



LEVEL 2

Your survey report

Property address

Client's name

Inspection date

07/03/2025

Surveyor's RICS number

6744477

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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.



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

07/03/2025

Report reference number

243-07325

Related party disclosure

The report has been compiled to give an opinion of the overall property condition on behalf of a family member the report should not be used for the requirement of a mortgage.

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 unoccupied and unfurnished 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 refurbishment works. The kitchen units and the bathroom suite are dated and will need to be replaced.

It is likely works are required to the heating and electrical system. Consideration should be given regarding replacement windows and doors to improve security, thermal efficiency, and appearance.

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 would benefit from an underfelt being installed (re-roof)

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

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

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

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

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

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

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

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

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

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

B

Summary of condition ratings

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



Documents we may suggest you request before you sign contracts

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

Element no.	Document name	Received
F1	Electrical test certification	
F2	Gas test certification	
F4	Gas boiler servicing 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
F1	Electricity
F2	Gas/oil

Elements that require attention but are not serious or urgent

B

Summary of condition ratings

2

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

Element no.	Element name
D1	Chimney stacks
D2	Roof coverings
D3	Rainwater pipes and gutters
D4	Main walls
D5	Windows
D6	Outside doors
D7	Conservatory and porches
D9	Other
E1	Roof structure
E3	Walls and partitions
E6	Built in fittings
E7	Woodwork
E8	Bathroom fittings
G1	Garage
G3	Other

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
D3	Rainwater pipes and gutters
E2	Ceilings
E4	Floors
F3	Water

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
F5	Water heating
F6	Drainage

C

About the property

This section includes:

- About the property
- Energy efficiency
- Location and facilities



About the property

Type of property

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

An infill conservatory has been added to the rear elevation.

Approximate year the property was built

Between 1900 - 1925

Approximate year the property was extended

Not applicable

Approximate year the property was converted

Not applicable

Information relevant to flats and maisonettes

Not applicable

Construction

The property is traditionally constructed.

The roof is a gable design and is completed with a wet ridge system and slate covering to the main roof pitch.

There is a brick chimney stack to the property.

Rainwater guttering and downspouts are Upvc.

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

The property façade is constructed from brickwork.

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

The front door and rear door are constructed and made from Upvc
Internally the ground floor is a timber and solid floor construction, and the first floor is timber construction.

The conservatory is a solid floor construction.



About the property

Accommodation

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

54E

Issues relating to the energy efficiency rating

The following energy performance certificate (EPC) discrepancies were noted during the survey.
The loft insulation has been recorded as very poor.
The actual loft insulation thickness is 250mm.

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 small front forecourt with gate access and pathway. The forecourt is enclosed on all sides with a low timber picket fence which borders the public footpath. On street parking is available.

To the rear of the property there is a rear yard area which is enclosed on all sides with a masonry wall.

The yard area has been reduced in size with the introduction of the infill lean to conservatory.

There is gate access to a back street.

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 convenient to the property.

Primary schools are within 0.9 km.

Rail transport is within 0.3 km.

Shopping facilities are within 1.8 km.

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

Nursery schools are more than 3.8 km.

Secondary school are more than 3.8 km.

Local environment

Relevant information from our desktop search indicates:

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

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

1 to 3% which is the second to the lowest band of radon potential.

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

www.ukradon.org



Location and Facilities

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

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

The 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.

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

A noise level was highlighted in a noise and air quality survey.
There will be some noise from the nearby road A186 and you should ensure that this will not significantly affect your enjoyment of the property.

The nearest borehole information to the property location indicates the property is in an area of 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 searches to the area have not been carried out.

To view crime statistics please go to Police.uk crime map www.police.uk and type in a post code and select crime map.

Japanese knotweed which is invasive to gardens and causes structural damage to properties has been recorded within the area, in particular within 4 KM

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

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

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

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

The Garage keys were not available. Therefore, the door opening and closing, and mechanisms have not been checked and an internal inspection could not be completed. **NI**

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



Outside the property

D1 Chimney stacks

1 2 3 NI

It appears from the ground level that the saddle flashing is cement mortar (flashing to the chimney stack apex which is adjacent the ridge tiles). The cement mortar is likely to crack and dislodge. Should damp or water ingress occur at some point in the future. The saddle should be replaced with lead work.

