboard. At the time of inspection, the meter display did not operate and should be checked by a competent person

3



We have not tested the gas and heating system and cannot confirm its condition. (Please refer to the service limitations to inspection)

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.

# F

## Services

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.

### F3 Water

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

1

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.

### F4 Heating

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

NI

The heating to the radiators was not on at the time of the survey.

The heating comprises of a traditionally pumped hot water system with radiators linked by copper/plastic pipes.

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.







## Services

### F5 Water heating

Hot water is provided direct by the boiler.  
At the time of the survey the hot water tap was checked in the kitchen and hot water was provided.

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, the drainage cover was not readily removable.

NI

### F7 Common services

Not applicable

NA

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

3



The main garage door could not be inspected due to limited access NI



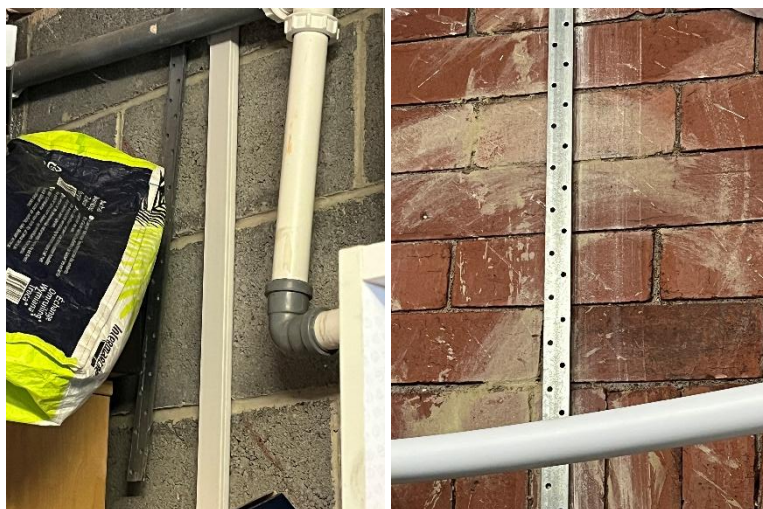
Fire compartmentation has not been maintained through penetrations, where pipes of more than 40mm pass through a fire compartment a suitable fire collar should be installed to maintain its integrity, where smaller penetrations are made then these should be filled with a fire intumescent mastic.



## Grounds (including shared areas for flats)



The garage door is a fire door. The self-closing mechanism is damaged and does not operate as required, the cold smoke seal housed within the door stile must touch the door casing leg to be effective in preventing smoke from entering the property. The cold smoke seal should be changed to ensure the bristles touch the casing leg.



The metal wall plate straps have not been fixed to the masonry during the property construction. The wall plate straps function, is to provide an anchor against roof structure uplift or movement. It is advisable to provide fixings as per the wall plate manufacturers guidance.

# G

## Grounds (including shared areas for flats)

### G2 Permanent outbuildings and other structures

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

**NI**

The shed has an electrical power supplied provided from the main house, the feed cable is surface laid across the garden and should be buried to a suitable depth to prevent risk to health

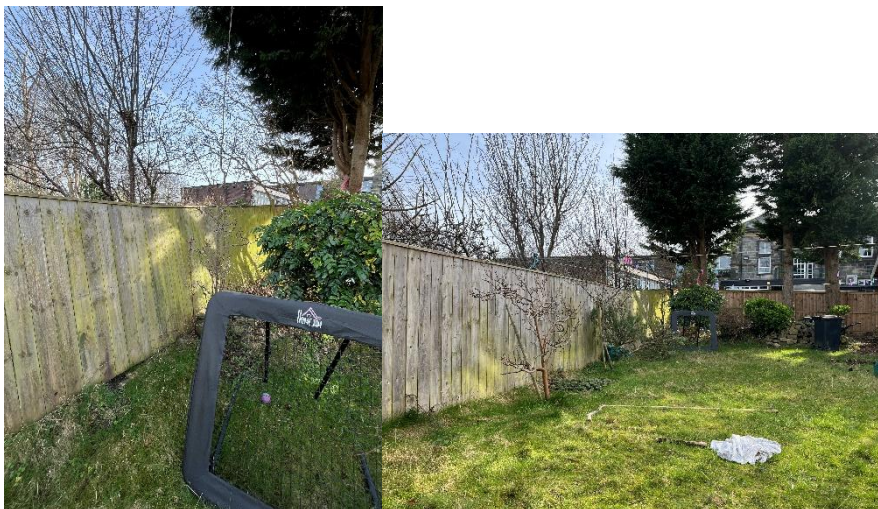


### G3 Other

#### Fencing

The rear elevation is enclosed with timber posts, timber rails and timber palings. The fence line is poor condition with evidence of failure to all boundaries. The fence timbers need to be maintained, repaired, and replaced as necessary.

