LEVEL 2

Your survey report

Property address

[redacted]

Client's name

[redacted]

Inspection date

18/11/2024

Surveyor's RICS number

6744477

2

Aberdare-Mowbray Consultants

Contents

A

About the inspection and report

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

A About the inspection and report

As agreed, this report will contain the following:

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

About the report

We aim to give you professional advice to:

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

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

About the inspection

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

Reminder

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

A About the inspection

Surveyor's name

[redacted]

Surveyor's RICS number

6744477

Company name

Aberdare-Mowbray Consultants Ltd

Date of the inspection

18/11/2024

Report reference number

243-1811

Related party disclosure

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

This property needs extensive refurbishment works. The kitchen units and the bathroom suite are dated and will need to be replaced. It is likely the heating system and electrical system will also need to be replaced and plaster work will be required. The windows and doors also should be replaced to improve security, thermal efficiency, and appearance.

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

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

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

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

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

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

Liability cannot be accepted for not inspected elements (NI), and elevations of elements that would need to be accessed from private property/land. Liability cannot be accepted for element/component deterioration after the report date.

Pic1: Front elevation

Pic2: Rear Elevation

Pic3: Front elevation

B Summary of condition ratings

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

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
D6	Outside doors
E1	Roof structure
E2	Ceilings
E3	Walls and partitions
E4	Floors
E6	Built in fittings
E7	Woodwork
E8	Bathroom fittings

B Summary of condition ratings

1 Elements with no current issues

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

Element no.	Element name
F3	Water
F5	Water heating

NI Elements not inspected

We carry out a visual inspection, so a number of elements may not have been inspected. These are listed here.

Element no.	Element name
D8	Other joinery and finishes
E5	Fireplaces, chimney breasts and flues
E9	Other
F4	Heating
F6	Drainage
G1	Garage

C

About the property

This section includes:

- About the property
- Energy efficiency
- Location and facilities

C About the property

Type of property

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

To the side a double storey extension has been constructed, this accommodates an open garage to the ground floor, a bathroom two additional bedrooms to the first floor.

Approximate year the property was built

1980 - 1990

Approximate year the property was extended

Unknown

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 cross gabled design and is completed with a wet ridge system and slate to the main roof pitch

There is a brick chimney stack to the property

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

Windows are double glazed Upvc, the front door is timber and rear door is Upvc

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

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

C About the property

Accommodation

	Living rooms	Bed-rooms	Bath or shower	Separate toilet	Kitchen	Utility room	Conser-vatory	Dining
Lower ground								
Ground	1			1	1	1		1
First		4	1	1				
Second								
Third								
Other								
Roof space								

C Energy efficiency

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

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

Energy efficiency rating

There is no recorded data on the government document checker

Issues relating to the energy efficiency rating

Not applicable.

Mains services

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

X	Gas	X	Electric	X	Water	X	Drainage

Central heating

X	Gas		Electric		Solid Fuel		Oil		None

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

Photovoltaic panels (solar)

Other energy matters

Not applicable

C Location and Facilities

Grounds

The property has a medium sized area with shrubs bordering the footpath. Access to the property is via a driveway which also leads to an open fronted garage.

The rear garden has been concreted. The garden is enclosed on by a timber post, rail, and paling fence and low masonry wall.

Access to the property is from an unadopted road.

Pic1: Rear access gate

Pic2: Rear Grounds

Pic3: Property access

Location

The property is on a small lane with several house all of which are bespoke.

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 1.5km
Secondary school are within 4 km
Railway transport is within 4.34KM
Shopping facilities are within 3 km

Local environment

The property is located in the Cliviger Town area. The locality type is rural village. According to the 2011 census, 56.89% of the people in the locality are below poverty. The postcode BB10 4SR has a population of 18. The locality has 6 properties. Out of which 7 are residential properties and -1 business properties. There is only 1 school in 10km radius of the propert
The flood map for planning services has scored the property location as Flood Zone 1 which has a low probability of flooding.