2



D2 Roof coverings

The roof is a gable design and is completed with a wet ridge system and slate covering to the main roof pitch.

The rear offshoot roof is mono pitch and is completed with a wet ridge system and slate covering

The roof covering should be checked on a regular basis particularly after inclement weather.

2



Outside the property

There are a few slipped and cracked slates to the main roof covering. The covering should be repaired and checked.



The flat roof conservatory construction abuts the rear mono pith roof and the joint has been formed by inserting the roof felt under the original slate roof, this has displaced the seating of these slates and could allow moisture to enter the roof structure.



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

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

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.

1

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 guttering and downspouts appeared to have moss and algae growth. These should be cleaned at the first opportunity to prevent further growth which may lead to seals and gaskets becoming damaged.



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 was approx. 230mm which would indicate a slim cavity construction.

It is also reasonable to assume the cavity will not be insulated due to the property build year. There was no drill and mortar pattens indicating an injected cavity wall insulation.



Although considered minor due to the limited loading of 3 course of brick. The masonry has diagonal cracking above the window opening. Diagonal cracking can indicate lintel deflection or structural movement. A lintel supports the masonry above an opening such as a door or window.



There is vertical cracking to the masonry above the front bay window opening, the cracking extends to several courses of the masonry. It cannot be determined from the survey the cause of this but may be due to the installation of the new window

2

D

Outside the property



The air vents to the side elevation have been blocked/filled with mortar pointing. Air vents prevent humidity and condensation forming beneath a suspended floor. It is advisable to install clear these air vents at the earliest opportunity. The timber floor joists should be checked to ensure rot and timber decay hasn't started.



There are redundant gas flues to the front and side elevations. The openings appear to have been filled internally. Openings in the masonry wall can allow moisture to enter the cavity unnecessary causing damp to the internal walls. These should be removed and the opening closed by a suitably competent person.

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 suitably qualified person to prevent water ingress.



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

2



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.

D

Outside the property



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



Glazing that building occupants are likely to come into contact with must meet one of three requirements: If broken upon impact it will break in a way that will not injure anyone, resist impact without breaking or be shielded or protected from impact. The full height glazing units did not have any Kite marking visible and should be checked for their suitability in regard to glazing in critical areas

D

Outside the property



There are sections of the window that are decayed and rotten, and the extent of which is unknown. Sections of timber rot can be removed and spliced with new timbers. I would recommend obtaining estimates of works from competent contractors before the exchange of contracts as it may be more economical to replace the window rather than carrying out repairs.

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

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.



Outside the property

D6 Outside doors (including patio doors)

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

2



The front door does not close into the door casing correctly. The door appears to have dropped and catches at the threshold, or the original installation was out of alignment (plumb) from the door to the casing. The doors may need to be replaced or adjusted by a competent person.



The rear door deflector is loose and should be re fixed. A deflector projects rainwater away from the threshold, which helps to reduce the door gaskets from becoming saturated and perishing. The UPVC deflector should be installed by a competent person.

The door handle is loose and requires adjustment. Handles that do not lock in place correctly can damage the internal components and may compromise the security of a property, which can have insurance implications.



Outside the property

D7 Conservatory and porches

2

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

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

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

The conservatory glazing fixed electrical installation and floor area has not been checked for building regulations approval. The floor area must not be greater than 30 square metres or building regulations approval will apply.

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

The construction of the conservatory is unclear and would appear to be an infill between the original house and garage, the build up to the floor and internal walls in unclear and both damp prevention and thermal values cannot be determined **NI**



The roof covering is a mixture of Upvc panels, and a flat roof felt. The joints should be checked to ensure moisture does not enter the building around joints.

