



LEVEL 2

# Your survey report

Property address

[Redacted]

Client's name

[Redacted]

Inspection date

29/11/2024

Surveyor's RICS number

6744477

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# A

## About the inspection and report

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

# A

## About the inspection and report

**As agreed, this report will contain the following:**

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

### About the report

**We aim to give you professional advice to:**

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

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

### About the inspection

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

 **Reminder**

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



# About the inspection

## Surveyor's name

[Redacted]

## Surveyor's RICS number

6744477

## Company name

Aberdare-Mowbray Consultants Ltd

## Date of the inspection

29/11/2024

## Report reference number

243-2911

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

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

The main roof needs repair works.

The pebble dash render has cracked in several places and will require repair works.

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

A large percentage of properties inspected using the home buyers report still requires routine maintenance, repair, and replacement work.

Most of the elements described within the report are common for the property age and method of construction.

These element works are listed within the report section D, E, F & G, the report section should be read in the entirety. The report provides an overall condition rating for the property in the element section and lists some, but not all repair or replacement work.

It would be beneficial to obtain costings for repair and replacement work before the exchange of contracts, to ensure the sale price reflects the required works.

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

Elements that scored a two or three within the element section will require further investigation to determine the extent of any correction work, repair work, or replacement costs. The entire element should be investigated which includes all roof coverings, elevations, extensions, components and internal spaces to provide a full costing of work.

Should you choose not to carry out any further investigation, or obtain costings, then you do so at your own risk.

The report records defects visible only on the day of the inspection, the RICS level two survey is not intrusive and does not open or expose elements of construction.

Liability cannot be accepted for any item, components, elements, elevations, or restricted access (all of which constitute particulars) that have not been inspected (NI). Liability also cannot be accepted for element/component deterioration after the report date.



# B

## Summary of condition ratings



Pic1: Property Access



Pic2: Rear Garden



Pic3: 1<sup>st</sup> floor flat

# 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
H1	Please refer to those listed in Section H1 – H3	



### 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
D1	Chimney stacks
D2	Roof coverings
D3	Rainwater pipes and gutters
D4	Main walls
D5	Windows
D8	Other joinery and finishes
D9	Other
E1	Roof structure
E2	Ceilings
E3	Walls and partitions
E4	Floors
E6	Built in fittings
E7	Woodwork
E8	Bathroom fittings
G2	Permanent outbuildings and other structures
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
D6	Outside doors
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
E9	Other
F4	Heating
F6	Drainage

# C

## About the property

**This section includes:**

- About the property
- Energy efficiency
- Location and facilities



## About the property

### Type of property

17 St Johns Road, Hexham is a first floor flat

### Approximate year the property was built

Between 1950 - 1966

### Approximate year the property was extended

Not applicable

### Approximate year the property was converted

Not applicable

### Information relevant to flats and maisonettes

Leasehold property with no annual maintenance charges, but ground rent is applicable.

### Construction

The property is traditionally constructed.

The roof is a hip design and is completed with a wet ridge and hip tile system and tile to the main roof pitch.

There is a brick chimney stack to the property.

Rainwater guttering and downspouts are Upvc.

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

Soffits are situated to the roof line and are suspected to be asbestos.

The property façade is constructed from brickwork with a pebble dash coating.

Window frames are double glazed Upvc.

The front door is made from Upvc.

Internally the first floor is timber construction.



## About the property

### Accommodation

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

74C

### Issues relating to the energy efficiency rating

Not applicable.

### Mains services

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

Gas

Electric

Water

Drainage

Central heating

Gas

Electric

Solid Fuel

Oil

None

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

Not applicable

### Other energy matters

Not applicable





## Location and Facilities

### Grounds

Access to the property is direct from the public footpath. On street parking is available.

To the rear of the property there is a rear garden area which is enclosed on all sides with timber fencing and mature shrubs

Access to the front entrance door is via a concrete laid path and concrete stairs



Pic1: Rear access gate



Pic2: Rear Grounds



Pic3: Property access

### Location

The property is on a medium 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 1.6km  
Secondary school are within 0.7 km  
Railway transport is within 2 km  
Shopping facilities are within 1.3 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.



## Location and Facilities

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

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

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

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.

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

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

# D

## Outside the property



## Outside the property

### Limitations on the inspection

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

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

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

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

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

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

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

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

### D1 Chimney stacks

1 2 3 **NI**

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

The property has a gas flue terminal.

