LEVEL 2

Your survey report

Property address

[redacted]

Client's name

Inspection date 29/10/2024

Surveyor's RICS number

6744477

2

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

Neil Horsfall

Surveyor's RICS number

6744477

Company name

Aberdare-Mowbray Consultants Ltd

Date of the inspection

29/10/2024

Report reference number

10242

Related party disclosure

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

Full address and postcode of the property

[redacted]

Weather conditions when the inspection took place

The weather at the time of our inspection was dry followed by a period of changeable weather.

Status of the property when the inspection took place

The property was occupied and furnished during our inspection. The floors had fitted floor coverings which restricted the inspection.

B

Overall opinion

This section provides our overall opinion of the property, highlights any areas of concern and summarises the condition ratings of the different elements of the property. Individual elements of the property have been rated to indicate any defects, and have been grouped by the urgency of any required maintenance. If an element is made up of a number of different parts (for example, a pitched roof to the main building and a flat roof to an extension), only the part in the worst condition is shown here.

Important note

To get a balanced impression of the property, we strongly recommend that you read all sections of the report, in particular section K, ‘What to do now’, and discuss this with us if required.

B Summary of condition ratings

Overall opinion of property
The property has a relatively modern kitchen, bathroom suite and decoration. Repairs are needed to the kitchen, and you should budget to replace the kitchen and bathroom in the next ten years to maintain a modern 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. 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. 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: Access Pathway

Pic3: Side 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'.

R 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
D5	Replacement windows guarantee and Fensa certification	
F1	Electrical test certification	
F2	Gas test certification	
F4	Gas boiler servicing certification	
D4	Damp Proof Guarantee/warranty	

3 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	Comments (if applicable)
F1	Electricity	
F2	Gas	
D4	Damp Proof Course	See comments for Main walls and Conservatory

B Summary of condition ratings

2 Elements that require attention but are not serious or urgent

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

Element no.	Element name
D1	Chimney stacks
D2	Roof coverings
D3	Rainwater pipes and gutters
D4	Main walls
D5	Windows
D6	Outside doors
D7	Conservatory and porches
D8	Other joinery and finishes
D9	Other
E1	Roof structure
E3	Walls and partitions
E7	Woodwork
E8	Bathroom fittings
F3	Water
F6	Drainage
G3	Other

B Summary of condition ratings

1 Elements with no current issues

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

Element no.	Element name
E2	Ceilings
E4	Floors
E6	Built-in fittings (built-in kitchen and other fittings, not including appliances)
F4	Heating
F5	F5 Water heating

NI Elements not inspected

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

Element no.	Element name
E5	Fireplaces, chimney breasts and flues
E9	Other
F6	Drainage

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 an End-terrace two storey house constructed in a traditional method. We understand the property is freehold.

A Upvc and brick-built conservatory has been added to the side elevation.

Approximate year the property was built

Based on local knowledge I would estimate the home was built between 1900-1929

Approximate year the property was extended

Not applicable

Approximate year the property was converted

Not applicable

Information relevant to flats and maisonettes

Not applicable

Construction

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

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

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

Windows are double glazed Upvc.

The front door and rear door are also made from Upvc

There is a Upvc canopy above the front door.

There is a mono pitch roof above the front door.

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

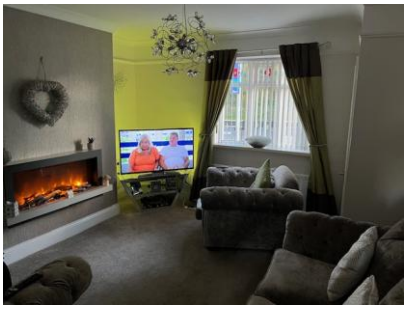
C About the property

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

The conservatory is a solid floor construction.

Pic 4: Front Elevation

Pic 5: Conservatory



Pic 6: Living Room

Accommodation

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

66D.

Issues relating to the energy efficiency rating

N/A

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)

Not applicable

Other energy matters

Not applicable

C Location and Facilities

Grounds

The property has a small garden to the front/side with gate access and pathway. The forecourt is enclosed to the front with a low masonry wall and shrubs which boarders the public footpath to the side and rear the boundary wall is of stone construction and boarders' agricultural land. Parking is situated to the rear of the property although this is on an unadopted piece of land, there is on street parking available but not in the immediate vicinity.

Pic 7: Front boundary wall

Pic 8: stone wall to side

Pic 9: Access pathway

Location

The property is on a block of terraced houses with a medium residential housing estate to the side and rear,

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 0.5km
Secondary school are within 2.2 km
Shopping facilities are within 2.4 km

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

Nurseries are more than 3.8km
Public transport is not recorded in the area
Shopping facilities (main supermarkets) are more than 3.8 km

C Location and Facilities

Local environment

Relevant information from our desktop search indicates:

UK Radon Maps showed a maximum radon potential of 1-5%. 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 on the coalfield consultation area.

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

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

Japanese knotweed which is invasive to gardens and causes structural damage to properties has been recorded within the town.

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

D Outside the property

Limitations on the inspection

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

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

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

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

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.

D1 Chimney stacks

1 2 3 NI

A brick chimney stack was located to the property. The chimney stack did not have any signs of a structural crack. The lead flashing was in place to the roof pitch line. We cannot determine the condition of the mortar, flaunching, and roof pitch side of the chimney stack due to the height restriction. We recommend these are checked when repair works are carried out to the roof covering or within the next twelve months. The chimney stack pot does not have a cover cap. Cover caps help reduce downwards drafts when the chimney is not in use. A cap can also prevent moisture/rainwater entering the internal chimney structure and can prevent bird entry. There appears to be areas of surface pointing mortar (new mortar which is lighter in colour to the surrounding mortar and applied directly over the existing mortar). When applying new mortar, the mortar bed should be sufficiently removed/ground out in preparation to receive new mortar. The pointing will need to be checked to ensure the correct depth has been achieved, as surface pointing	2

D Outside the property

is prone to cracking and becoming loose. Loose and missing pointing has the potential to allow water ingress into the property.