The conservatory roof requires cleaning. Moss and algae have stained the roof covering and should be cleaned off to prolong the roof covering. A mild detergent should be used or preferable the seek advice from the conservatory manufacturer. Strong detergents can damage the covering.



Outside the property



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



The ceiling is covered with polystyrene tiles. Polystyrene ceiling tiles and coving can be a major fire risk. An out-of-control house fire can produce poisonous gaseous fumes and the plastic in the polystyrene can drip and burn your skin as it falls. I would recommend replacing all polystyrene tiles with a plasterboard ceiling.

D8 Other joinery and finishes

	NA
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Outside the property

D9 Other

Soil stack

There is no external vented soil pipe, the ground floor WC terminates directly underground and into the main drain, it is advisable to fit a vent to pipe to prevent smell entering the property.



The gulley should be cleaned as there is a build-up of vegetation within the gulley profile. A blocked gulley does not allow rainwater to be discharged correctly into a drainage system. Excessive, concentrated rainwater that is not drained correctly can affect the external levels and has the potential to damage foundations.



2

E

Inside the property



Inside the property

Limitations on the inspection

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

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

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

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

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

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

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

Kitchen roof

The velux window has timber decay. The timber should be checked and treated or replaced. Timber decay will lead to water ingress into the room.



2



Inside the property

The roof structure is a traditional cut design, covered with slate. (The roof structure does not have an underfelt system).

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

Visual inspection from the loft hatch would appear that the roof structure is in a reasonable condition, However, it is now dated, and the covering is reaching the end of its lifespan

The main roof does not have an underfelt. 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. It is advisable to 're-roof' the main roof with a breathable felt system and new battens. The roof structure timbers should be examined once exposed.





Inside the property

There was no cross ventilation from the eaves as the insulation was blocking air flow. The insulation may become wet and will lose thermal efficiency. 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, such as eave spacers.



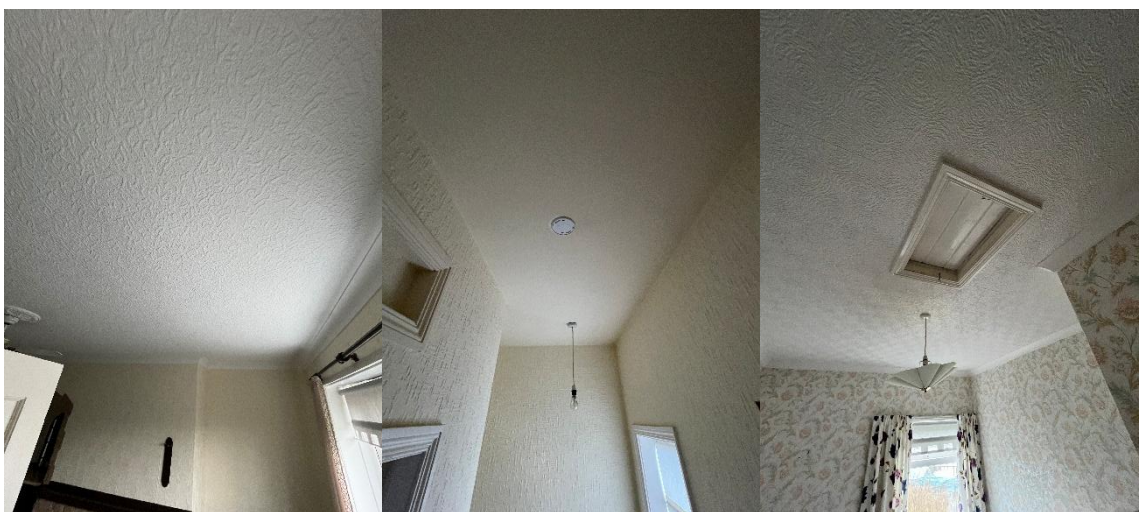
E2 Ceilings

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

There are ceilings within the property are a mixture of plastered and painted and some wallpapered. There was no significant cracking to the ceilings.