**2**





## Grounds (including shared areas for flats)

### Evergreens

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.

# 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

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

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



# Risks

## I4 Other risks or hazards

Not Applicable

# J

## Surveyor's declaration



# Surveyor's declaration

**Surveyor's RICS number**

6744477

**Phone number**

07777 928 829

**Company**

Aberdare Mowbray Consultants Ltd

**Surveyor's Address**

Mowbray Rd, South Shields

**Qualifications**

IEng, FCABE, MCIQB, 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**

05/03/2025

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

**Signature**

*N Horsfall*

# 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

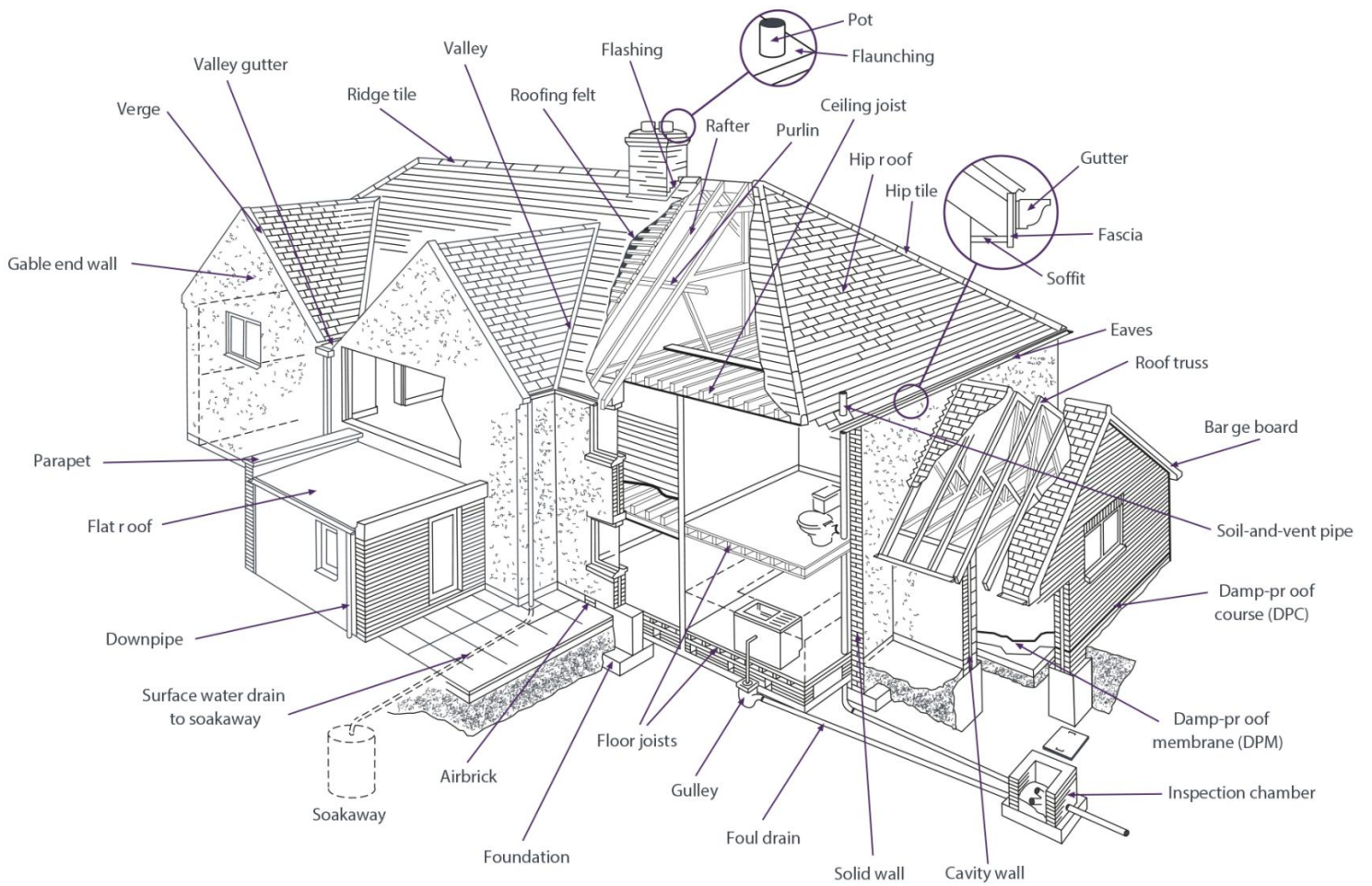
## Typical house diagram





# 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.

## 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



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