



LEVEL 2

Your survey report

Property address

Client's name

Inspection date

07/12/2024

Surveyor's RICS number

6744477

Contents

A	About the inspection and report _____	3
B	Overall opinion _____	7
C	About the property _____	12
D	Outside the property _____	18
E	Inside the property _____	27
F	Services _____	36
G	Grounds _____	43
H	Issues for your legal advisers _____	46
I	Risks _____	48
J	Surveyor's declaration _____	53
K	What to do now _____	55
L	Description of the RICS Home Survey – Level 2 (survey only) service and terms of engagement _____	57
M	Typical house diagram _____	63
	RICS disclaimer _____	67

A

About the inspection and report

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

A

About the inspection and report

As agreed, this report will contain the following:

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

About the report

We aim to give you professional advice to:

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

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

About the inspection

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

 **Reminder**

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



About the inspection

Surveyor's name

[Redacted]

Surveyor's RICS number

6744477

Company name

Aberdare-Mowbray Consultants Ltd

Date of the inspection

07/12/2024

Report reference number

243-0712

Related party disclosure

We are not aware of any conflicts of interest as defined by the Royal Institute of Chartered Surveyors rules of conduct.

Full address and postcode of the property

[Redacted]

Weather conditions when the inspection took place

The weather at the time of our inspection was rain 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 extensive refurbishment works. The kitchen units and the bathroom suite are dated and will need to be replaced. Plaster work will be required. The windows and doors also need repairs or replacement to improve security, thermal efficiency, and appearance.

A large percentage of properties inspected using the home buyers report still requires routine maintenance, repair, or replacement work. These works are listed within the element section D, E, F&G of the report.

It would be beneficial to obtain costings for repair and any replacement work before the exchange of contracts to ensure the sale price reflects the required improvements. Maintaining and repairing the property as necessary in the future will avoid costly repairs.

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

The report provides an overall condition rating for the property element and does not itemise all repair, replacement, or defective work.

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

It is advisable to obtain this information before the exchange of contracts to ensure repair/replacement works are reflected in the sale price. Should you choose not to further investigation, then you do so at your own risk.

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.

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
H	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
D6	Outside doors
E7	Woodwork
F1	Electricity
F2	Gas/oil
F7	Common services

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
E2	Ceilings
E3	Walls and partitions
E4	Floors
E6	Built in fittings
E8	Bathroom fittings
G3	Other

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



Summary of condition ratings

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
D9	Other
F4	Heating
F6	Drainage

C

About the property

This section includes:

- About the property
- Energy efficiency
- Location and facilities



About the property

Type of property

Originally a four-storey terraced property including a basement, now converted the building accommodates 4 flats, Flat 3 is situated on the first floor, constructed in a traditional method. We understand the property is freehold.

Approximate year the property was built

I would estimate the property to have been built between 1975 - 1985

Approximate year the property was extended

Not applicable

Approximate year the property was converted

Internet research would suggest the property was converted between 2001 - 2004

Information relevant to flats and maisonettes

Not applicable

Construction

The property is traditionally constructed.

The roof is a mid-terrace pitch design and is completed with a wet ridge and slate to the main roof pitch.

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

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

Sash windows are single glazed and timber

Front and rear building access doors are timber and the flat entrance door is timber

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

Internal floors are assumed as traditional timber.



About the property

Accommodation

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



Energy efficiency

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

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

Energy efficiency rating

69C

Issues relating to the energy efficiency rating

Not applicable.

Mains services

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

Gas Electric Water Drainage

Central heating

Gas Electric Solid Fuel Oil None

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

Not applicable

Other energy matters

Not applicable



Location and Facilities

Grounds

To the front of the building there is an assumed shared garden area whilst to the rear a shared parking area. Notices within the building suggests that parking is available for two cars.



Front Garden



Rear Access



Front Access

Location

The property is on a private access road, Park Place West is in Sunderland district. SR2 8HT is located in the Hendon electoral ward, within the English Parliamentary constituency of Sunderland Centra

Facilities

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

Primary schools are within 0.7 km
Secondary school are within 1.3 km
Railway transport is within 0.8 km
Shopping facilities are within 1.1 km

Local environment

Relevant information from our desktop search indicates:

UK Radon Maps showed a maximum radon potential of 1-3% To check an individual address, go to UKRadon.org (Note: The town and outline areas also show this maximum potential of radon. Radon is a gas which can seep into our homes for more information visit www.ukradon.org)

The property is located in a coalfield consultation area.