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

There is an area of moss and algae to the chimney stack. The masonry will need to be cleaned off when next undertaking maintenance work with a suitable moss and algae treatment. Moss can hold water, and when frozen can damage the masonry face and mortar. Pointing works may be required after the cleaning treatment.

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.

2

# D

## Outside the property

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.

When works are required to a chimney stack, it is important to obtain costs to repair or replace the item of work and to obtain access equipment costs before the exchange of contracts. Additional recommendations may also be suggested on closer inspection of the chimney stack structure. The works should always be carried out by a competent person who is qualified and experienced.



Vegetation growth on side elevation



Lead work appears satisfactory



Areas of repointing

### D2 Roof coverings

The roof is a hip design and is completed with a wet ridge and hip tile system and tile to the main roof pitch.

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.

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

The hip roof does not have a hip iron to the hip bottom corner. Hip irons help prevent the hip tiles from slippage, especially during inclement weather. It is advisable to install a hip iron in the future when works are needed to the hip tiles.

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

It is advisable to appoint a reputable roofing contractor that is registered with the National Federation of Roofing Contractors or an approved governing body to assess the entire roof

2

# D

## Outside the property

covering (including elevations and extensions) condition, ventilation, repair costs and remaining product/material lifespan before the exchange of contracts.



Moss growth on rear elevation



Hip tiles have been replaced



Hip tiles have been replaced



Moss on front elevation



Moss around chimney stack



Front elevation

### 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.

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

2

# D

## Outside the property

			
			
<p>Rear guttering</p>	<p>Downspout connected</p>	<p>Vegetation staining to gutter</p>	
<p>Gully requires clearing</p>	<p>Rear Guley</p>	<p>Downspout</p>	



## Outside the property

### D4 Main walls

2

The masonry walls are constructed from brick to the external and assumed brick to the internal wall with and external pebble dash coating finished, it is assumed that a property of the age does not include a cavity.

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 failure.

The pebble dash 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 coating during inclement weather. The cracked coating should be surface repaired or removed and then prepared to receive new. The repair should be carried out by a suitably experienced and qualified person



Pebble dash repairs and minor cracking



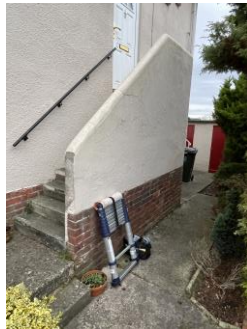
Blown brick face to stair wall



Blown brick face to stair wall



Side elevation coating



Render coating cracked and displaced to stairs



# D

## Outside the property

### D5 Windows

2

The property has 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 condensation was seen to the internal face of the window pane but not between the two panes.

The bathroom window handle is loose and requires adjustment or replacing. Handles that do not lock in place correctly and compromise the security of a property and may have home insurance implications.

Window restrictors do not function as designed and adjustment is required for suitable operation

The front elevation window did not close and lock correctly, this should be adjusted to for suitable operation.

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 repairs against the remaining service life of the windows. It may be more cost effective to replace the window rather than repair.



Condensation on inner pane



Top hung window



Rear elevation window



Restrictor disengaged



Front elevation window



Window not locked into its housing correctly

# D

## Outside the property

### D6 Outside doors (including patio doors)

The front door is Upvc, no defects were noted at the time of inspection

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

1



1

### D7 Conservatory and porches

The property did not have a conservatory

The property did not have a porch.

NA

# D

## Outside the property

### D8 Other joinery and finishes

2

The external joinery comprises of timber fascias and soffits 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 was no ventilation provision within the timber soffit boarding for the roof structures. Timber roof structures require cross ventilation to ensure the timber remains free from high humidity which can cause timber rot and decay. Should the humidity increase within the roof structure and timbers, or insulation becomes damp/wet, then a ventilation provision should be introduced to the soffit by a competent person.

The soffit covering is loose beneath the roof truss framework and may become detached during inclement weather. The soffit protects the roof timbers from inclement weather and prevents bird or insects from entering the loft space. The soffit covering needs correctly repairing and re-fixing to the roof truss framework.

It would appear that the soffit boards have similar characteristics as asbestos. 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.



Soffit boards



Paintwork to timber fascia

# D

## Outside the property

 <p>Replaced soffit board</p>	 <p>Replaced soffit board</p>
--	---

### D9 Other

The soil stack appears to have been patched repaired. If the soil stack is split and not sufficiently repaired or replaced it may allow foul water to run down the outside of the pipe work on to the surface below. The soil stack may also be unstable during inclement weather.