The Kitchen ceiling has been cladded in a timber material and could not be inspection. NI

1





Inside the property

E3 Walls and partitions

The Kitchen walls have been cladded in a timber material and could not be inspection. NI

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

2



There were several holes to the plaster and partition walls. The wallpaper will have to be removed in this area for the plaster board repair to be carried out. The hole may be filled with a back board and filled and sanded over.





Inside the property



A damp reading was undertaken to the ground floor walls which showed a consistent, acceptable moisture reading level of 15 percent.

E4 Floors

The ground floor is a suspended timber floor and a solid floor construction.
The first floor is timber joists with a timber tongue and grooved chipboard or floorboard.

1



Some creaking and movement to the floors was noted below the covering which is typical within a property of this age, flooring may 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.



Inside the property

E5 Fireplaces, chimney breasts and flues

The electric fire was not inspected.



NI

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

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



2

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

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



Inside the property

E7 Woodwork (for example staircase joinery)

The internal joinery comprises of doors, stairs, skirting boards and architraves. The woodwork is in a satisfactory condition and will 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 underside of the stairs could not be inspected due to household belongings NI



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



2



Inside the property

E8 Bathroom fittings

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

2



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



The extractor fan did not operate when in the on position. An extractor that is not operating correctly can allow excess moisture to build up within the air and circulate around the property structure. Once the warm moisture laden air, meets a cold surface, saturation of surface capillaries can occur leading to mould spores. Should the extractor not operate correctly when in use, a suitably qualified and experienced person should be appointed to provide and install a suitable extractor.



Inside the property

E9 Other

<p>Advisor information.</p> <p>The Health and Safety Executive states: asbestos can be found in any residential building built or refurbished before the year 2000.</p> <p>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.</p> <p>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.</p>	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 as the cover was not readily moveable. **NI**

F1 Electricity

1 2 3 **NI**

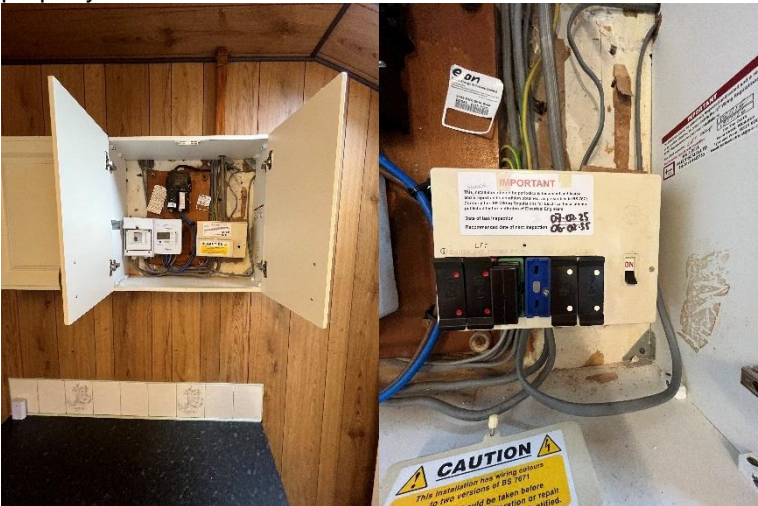
Safety warning: Electrical Safety First recommends that you should get a registered electrician to check the property and its electrical fittings at least every ten years, or on change of occupancy. All electrical installation work undertaken after 1 January 2005 should have appropriate certification.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

The consumer unit was located within the kitchen cupboard

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.

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.



The fuse box is dated, and it is likely that this needs to be replaced with an RCD protected consumer unit.

3



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 in the understairs cupboard



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.

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.



Services

F3 Water

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

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.

From our visual inspection of the water supply and plumbing the systems appears satisfactory, however before using the system, the water should be run through to ensure any stagnant water conditions are avoided and to minimise the possible build-up of any bacteria.

F4 Heating

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

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

The radiators to the property were not heated at the time of the survey and the boiler was not operational.

NI



Services

F5 Water heating

Hot water is provided direct by the boiler.

The hot water tap was checked in the kitchen, however hot water was not provided. A competent person should check the water heating, at the time of the survey the boiler was not operational.