Location and Facilities

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

You may experience higher level of noise from the A1231 which was highlighted in a noise and air quality survey.

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

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

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

D

Outside the property



Outside the property

Limitations on the inspection

The 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 roof inspection was limited to the footprint of the property below.

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

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

The rainwater goods have not been comprehensively inspected due to the height restriction, at the time of the inspection there was heavy rainfall.

The timber fascia, soffit and bargeboard appeared to be in good condition and the paint work was in a reasonable state of repair. However due to the height restriction, we cannot determine if the timber is free from rot or decay.

The inspection report provides a brief outline of defects to the apartment block. The survey did not inspect the apartment block in detail as this is outside the scope of a home buyers survey.

The apartment block management company has the repair and maintenance responsibility. However, liability may be with the residents via a service charge for repair, maintenance, and replacement costs.

A maintenance schedule of the apartment block should be requested from the apartment block management company. The schedule should state the annual and planned works for the future.

All external works to the apartment block will require considerable access costs. Elements that are not inspected (NI) due to unsafe access, manual handling weight or components that are not readily moveable should be checked and assessed by a competent person. The report is a visual inspection only and does not record property or construction component dimensions.

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

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



Outside the property

D1 Chimney stacks

1 2 3 NI

The property has brick chimney stacks. The chimney stacks did not have any signs of a structural cracking.

2

The chimney structure is leaning, this is not unusual for the age of the property. The reason for a leaning chimney stack is from expansion and eroded mortar joints. When the surface of the chimney stack is exposed to the prevailing wind, constant wetting can result in the expansion of mortar joints and when one side of the chimney stack dries out quicker than the other side, the stack begins to lean away from the wind.

I could not see any structural defects from the pavement level, however, when repairs are next carried out to the roof it may be beneficial to have the chimney stack structure inspected more closely for stability.

There were areas of missing mortar pointing to the chimney stack. The pointing will need to be replaced to ensure future stability of the masonry and to prevent damp or water entering the internal chimney stack.



Leaning chimney stack



Leaning chimney stack



Missing pointing



Outside the property

D2 Roof coverings

The roof is a mid-terrace design and is completed with a wet ridge and slate to the main roof pitch.

2

There are several slipped slates to the roof covering. The slate should be replaced and fixed to provide a watertight roof structure.

The lead flashing upstand is missing to the mono pitch to masonry junction. The upstand prevents masonry saturation. When the masonry remains saturated, damage can occur to the masonry face and pointing. The lead upstand should be replaced and cover or face the masonry by at least 75-100mm and return 150mm down the roof pitch.



Slipped slate to left side of dormer



Slipped slate to left side of dormer



Rear elevation



Lead upstand missing



Lead upstand missing



Mono-pitch roof

D

Outside the property

D3 Rainwater pipes and gutters

The rainwater goods are a mixture of Upvc and Cast iron.

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

The cast rainwater downspout paintwork is peeled and has blistered. Costings for the rainwater downspout system should be obtained as the pipework may need to be replaced rather than repaired. Cast iron tend to rust to the masonry/backside which allows water leakage.

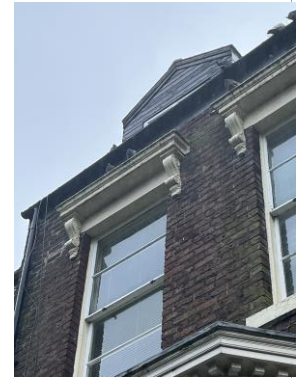
2



Vegetation in gutter



Vegetation in gutter



Vegetation in gutter



Blistered paintwork



Blistered paintwork



Vegetation in gutter

D

Outside the property

D4 Main walls

2

The masonry walls are constructed from brick to the external and assumed brick to the internal wall. The age and type of construction would be assumed as solid wall and therefore no cavity is present.

There are areas of brickwork that has defaced. Defaced brickwork can become porous, which may allow moisture and water ingress into the structure. The brickwork will need to be checked by a suitability qualified person experienced in assessing the remaining life span of masonry. Brickwork replacement may be considered or the application of an external render coat.