2



Repaired soil stack above roof line

# 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.

The roof structure has not been examined or moisture readings taken due to no access. I was unable to enter the roof space. NI

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 a traditional cut design, covered with tile.

I was unable to gain access to the entire main roof structure as there was not any crawl boards or support decking available. 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

A sample moisture level reading was taken to accessible roof timbers nearest the loft hatch. The reading showed a satisfactory moisture content level of 13 percent.

There were areas of torn/perished roofing felt which should be repaired. A felt is designed to act as a secondary rainwater barrier to the roof covering. Water ingress from the roof covering can cause timber decay and damage to electrics and to the ceiling plasterwork below.

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 access hatch door may allow warm moisture laden air into the cold roof space. The warm air droplets can drop water molecules onto a cold surface (roof timbers), creating condensation to develop and timber decay. It is advisable to replace the loft hatch, with a modern insulated hatch, to reduce warm air escaping into the loft space and to reduce the properties energy costs.

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.

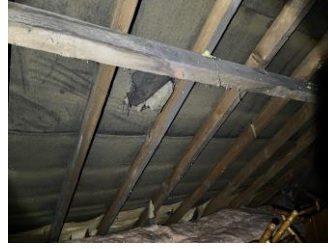
2



## Inside the property



Displaced insulation



Torn/perished roof felt



Eave retainers perished



Torn/perished roof felt



Timber moisture reading



Traditional cut roof



# Inside the property

## E2 Ceilings

There are ceilings within the property that are lined with paper. There were some minor cracking/indentations to the ceilings. The decoration is to a good standard.

2

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



Bedroom 2 ceiling



Bedroom 2 ceiling



Hallway ceiling



Indentation to ceiling





# Inside the property

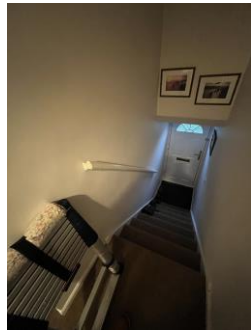
## E3 Walls and partitions

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

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

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

2



Hallway



Living room



Thermal crack above door



Hallway



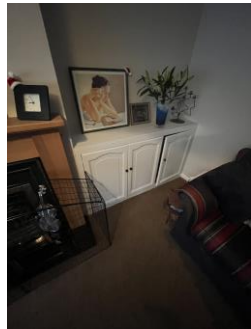
## Inside the property

### E4 Floors

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

Some creaking and movement to the 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



Carpeted coverings



Hallway floor covering



## Inside the property

### E5 Fireplaces, chimney breasts and flues

The gas fire and flue were not inspected.

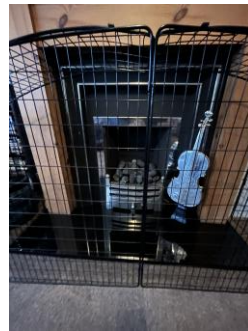
There is a fitted gas fire in the living room, this was not tested. Your Legal Advisers should make enquires on annual inspection/service records. It is advisable to inspect gas appliances on an annual basis. A rating of three would be applied if the gas appliance had not been serviced or inspected in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

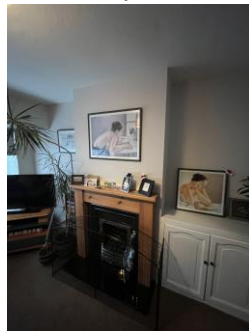
**NI**



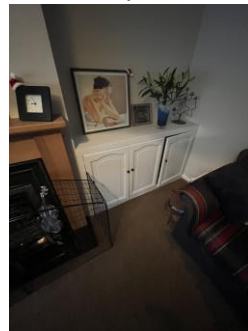
Fire place



Fire place



Chimney breast



Fitted cupboard



## Inside the property

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

The kitchen is modern and in a reasonable standard.

Repairs to the kitchen units and worktops are needed.

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

The inside of the units could not be inspected due to household belongings. NI  
The extractor fan was not operational at the time of inspection. NI

The worktop has delaminated to the worktop edge. In time this will allow moisture or water into the worktop causing the chipboard to swell. The work top edging will need to be repaired to seal the worktop edge.