D

Outside the property

D Outside the property

Limitations on the inspection

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

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

The rear side of the chimney stacks could not be inspected due to the height restriction. **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 did not have a chimney stack. The chimney stack pot does not have a cover cap. A cover caps help reduce moisture and rainwater from entering the internal chimney structure when the chimney stack is not in use and prevents Internal damp patches forming. It is advisable that a competent person from the Heating Equipment and Testing Approval Scheme. (HETAS) installs a cover cap. There was a significant amount of vegetation that is established to the mortar joints of the chimney stack. The vegetation will need to be removed to prevent future structural damage and mortar pointing may be required. A Gas Safe Engineer should be consulted for any works to the chimney stack and may have to undertake a flue smoke test. 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.	2

D Outside the property

Missing cover

Moss on chimney stack

Moss on chimney stack

D2 Roof coverings

2

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

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

The ridge line across the property appears to have deflected. The deflection may be the result of the additional loadings applied by the solar panels; this should be checked by a Structural Engineer.

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

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

The flat roof covering is showing signs of wear and is holding water . Although there are no damp patches internally, the roof covering may be nearing the end of the product durability. The flat roof gradient should be checked to ensure surface water discharges into the gutter system correctly. Surface water that collects can accelerate the covering replacement and may seep into the timber structure below.

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

D Outside the property

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

Deflected ridge line

Moss on roof

Solar panels

Vegetation in gutters

Flat roof holding water

Moss on roof

D3 Rainwater pipes and gutters

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

2

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

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

Timber troughing joints and seals are prone to perish and the troughing channel/trough can be blocked or reduced water flow by vegetation or a build-up of a silty spoil. A defective rainwater system can cause internal damp.

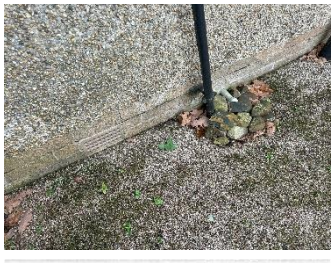
There appeared to be vegetation within the troughing channel. A blocked or restricted troughing channel can cause water to build and overflow to the rear side of the trough profile which may lead to internal damp patches or water penetration. The troughing should be cleaned at the first opportunity.

D Outside the property

Lose fascia board

Timber trough gutter

Down spout



Stones covering gulley

Patching of drainage

Gulley

D4 Main walls

2

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

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

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

The masonry walls are constructed from brick to the external and assumed brick to the internal wall. The external wall has been coated with a pebble dash finish

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

There is evidence of thermal expansion movement to the gable elevation corners. It cannot be determined from the survey if the movement is historic or if the structure is still moving. It is advisable to obtain further advice and confirmation from a Structural Engineer regarding thermal structural movement. The forming of an expansion joint may be recommended or further monitoring with local repairs.

D Outside the property

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 render. The repair should be carried out by a suitably experienced and qualified person.

Thermal cracking of pebble dash

Bitumen DPC

Bitumen DPC

Structural cracking around lintel

Paint/flash band repair

Minor cracking

D5 Windows

D Outside the property

The property has Upvc double glazed windows.

2

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

Due to changing atmospheric conditions, it cannot be determined if the double-glazed units have failed which creates condensation/misting within the internal air gap pane of glass. During the inspection I did not see any misting/condensation within the double-glazed units

The sealant to the Upvc window frames is missing creating a gap between the frame and masonry opening. The sealant will need to be applied. A sealant gap can allow water ingress and damp into the structure. All frames should be checked.

The window frame gasket is perished and has shrunk back. The window gasket acts as a waterproof seal between the frame and the opener and prevents cold draughts. The gasket should be replaced, (not all gaskets can be repaired due to the housing groove, and this results in a new window frame).

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.

The wallpaper is water stained to the window opening. The window frame to the masonry junction should be checked for water tightness.