There are appears to be areas of surface pointing mortar (new mortar which is lighter in colour to the surrounding mortar and applied directly over the existing mortar). When applying new mortar, the mortar bed should be sufficiently removed/ground out in preparation to receive new mortar. The pointing will need to be fully checked to ensure the correct depth has been achieved, as surface pointing is prone to cracking and becoming loose. Loose and missing pointing has the potential to allow water ingress into the property.



Defaced brickwork



Surface pointing



Surface pointing

D

Outside the property

D5 Windows

2

Sash windows to the property are single glazed and made of timber. The main disadvantage of single glazing is that it does not offer much in terms of insulation. In the winter, single-glazed windows can let in a lot of cold air, making it difficult to heat your home. In the summer, the situation is reversed, and single-glazed windows can make your home very hot and uncomfortable

I was not able to open all the windows due to heavily painted window frames and the sash weights having been cut. The weights are designed to ensure the window stays in a safe state when operational, without these the windows will slide shut under their own weight **NI**

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

It is recommended to seek advice from a suitably qualified and experienced person scheme to assess the window condition repair works.



Single glazed windows



Sash weight ropes cut



Blistered paintwork

D

Outside the property



Windows appear out of square



Windows appear out of square



Blistered paintwork

D6 Outside doors (including patio doors)

The building access doors are both made of timber with single glazed unit installed

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

The door handle is suffering from wear and tear and now sits loosely with in its structure, this may need replacing in the near future to continue to be operational.

It is recommended to seek advice from a suitably qualified and experienced person scheme to assess the window condition repair works.

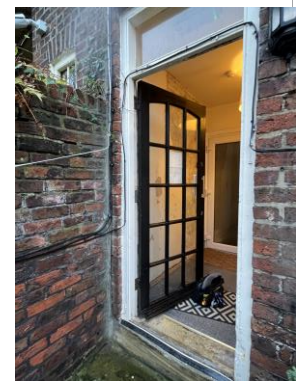
3



Front access door handle



Inside view of front door



Rear access door

Internally within the common areas, fire doors appear to be twisted and do not close flush into the reveals with the self-closing devices.

D

Outside the property

Flat entrance door is timber and would appear to be a fire door with smoke seals and a self-closing device fitted, the door does not close fully when released and therefore does not provide adequate fire compartmentation.

The flat entrance door is damaged to the hinge side and may need replacing in order to maintain its fire resistance.

Fire doors are installed to ensure the residents within the building are able to remain safe in the building or during emergency evacuation. Your legal advisory should confirm with the management company that adequate fire risk assessments and maintenance plans are in place.



Front access door handle



Inside view of front door



Rear access door

D7 Conservatory and porches

The property did not have a conservatory

NA

D8 Other joinery and finishes

Not Applicable

NA

D9 Other

The communal gardens and grounds may be subject to a service charge, your legal advisor should provide you with this information before the exchange of contracts.

NI

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.

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

Damp readings were not taken due to the apartment being situated on the first floor.

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

No access	NI
-----------	----



Inside the property

E2 Ceilings

The ceilings are plaster and painted finish throughout.

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.

The paintwork to the bathroom ceiling has lifted due to moisture damage, checks should be made to the effectiveness of the mechanical extraction fan.