2



Kitchen



Extractor fan



Inside kitchen unit



Delaminated worktop underside



Original storage cupboard

### E7 Woodwork (for example staircase joinery)



## Inside the property

2

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

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

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

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



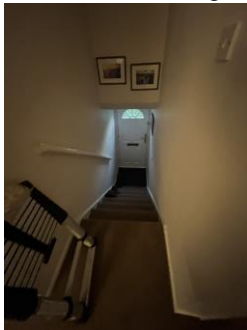
Door not closing



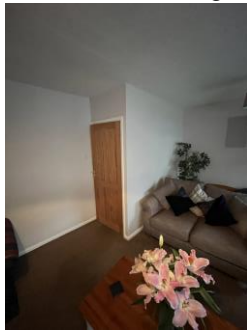
Door not closing



Door not closing



Staircase



Door not closing



Typical architrave detail



## Inside the property

### E8 Bathroom fittings

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

The shower head should be suitably cleaned, and hot water should be run through the system to ensure bacteria such as legionella is not present. NI

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.

2



Bathroom fittings



Shower head

### 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 gas meter was not inspected **NI**

There were no visible drainage inspection covers within the property boundary, therefore the underground drainage has not been inspected.**NI**

The waste gully could not be seen due to debris. Checks should be made to ensure the gully is connected to the drain correctly. **NI**

## F1 Electricity

1 2 3 NI

**Safety warning:** Electrical Safety First recommends that you should get a registered electrician to check the property and its electrical fittings at least every ten years, or on change of occupancy. All electrical installation work undertaken after 1 January 2005 should have appropriate certification. For more advice, contact Electrical Safety First.

The electrical meter was located in the kitchen to the side of the fridge  
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.

3



Location



In accessible





# 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 externally housed in a meter box.

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. 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.

3



Location

## F3 Water

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





Location

1



# Services

## F4 Heating

<p>Heating is provided to the property by a gas boiler. The boiler was located in the kitchen utility</p> <p>The heating comprises of a traditionally pumped hot water system with radiators linked by copper pipes.</p> <p>We have not undertaken any tests of the system and cannot comment on its full working order.</p> <p>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.</p> <p>The radiators to the property were not heated at the time of the survey.</p> <div style="display: flex; justify-content: space-around; align-items: center;"> <div style="text-align: center;">  <p>Boiler</p> </div> <div style="text-align: center;">  <p>No error warnings</p> </div> </div>	<b>NI</b>
---	-----------

## F5 Water heating

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

## F6 Drainage

<p>There were no visible inspection chambers within the property boundary, therefore the underground drainage has not been inspected.</p>	<b>NI</b>
---	-----------

## F7 Common services

<p>Not applicable</p>	<b>NA</b>
-----------------------	-----------

# G

**Grounds**

**(including shared areas for flats)**



# Grounds (including shared areas for flats)

## Limitations on the inspection

Not applicable.

## G1 Garage

1 2 3 NI

The property did not have a garage.

NI

## G2 Permanent outbuildings and other structures

The concrete roof structure has surface cracking which can lead to moisture and water rusting the reinforcement within the concrete slab. The slab surface and reinforcement should be checked and sealed to prevent further surface cracking. Reinforcement that is water damaged is prone to rusting and expansion which can lead to sections of the concrete cover becoming loose and fail. Areas of pebble dash coating has blown and will require replacement/repair

2

The inside of the structure could not be inspected due to household equipment and belongings.  
**NI**

The timber window casing has timber decay and rot and has not been maintained, repaired, or painted on a regular basis. The casing will need to be replaced for property security and then maintained on an annual basis or when timber repairs are necessary.



Out building



Decayed timber window



Blown pebble dash



Roof with moss growth



## Grounds (including shared areas for flats)

### G3 Other

The side personal gate had timber decay and rot and has not been maintained, repaired, or painted on a regular basis. The gate will need to be repaired/replaced for security and maintained on an annual basis or when timber repairs are necessary.

The rear elevation is enclosed with timber posts, timber rails and timber palings. The fence line is in a good/reasonable condition. The fence timbers need to be maintained, repaired, and replaced as necessary.

Paving flags need regular maintenance for use. Several paving flags to the path were loose which may cause a fall. Uneven and loose paving flags should be lifted, and an adequate base stone/mortar bed should be provided before re-laying.

The pointing was cracked and missing to the paving flags. The pointing will need to be replaced to prevent the patio base stone from being disturbed by seeping rainwater.

Concrete steps have blown and may need to be repaired in order to continually allow safe access by maintaining a safe foot hold.

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



## Grounds (including shared areas for flats)



Rear fencing



Maintenance required to fencing to prevent rot and decay



Cracked concrete pathway



Blown concrete stairs

# 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

Conservatory competent person scheme/building regulation approval and permitted development rights.