Leak to underside of window

Shrunk gaskets

Stiff closing

D Outside the property

Moisture around window reveals

Front elevation

Kitchen window

D6 Outside doors (including patio doors)

2

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

The front door has swollen and requires easing/refitting or replacement. The swollen door may cause the door frame to become loose during the action of opening and closing and damage plasterwork.

The door frame and components should be cleaned and lubricated by a competent person to ensure the door 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 door condition and remaining service life of the doors against repair work.

Front access through car port

Timber front door

Rear Upvc door

D Outside the property

D7 Conservatory and porches

The property did not have a conservatory	**NA**

D8 Other joinery and finishes

It appears that the traditional timber fascia has been covered by Upvc, the condition of which can not be inspected	**NI**

D9 Other

Not applicable	**NA**

E

Inside the property

Inside the property

Limitations on the inspection

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

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

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

The staircase underside store was not inspected due to household belongings. NI

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

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

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

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

E1 Roof structure

1 2 3 NI

The roof structure is a traditional cut design, covered with slate. The roof is spilt into three sections with limited access to the two sections and no access to the middle section 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 15 percent. The insulation has been disturbed and requires relaying/replacing to ensure condensation and mould spores do not occur to the warm room ceiling below. The insulation depth should be at least 270mm. The loft is boarded with a floor decking, the space between the plastered ceiling and decking board is less than 270mm. This means the insulation will not meet the recommended depth standards for keeping the ceiling adequately insulated. Squashed insulation can loose up to 50% thermal efficiency as the insulation works by trapping warm air inside. Should the decking boarding become wet to the underside then a ventilation gap should be introduced between the	2

Inside the property

insulation and boarding decking. Should cracking or deflection occur to the ceiling below then bracing should be introduced to strengthen the ceiling span.

Tank storage has been provided at a high level in the loft area, the suitability of its staging should be checked by a Structural Engineer, in the event of a fault the tank can become deformed, changing shape and can move across its staging.

Insulation between rafters and central boarded walk way

15% moisture reading

Purlin into existing house wall

Access to central loft space

Water tank

Displace Insulation

Inside the property

E2 Ceilings

There are ceilings within the property that are lined with paper

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

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

2

Water stain

Water stain

Paper partially removed

Water stain

Water stain

Water stain

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.

There is water staining to the plaster walls. The water source/ingress will have to be resolved before the walls can be replaced or suitably dried out and a stain block may have to be applied before redecoration. The plaster bonding should also be checked to determine if plaster works are required.

There are mould spores to the plaster window reveal. This can be due to poor ventilation or a lack of insulation directly behind the plaster. The mould spores should be treated with an approved mould treatment product. The mould spores when left untreated can increase in area and may become a health hazard. It may be a consideration to replace the plaster with an insulated plaster board and upgrade the kitchen and bathroom extractor fan or installing positive input ventilation, which will remove the moist laden air before condensation can form on the thermal cold spot.

Many of the walls appear to be suffering from condensation and additional ventilation requirements may be needed. Condensation is usually accompanied by mould, whereas structural damp usually has surface salt.

An opening had been formed and altered within the property to allow access to the extension. Cracking is observed to the door casing side and should be checked by a Structural Engineers Checks should be made to ensure the alteration has been authorised by building control.

2

Water stain

De bonded wall paper due to condensation

Structural movement

Inside the property

12% moisture reading

De bonded wall paper due to condensation

Water stain

E4 Floors

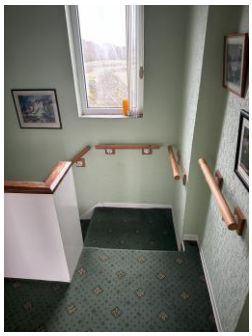
2

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

Some creaking and movement to the first floor was noted below the covering which will need to be refixed. Care should be taken when fixing flooring as wires and pipes are often hidden in floor voids and can be easily damaged