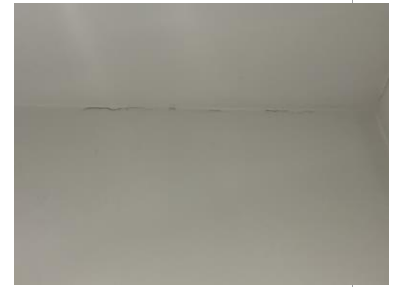
2



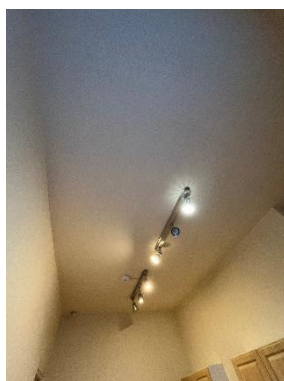
Water-stained ceiling



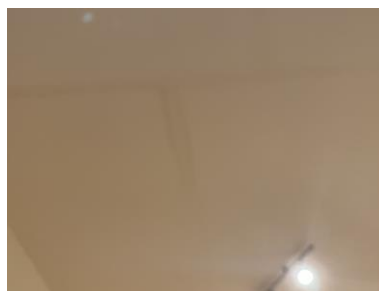
Living room ceiling



Bathroom ceiling lifted paintwork



Kitchen ceiling



Water-stained ceiling



Bedroom ceiling



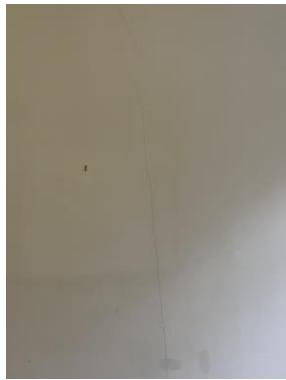
Inside the property

E3 Walls and partitions

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

2

There was diagonal plaster cracking to the first-floor walls and is mirrored on either side of the wall. The plaster work has also de-bonded from the masonry wall. The plaster should be removed to determine if the cracks are also present to the masonry wall. Movement and cracking commonly occur to where the party or internal wall meets the external wall. A structural remedy is to provide lateral restraint L shape brackets in the wall internal corners. A Structural Engineer should be appointed should cracks occur to the masonry below the plaster surface.



Thermal plaster cracking



Diagonal cracking above door



Vertical thermal cracking



Diagonal cracking above door



Diagonal cracking above door



Horizontal crack near lintel



Inside the property

E4 Floors

2

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

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

The laminate flooring is chipped, damaged and has moved in places. The flooring cannot be repaired, and a new floor covering may be required.



Swollen laminate



Slipped laminate



Laminate throughout flat



Laid carpet in living room



Inside the property

E5 Fireplaces, chimney breasts and flues

Not Applicable

NA

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

The kitchen is dated, and it may be more beneficial to replace rather than repair.

Repairs to the kitchen units and worktops are needed.

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

The worktop underside has swollen. The worktop will continue to absorb water/moisture and needs to be replaced.

The worktop is heavily scratched and chipped. In time this will allow moisture or water into the worktop causing the chipboard to swell. The work top will need to be replaced or a surface medic may be able to undertake sealant and aesthetic repairs.

Several doors require realignment as this can cause the hinge to snap/come away from the unit.

2



Damaged worktop



Swollen worktop



Mis-aligned doors



Inside the property



View of kitchen



Sink pipework



Swollen worktop

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.

All habitable rooms have fired doors with self-closing devices and smoke seals installed, during the inspection it was noted that none of the doors operated correctly by self-closing into the rebate and latch in order to maintain adequate fire resistance, the doors may need to be re-fitted/eased by a competent person.

Fire doors are installed to ensure the residents with in the building are able to remain safe in the building or during emergency evacuation.

3



Kitchen door not latched



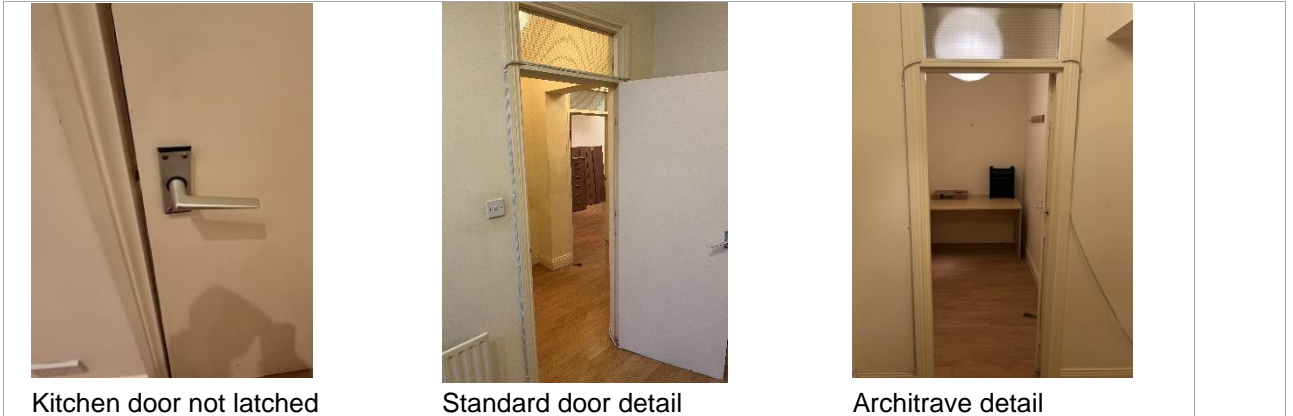
Self-closer is worn and painted



Living room door not latched



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

The shower head and bathroom fittings were not tested during the inspection. NI

The shower screen seal does not meet the bath correctly and the seal should be replaced to prevent water damage to the bathroom panel and floor.