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.



# Risks

## I1 Risks to the building

- D1 Chimney stacks
- D2 Roof coverings
- D3 Rainwater pipes and gutters
- D4 Main walls
- D5 Windows
- D6 Outside doors (including patio doors)
- D7 Conservatory and porches
- D8 Other joinery and finishes
- D9 Other
  
- E1 Roof structure
- E2 Ceilings
- E3 Walls and partitions
- E4 Floors
- E5 Fireplaces, chimney breasts and flues
- E6 Built-in fittings (built-in kitchen and other fittings, not including appliances)
- E7 Woodwork (for example staircase joinery)
- E8 Bathroom fittings
- E9 Other
  
- F1 Electricity
- F2 Gas/oil
- F3 Water
- F4 Heating
- F5 Water heating
- F6 Drainage
- F7 Common services
  
- G1 Garage
- G2 Permanent outbuildings and other structures
- G3 Other
  
- H1 Regulation
- H2 Other
- H3 General



# Risks

## I2 Risks to the grounds

- D1 Chimney stacks
- D2 Roof coverings
- D3 Rainwater pipes and gutters
- D4 Main walls
- D5 Windows
- D6 Outside doors (including patio doors)
- D7 Conservatory and porches
- D8 Other joinery and finishes
- D9 Other
  
- E1 Roof structure
- E2 Ceilings
- E3 Walls and partitions
- E4 Floors
- E5 Fireplaces, chimney breasts and flues
- E6 Built-in fittings (built-in kitchen and other fittings, not including appliances)
- E7 Woodwork (for example staircase joinery)
- E8 Bathroom fittings
- E9 Other
  
- F1 Electricity
- F2 Gas/oil
- F3 Water
- F4 Heating
- F5 Water heating
- F6 Drainage
- F7 Common services
  
- G1 Garage
- G2 Permanent outbuildings and other structures
- G3 Other
  
- H1 Regulation
- H2 Other
- H3 General



# Risks

## I3 Risks to people

- D1 Chimney stacks
- D2 Roof coverings
- D3 Rainwater pipes and gutters
- D4 Main walls
- D5 Windows
- D6 Outside doors (including patio doors)
- D7 Conservatory and porches
- D8 Other joinery and finishes
- D9 Other
  
- E1 Roof structure
- E2 Ceilings
- E3 Walls and partitions
- E4 Floors
- E5 Fireplaces, chimney breasts and flues
- E6 Built-in fittings (built-in kitchen and other fittings, not including appliances)
- E7 Woodwork (for example staircase joinery)
- E8 Bathroom fittings
- E9 Other
  
- F1 Electricity
- F2 Gas/oil
- F3 Water
- F4 Heating
- F5 Water heating
- F6 Drainage
- F7 Common services
  
- G1 Garage
- G2 Permanent outbuildings and other structures
- G3 Other
  
- H1 Regulation
- H2 Other
- H3 General

## I4 Other risks or hazards

Not Applicable

# J

## Surveyor's declaration



# Surveyor's declaration

**Surveyor's RICS number**

6744477

**Phone number**

07947 597 802

**Company**

Aberdare Mowbray Consultants Ltd

**Surveyor's Address**



**Qualifications**

IEng, FCABE, MCIQB, AssocRICS, MInstRE

**Email**

info@A-MConsultants.co.uk

**Website**

www.a-mconsultants.co.uk

**Property address**



**Client's name**



**Date this report was produced**

02/12/24

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

**Signature**



# K

## What to do now



## Further investigations and getting quotes

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

### Getting quotations

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

You should also:

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

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

### Further investigations and what they involve

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

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

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

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

### Who you should use for further investigations

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





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



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

## The service

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

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

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

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

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

## The inspection

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

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

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

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

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

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

## Services to the property

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



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

## Outside the property

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

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

## Flats

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

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

## Dangerous materials, contamination and environmental issues

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

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

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



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

## The report

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

## Condition ratings

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

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

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

## Energy

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



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

## Issues for legal advisors

The surveyor does not act as a legal adviser and does not comment on any legal documents. If, during the inspection, the surveyor identifies issues that your legal advisers may need to investigate further, the surveyor may refer to these in the report (for example, to state you should check whether there is a warranty covering replacement windows).