Kitchen floor

Movement under foot



Stair well

Outhouse

Inside the property

E5 Fireplaces, chimney breasts and flues

The gas fire and flue were not inspected. The electric fire was not inspected. It is also advisable to place a carbon monoxide detector within the same room as the appliance or as the manufacture's instruction recommend. .	**NI**

Gas fire

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

Inside the property

The kitchen is dated and un repairable and will need completely replacing

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

2

Bedroom furniture

Bedroom furniture

Bedroom furniture

Kitchen

Kitchen cabinets

Understairs

E7 Woodwork (for example staircase joinery)

Inside the property

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 toit being plaster boarded NI
A glazed panel is situated to the stair bottom. The glazing is a potential health and safety risk should a fall occur from the stairs. I would recommend that the glazing is replaced with the correctly graded gazed panel.

There are several doors that do not close correctly. The doors may need to be re-fitted/eased by a competent person. The latch mechanism has also failed in several doors. All doors within the property should be checked to and the latch replaced accordingly to prevent entrapment.

Glazing

Door not closing

Door head out of level

Door not closing

Missing latch

Typical timber detail

Inside the property

E8 Bathroom fittings

The bathroom suite is dated and although functional, the suite may need to be replaced to a modern design standard.

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

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

Mechanical extractors were not present in the bathroom or WC's, Extractors are designed to prevent excess moisture to build up within the air and circulate around the property structure**.** The debris should be removed, and the extractor efficiency should be checked. Should the extractor not operate correctly when in use, a suitably qualified and experienced person should be appointed to provide and install a replacement extractor

2

Main bathroom

WC connect via lead waste

Ground floor WC

Central shower room

Inside the property

E9 Other

Advisor information. The Health and Safety Executive states: asbestos can be found in any residential building built or refurbished before the year 2000. Properties built before 1985 that have not been refurbished are likely to have crocidolite, amphiboles (banned in 1985) and chrysotile (banned in 1999) asbestos containing material within the construction. Asbestos is known to be within all types of construction material, examples are fascia and soffit boards, floor tiles, toilet cisterns, boilers and boiler pads, as well as pipe lagging and insulation. Before any refurbishment or modernisation work is undertaken, it is advisable to have an asbestos refurbishment survey carried out to ensure asbestos fibres are not released into the property.	**NI**

F

Services

Services are generally hidden within the construction of the property. This means that we can only inspect the visible parts of the available services, and we do not carry out specialist tests. The visual inspection cannot assess the services to make sure they work efficiently and safely, and meet modern standards.

F 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**

The drainage inspection cover could not be lifted as the cover was not readily moveable. **NI**

The waste gulley could not be seen below the stone filling. Checks should be made to ensure the gulley 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 under the stairs

3

We have not tested the electrical system, appliances or electric heaters/fires and cannot confirm the condition. (Please refer to the service limitations to inspection)

There was no electrical certification available at the time of our survey. Due to the potential of serious harm and injury resulting from an electrical fault, the condition report has been scored as a three. The score is to emphasise the importance of obtaining a current electrical certificate from an electrician registered with a competent person scheme. A competent person can also provide a condition report of the remaining service life of the system and provide costings for any remedial works.

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

Consumer unit

Under stairs

Services

F2 Gas/oil

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

We have not tested the gas and heating system and cannot confirm its condition. (Please refer to the service limitations to inspection) There was not a gas safe certification available at the time of our inspection. Due to the potential of serious harm and injury resulting from a gas fault or carbon monoxide poisoning, the condition report has been scored as a three. The score is to emphasise the importance of obtaining a current gas safe certificate. All gas-enabled appliances and all gas fittings must be checked by a registered gas safe engineer before the exchange of contracts. A gas safe engineer can also provide a condition report of the remaining service life to the system and provide costings for any remedial works, prior to the exchange of contracts. Should the property be rented, a gas safe certificate must be obtained on an annual basis. It is also advisable to install a carbon monoxide tester to every room with a gas appliance. It is also advisable to test the detector on a regular basis.	3