The wash hand basin tap is loose. The tap should be fitted in accordance with the manufacturer's instructions to prevent water leaks.

The extractor unit operated when turned in the on position. We cannot determine how efficient the extractor is at removing moisture laden air. An extractor that is not operating correctly can allow excess moisture to build up within the air and circulate around the property structure. 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.





At the time of inspection, the bath plug was in and water present, we were unable to remove this as the reasoning is unknown, a competent person may be needed to ensure when it is removed not water will leak causing damage to other properties. NI

The toilet was flushed and the water drained away, although a stamp smell of drainage was apparent and is may need to be checked by a competent person.

2



Inside the property

		
Water held in bath	Loose hot water tap	Discoloured paint work
		
Blistered paint work around extractor	Show screen hard to operate	Poor silicone sealant will ne replacing

E9 Other

Advisor information.

The Health and Safety Executive states: asbestos can be found in any residential building built or refurbished before the year 2000.

Properties built before 1985 that have not been refurbished are likely to have crocidolite, amphiboles (banned in 1985) and chrysotile (banned in 1999) asbestos containing material within the construction. Asbestos is known to be within all types of construction material, examples are fascia and soffit boards, floor tiles, toilet cisterns, boilers and boiler pads, as well as pipe lagging and insulation.

Before any refurbishment or modernisation work is undertaken, it is advisable to have an asbestos refurbishment survey carried out to ensure asbestos fibres are not released into the property.

NI

F

Services

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



Services

Limitations on the inspection

The electrical system was not tested during the inspection. To undertake an electrical test and provide certification, an electrician must be registered with a 'competent person scheme'. such as the NICEIC.


The gas and heating system was not tested during the Inspection. To undertake a gas and heating test and provide certification, a gas safe engineer must be registered with a 'competent person scheme' such as the gas safe registration scheme.

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

F1 Electricity



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.

<p>The electrical meter was located internally at the rear door access door in a service cupboard.</p> <p>The consumer unit was located in the kitchen</p> <p>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)</p> <p>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.</p> <p>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.</p> <p>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.</p>	
---	---



Services



Meter cupboard



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)

3

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

1

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

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.



Running water



Pipework no visible leaks

F

Services

F4 Heating

Heating is provided to the property by a combination condensing boiler. The boiler was located in a service cupboard, It was not clear which of the two belonged to the property but no warning errors were present on either.

NI

The heating to the radiators was not on at the time of the survey.
The heating comprises of a traditionally pumped hot water system with radiators linked by copper/plastic pipes.



Boiler installed in service cupboard



Boiler installed in service cupboard

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.

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

1



Running hot water



Boiler

F

Services

F6 Drainage

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

The toilet was flushed, and the water drained completely.

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

NI

F7 Common services

The Apartment block management company should be contacted regarding the fire compartmentalisation of the building common areas. A fire risk assessment should be undertaken on a regular basis to identify works, provide fire repair costs and rectify any fire safety issue. You should ask for this information before the exchange of contracts

The service cupboards are accessible and do not have sufficient fire resting construction.

Emergency lighting is damaged and not appropriate to aid the safe evacuation of residents

There is no fire escape signage with in the property

Fire doors are incorrectly installed and do not operate correctly

There are no handrails to the staircase to allow a safe hand hold when transferring through the building

3



Boiler cupboard left open



Storage in a fire risk area



No hand holds to stair



Services

<p>Electrical cupboard open and not correct fire resistance</p>	<p>Damaged plaster to rear access</p>	<p>Damaged emergency lighting</p>

G

Grounds

(including shared areas for flats)



Grounds (including shared areas for flats)

Limitations on the inspection

Not applicable.

G1 Garage

1 2 3 NI

The property did not have a garage.

NA

G2 Permanent outbuildings and other structures

Not Applicable

NA

G3 Other

To the front of the building there is an assumed shared garden area whilst to the rear a shared parking area. Notices within the building suggests that parking is available for two cars.