NI



F6 Drainage

We attempted to inspect the drainage system, however the drainage cover was not readily removable.

NI





Services

F7 Common services

Not applicable	NA
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G

Grounds

(including shared areas for flats)



Grounds (including shared areas for flats)

Limitations on the inspection

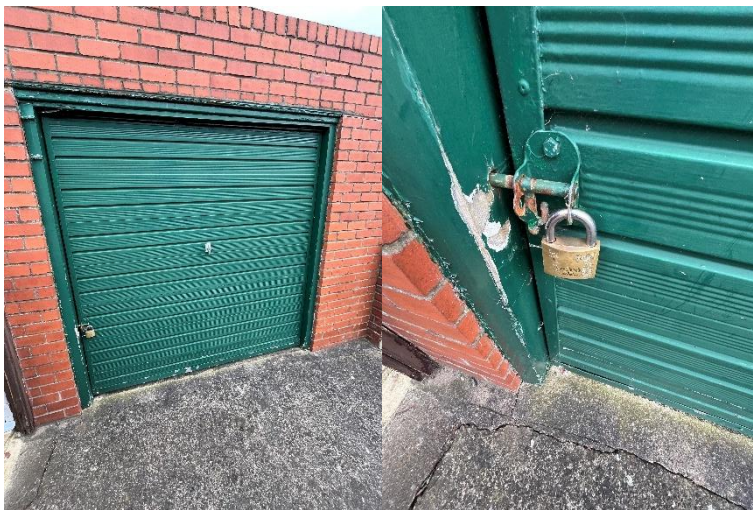
Not applicable.

G1 Garage

1 2 3 NI

The garage keys were not available at the time of our inspection; therefore the garage door and the inside of the garage were not inspected. NI

2



The masonry has diagonal cracking to the front elevation. Diagonal cracking can indicate structural movement. It is advisable to obtain further advice from a Structural Engineer regarding the structural movement. The Engineer may suggest monitoring or repair works to the structure.



Grounds (including shared areas for flats)



The brickwork will need to be replaced to prevent vermin entry/cold bridging and possible brickwork instability.



The felt roof appeared out of level, arching from front to back, this could have been caused by water ingress and the roof decking absorbing moisture. A roofing felt lifespan is between 10-20 years. The felt roof may be repaired to prevent water ingress to the garage roof timbers. An approved flat roofing contractor should be appointed to assess repair costs against recovering the entire roof covering.



Grounds (including shared areas for flats)

G2 Permanent outbuildings and other structures

Not Applicable

NI

G3 Other

The front and rear personal gates have 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.

2



The front elevation is enclosed with a timber picket fence which is showing signs of timber decay and failure consideration should be taken to replace the fence line





Grounds (including shared areas for flats)

The rear garden wall appears to have separated from the house wall across the straight vertical joint. The wall foundation may be inadequate, or the wall section may not be insufficient. A suitably experienced and qualified person will be able to provide repair costs or re-build costings.



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.

H

Issues for your legal advisers

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



Issues for your legal advisers

H1 Regulation

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

Window frame and double-glazing installation. Windows are usually replaced between 15-20 years

Boiler installation. An average boiler is replaced between 10-15 years of use

Energy performance certificate

Building regulation completion certificate for any alteration, extensions or material change of use

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

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 manufacturers 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

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

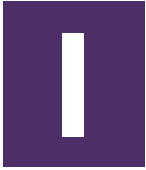
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- E7 Woodwork (for example staircase joinery)
- E8 Bathroom fittings
- E9 Other

- 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



Risks

Not Applicable

J

Surveyor's declaration



Surveyor's declaration

Surveyor's RICS number

6744477

Phone number

07777 928829

Company

Aberdare Mowbray Consultants Ltd

Surveyor's Address

Mowbray Rd, South Shields

Qualifications

IEng, FCABE, MCIOB, AssocRICS, MInstRE

Email

info@A-MConsultants.co.uk

Website

www.a-mconsultants.co.uk

Property address

[Redacted property address]

Client's name

[Redacted client name]

Date this report was produced

09/03/2025

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.