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

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

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

## Risks

This section summarises defects and issues that present a risk to the building or grounds, or a safety risk to people. These may have been reported and condition rated against more than one part of the property, or may be of a more general nature. They may have existed for some time and cannot be reasonably changed. If the property is leasehold, the surveyor gives you general advice and details of questions you should ask your legal advisers. The RICS Home Survey – Level 2 (survey only) report will identify and list the risks, and explain the nature of these problems.



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

## Standard terms of engagement

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

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

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

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

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

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

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

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

This report is for use in the UK

## Complaints handling procedure

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

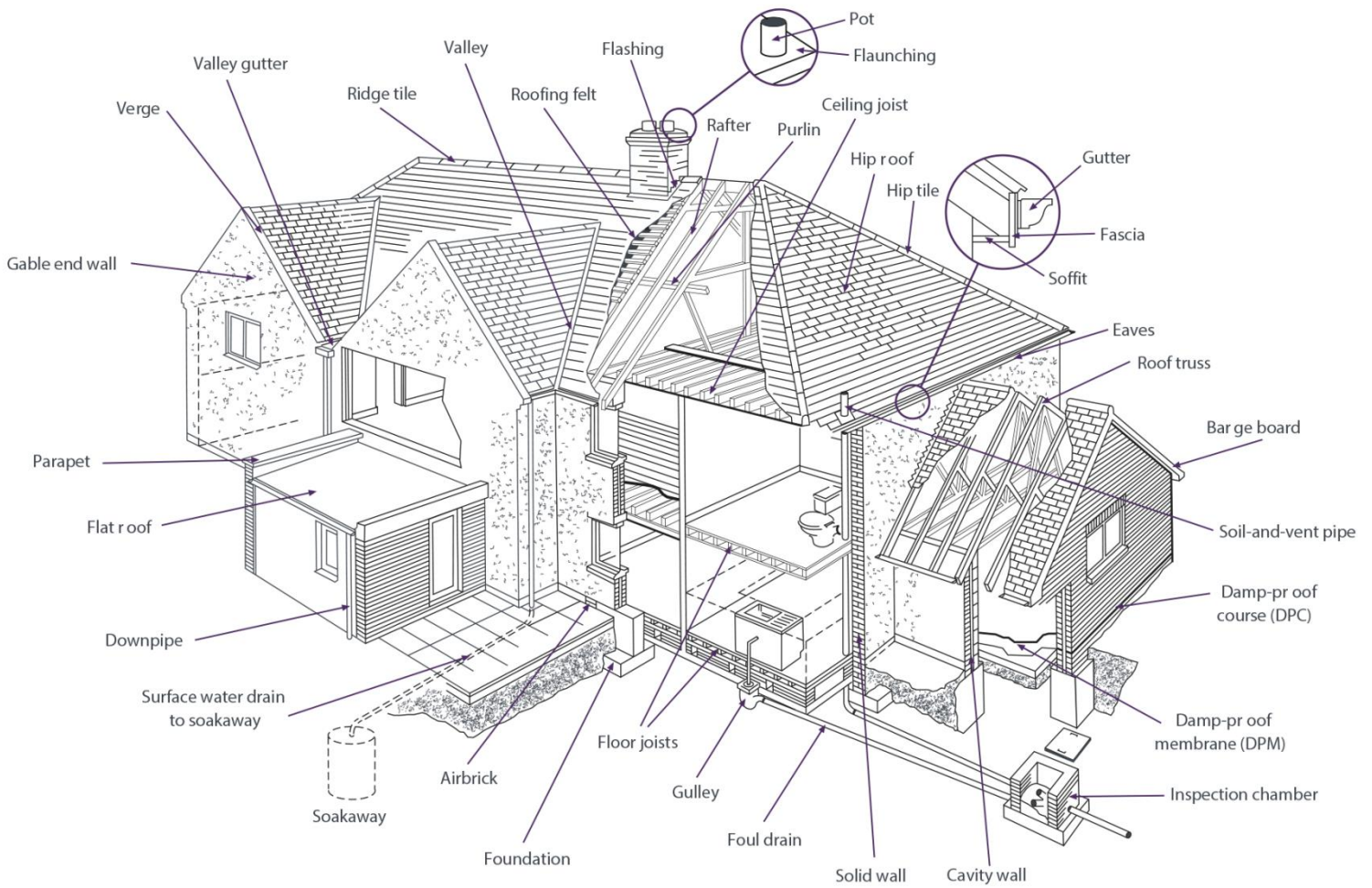
# M

## Typical house diagram



# Typical house diagram

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





# Glossary of terms

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



## 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.

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