2

A communal bin collection point is also within the boundary of the property and situated with the rear yard, two small metal sheds are also located in the rear yard but ownership was unknown and therefore not inspected.

Enquiries should be made to establish rights of access and usage of both these areas prior to the completion date

The rear access gate was showing signs of wear and tear and appear to have moved from its original mounting which may cause issue with access in the future

The front access path was showing signs of concrete failure and will need maintaining to ensure safe access and egress can be made to and from the building.

Japanese Knotweed, Giant hogweed, or any other invasive plant:

We did not observe the presence of any Japanese Knotweed, Giant Hogweed or any other invasive or hazardous plants during our inspection. However, we are not horticultural experts and cannot comment if there are any such plants hidden within the garden.

You are responsible for the plants on your property and must ensure that you control their spread according to legislation and avoid damage to neighbouring properties.

Japanese knotweed is an invasive and resilient weed. Its roots and rhizomes can grow to a depth of 2m. Even after herbicide treatment has “eradicated” the aerial and surface



Grounds (including shared areas for flats)

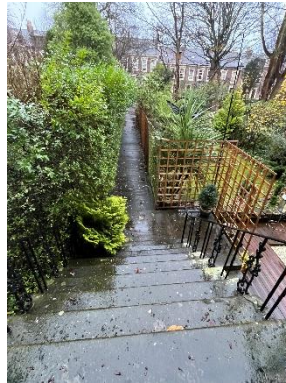
growth, the deep underground rhizomes can remain in a viable state and may do so for up to twenty years. It can re-emerge and regrow on its own accord at any time and especially if the contaminated ground is disturbed. If knotweed is left to grow untreated for a number of years, it has the potential to cause damage to drain, paving, paths, driveways and poorly constructed boundary walls. For this reason, if Japanese knotweed is growing on your property, it should not be ignored.

When buying a property, the presence of any known Japanese knotweed should be stated by the current owner in the responses to the TA6 form provided to your solicitor.

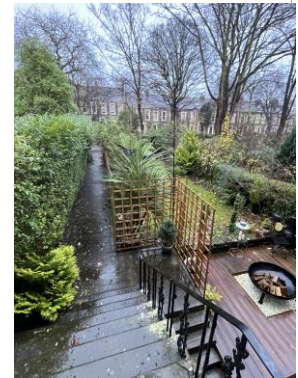
If Japanese knotweed or other invasive plants are found to be growing on the property or the neighbouring properties, this can cause issues in obtaining mortgage finance. The lender may insist that a management plan by a professional eradication company backed by a transferable guarantee is in place. It is most common for this plan to be provided by the seller before the purchase is completed.



Front access steps



Front access steps



Front garden area



Access path



Access path



Private road

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 and obtain building regulation certification or competent person scheme certification for the following installation/alterations:

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

BS7671 – Electrical installation certificate

Emergency lighting certification

Smoke and alarm detection certification

Fire risk and emergency procedures plan

Energy performance certificate

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

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:

Boiler manufactures guarantee

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

H3 Other matters

Your legal advisor should check or confirm the following:

Confirm the property status is freehold/leasehold

The main sewer is adopted by the local authority

Your responsibility of maintaining the sewer system from the property to the main sewer

The position and ownership of boundaries

Mining searches

Status of the shared grounds

Obtain all service charges before the exchange of contracts and a planned schedule of maintenance and replacement works for short (twelve months) and long-term works (five year and beyond).

Risks

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



Risks

I1 Risks to the building

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

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

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

- G1 Garage
- G2 Permanent outbuildings and other structures
- G3 Other

- H1 Regulation
- H2 Other
- H3 General



Risks

I2 Risks to the grounds

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

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

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

- G1 Garage
- G2 Permanent outbuildings and other structures
- G3 Other

- H1 Regulation
- H2 Other
- H3 General



Risks

I3 Risks to people

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

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

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

- G1 Garage
- G2 Permanent outbuildings and other structures
- G3 Other

- H1 Regulation
- H2 Other
- H3 General



Risks

I4 Other risks or hazards

Not Applicable

J

Surveyor's declaration



Surveyor's declaration

Surveyor's RICS number

6744477

Phone number

07947 597 802

Company

Aberdare Mowbray Consultants Ltd

Surveyor's Address

[Redacted]

Qualifications

IEng, FCABE, MCIQB, AssocRICS, MInstRE

Email

info@A-MConsultants.co.uk

Website

www.a-mconsultants.co.uk

Property address

[Redacted]

Client's name

[Redacted]

Date this report was produced

08/12/24

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.