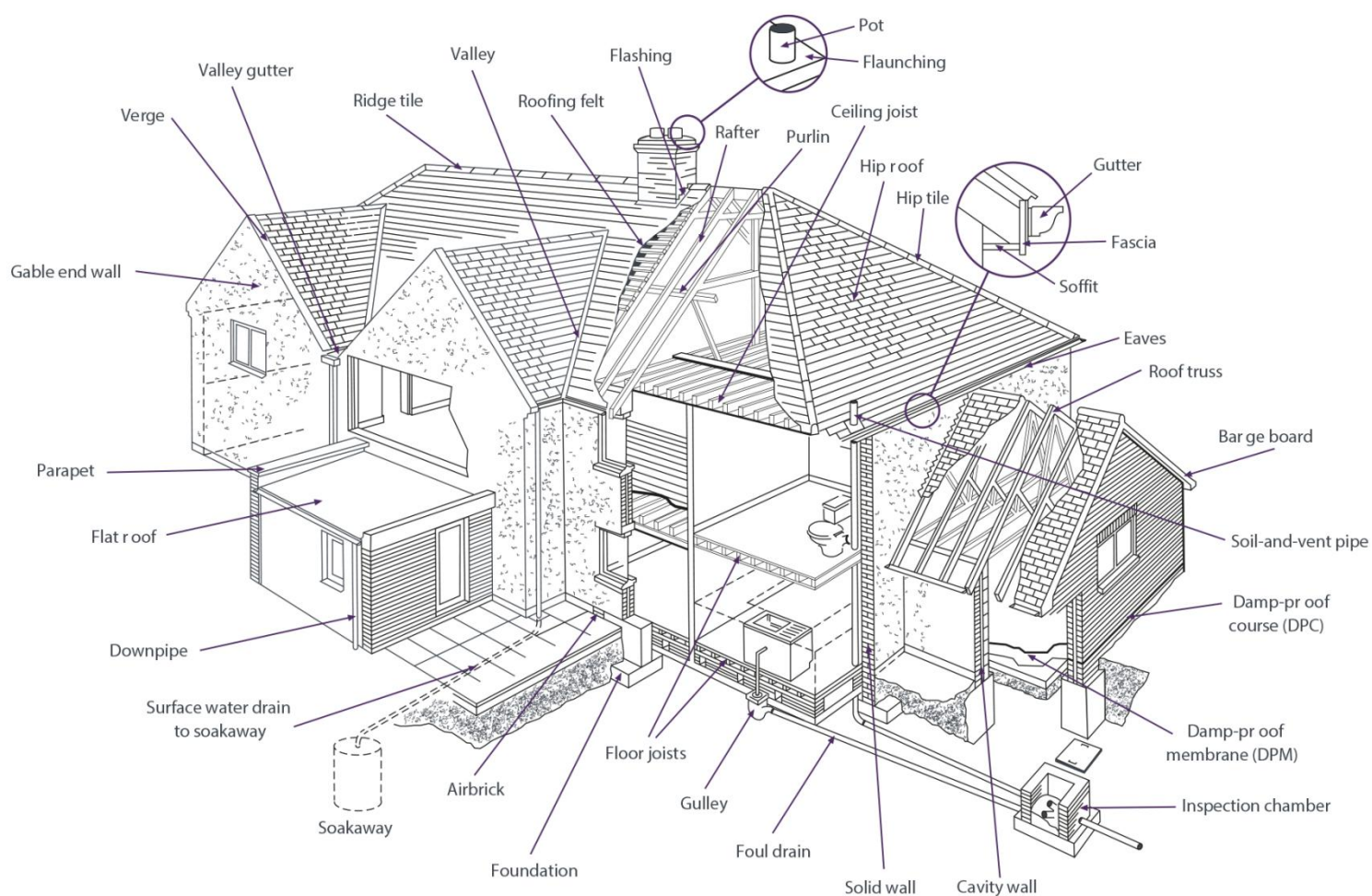
M

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



You should know...

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