F3 Water

We found the internal stop tap (stop valve/stopcock) within the kitchen cupboards. A mains water supply is provided to the property. Where accessible the pipework appeared to be in plastic and copper. You should ensure that the stopcock should be kept accessible so that it can be accessed in the event of an emergency to cut the water supply off. From our visual inspection of the water supply and plumbing the systems appears satisfactory, however before using the system, the water should be run through to ensure any stagnant water conditions are avoided and to minimise the possible build-up of any bacteria.	1

F4 Heating

Heating is provided to the property by a combination condensing boiler. The boiler was located in the kitchen We have not undertaken any tests of the system and cannot comment on its full working order.	NI

Services

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 partly heated at the time of the survey. The extension radiators had been turned off	

F5 Water heating

Hot water is provided direct by the boiler. At the time of the survey the hot water tap was checked in the kitchen and hot water was provided.  Hot water tank  Solar panel control panel	1

F6 Drainage

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

F7 Common services

Not applicable	

G

Grounds

(including shared areas for flats)

G Grounds (including shared areas for flats)

Limitations on the inspection

Not applicable.

G1 Garage

1 2 3 **NI**

The property has an open fronted garage, Inspection of this area would suggest that it is constructed similar to the house, although the garage front is open it is difficult to inspect and should be treated as a Car port	**NI**

G2 Permanent outbuildings and other structures

Not Applicable	**NA**

G3 Other

Not Applicable	**NA**

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
Solar panel commissioning certificates

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

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

H2 Guarantees

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

Window guarantees
Boiler manufactures guarantee
Solar panel quarantee

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

H3 Other matters

Your legal advisor should check or confirm the following:

Confirm the property status is freehold/leasehold

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

Risks

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

I Risks

I1 Risks to the building

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

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

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

G1 Garage
G2 Permanent outbuildings and other structures
G3 Other

H1 Regulation
H2 Other
H3 General

I Risks

I2 Risks to the grounds

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

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

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

G1 Garage
G2 Permanent outbuildings and other structures
G3 Other

H1 Regulation
H2 Other
H3 General

I Risks

I3 Risks to people

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

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

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

G1 Garage
G2 Permanent outbuildings and other structures
G3 Other

H1 Regulation
H2 Other
H3 General

I Risks

I4 Other risks or hazards

Not Applicable

J

Surveyor’s declaration

J

Surveyor's declaration

Surveyor's RICS number

[redacted]

Phone number

07947 597 802

Company

Aberdare Mowbray Consultants Ltd

Surveyor's Address

[redacted]

Qualifications

IEng, FCABE, MCIOB, AssocRICS, MInstRE

Email

info@A-MConsultants.co.uk

Website

www.a-mconsultants.co.uk

Property address

[redacted]

Client's name

[redacted]

Date this report was produced

02/12/24

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

Signature

[redacted]

K

What to do now

Further investigations and getting quotes

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

Getting quotations

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

You should also:

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

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

Further investigations and what they involve

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

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

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

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

Who you should use for further investigations

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

L

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

L

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

The service

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

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

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

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

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

The inspection

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

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

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

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

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

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

Services to the property

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

L

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

Outside the property

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

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

Flats

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

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

Dangerous materials, contamination and environmental issues

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

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

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

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

The report

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

Condition ratings

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

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

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

Energy

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

L

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

Issues for legal advisors

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

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

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

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

Risks

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

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

Standard terms of engagement

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

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

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

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

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

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

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

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

This report is for use in the UK

Complaints handling procedure

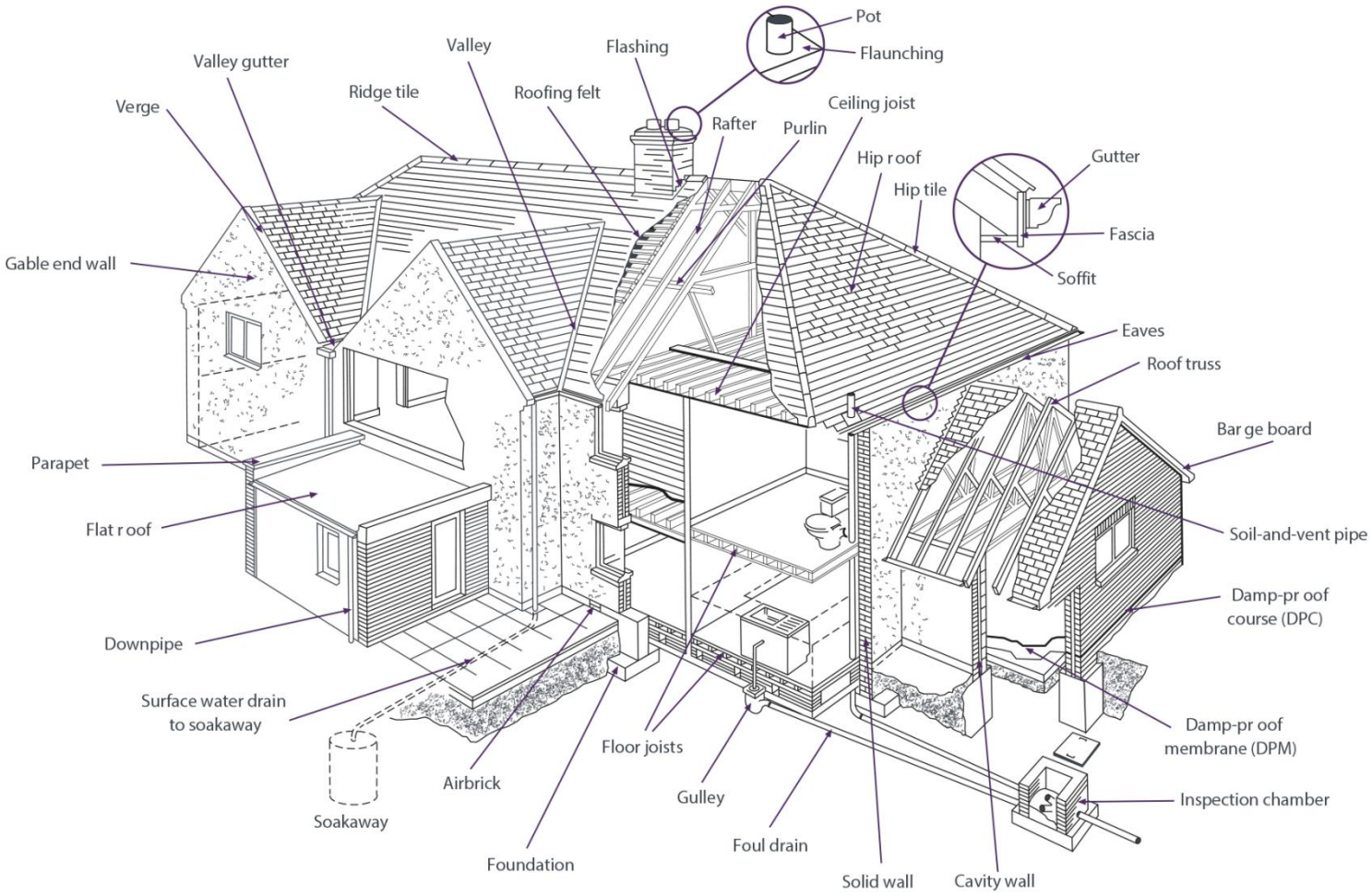
The surveyor will have a complaints handling procedure and will give you a copy if you ask for it. The surveyor is required to provide you with contact details, in writing, for their complaints department or the person responsible for dealing with client complaints. Where the surveyor is party to a redress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

M

Typical house diagram

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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