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.

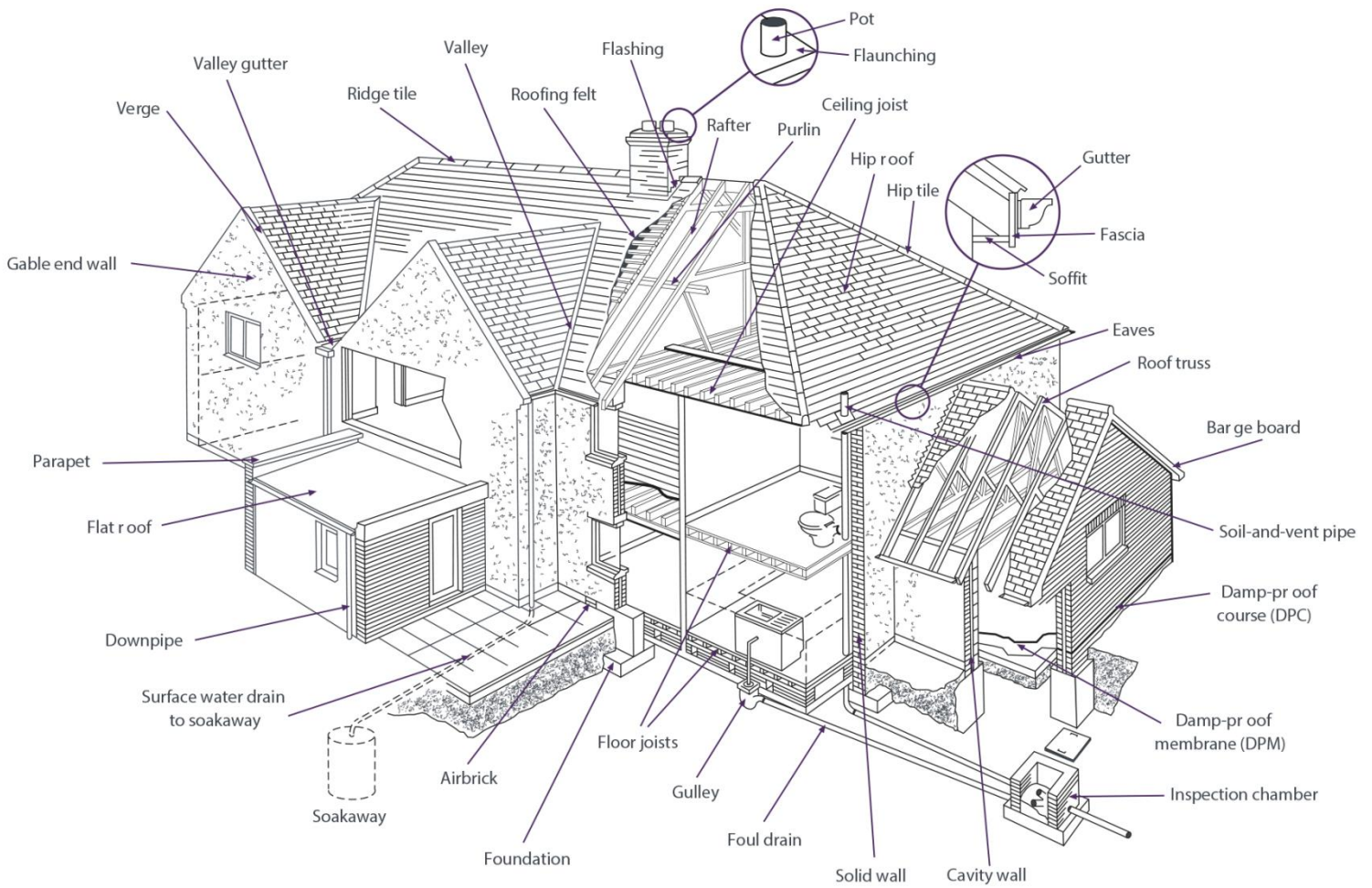
M

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...

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

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

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

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

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