The lead flashing upstand does not appear to be a sufficient height to prevent masonry saturation. When the masonry remains saturated, damage can occur to the masonry face and pointing. The lead upstand should be at least 50-100mm.

It is advisable to appoint an approved and reputable roofing contractor to assess the entire chimney stack to provide repair costs, and to provide additional recommendation to any masonry repairs.

Pic 10: Brickwork pointing

Pic 11: New pointing

Pic 12: Lead saddle

D2 Roof coverings

2

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

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

Ridge tiles have moved/slipped which has also caused the mortar to crack and fall way. Cracked and missing mortar to the ridge tile can compromise the tile seating, resulting in water ingress into the roof structure. Unseated tiles can damage the roof pitch covering and structures below the roof line.

The hip and ridge timber appears to be deflected, a common cause of this is following the replacement of a slate roof with a heavier tile adding additional loadings to the old structure.

There are areas of tiles that are not aligned and seated to the pitch correctly (slight uplift to the bottom edge of the tile). Tiles that are not seated correctly can allow driven rain into the roof structure which can result in water damage to the structure.

There was no ventilation provision within the main roof. Timber roof structures require cross ventilation to ensure the timber remains free from rot and decay.

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

D Outside the property

Pic 13: Ridge Deflection

Pic 14: Hip deflection

Pic 15: Hip deflection

D3 Rainwater pipes and gutters

2

The rainwater goods are Upvc

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. Gutter unions and stop ends gasket seals are prone to perish and the gutter 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. All property rainwater goods should be checked when defects are recorded.

The path below the gutter was wet. The gutter joints should be checked as masonry saturation can damage the pointing and masonry face.

Pic 16: pathway water stained

Pic 17: Gutters

Pic 18: Down spout

D Outside the property

D4 Main walls

The rear and side elevations have a rendered finish with the front elevation being painted masonry, it is assumed that both inner and outer leaf walls are brick with no cavity insulation (solid wall).

2

There was no evidence of injected cavity wall insulation.

The masonry walls had evidence of structural cracking or thermal expansion.

A damp-proof course (DPC) was not visible at ground level. Mortar should be removed to the bed joint to confirm a DPC has been incorporated in the construction. It was noted that a new path has been laid which reduces the hight of the where the DPC should be installed (150mm above ground level) the new levels also reduce the upstand of the door threshold which would allow for the potential of rising damp.

There was evidence (by the vendor) of a chemical damp proof injection course pattern to the lower brickwork course. Your legal advisers should check guarantees are still in date and confirm guarantees are transferable.

The masonry has diagonal cracking. Diagonal cracking can indicate structural movement. A Structural Engineer should be appointed to inspect all elevations and assess the structure. The Engineer may suggest monitoring or repairs to the structure.

The area below the front bay window appears to have been rebuilt and it is assumed that this was completed following the removal of old timber windows and stone sill.

Minor render cracking was noted which will require a local repair to ensure water does not seep behind the finish coat. Water seepage behind a render coat can de-bond large render areas

Pic 19: structural crack above window

Pic 20: Blown render

Pic 21 : New brickwork

D Outside the property

Pic : Low upstand at front door

D5 Windows

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

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

The top openers have dropped and require adjustment, this is common where structural timber windows have been replaced by Upvc. Openers that do not close into the frame rebate correctly can damage the opener hinge, double glazed unit, and the window frame.

It is recommended to seek advice from a suitably qualified and experienced 'competent person scheme', such as a FENSA window and door installation company to assess the window condition and remaining service life of the windows against repair works.

Pic 22: Deflected top openers

Pic 23: Deflection

Pic 24: Structural crack

D Outside the property

D6 Outside doors (including patio doors)

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

2

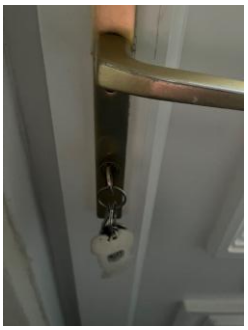
It is advisable to contact your household insurance once you move into your property to confirm the insurance door lock requirements. It is also advisable to change all the property door locks to ensure control of key access.

Access to the rear door (conservatory) was blocked with furniture/household items at the time of inspection. Therefore, the door opening and closing, and mechanisms have not been checked, the door appeared to be out of square and may have dropped, suitability of its operation should be checked and confirmed.

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.

Pic 25: Front door

Pic 26: Rear door



Pic 27: Operational front door mechanism

D7 Conservatory and porches

A Upvc conservatory has been constructed across the part width of the side elevation. The conservatory has been constructed with masonry walls and a Upvc frame with glazing.

2

The conservatory is not separated by external doors to the property. The conservatory may require building regulation approval and checks should be made for compliance.

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

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

Habitable rooms such as a conservatory, should have a cavity tray system that is linked to the lead upstand. An indication of a cavity tray installation is weep vents which allow moisture from the cavity to discharge above the roof pitch. There were no weep vents positioned above the roof pitch lead

D Outside the property

upstand. Checks should be made, and a cavity tray will be required if damp patches occur below the conservatory roof line.

Conservatory walls that are masonry should have a DPC at least 150mm above the finished ground floor level. The height of the DPC is to prevent moisture entering the habitable space of the structure by capillary action and to prevent rain that bounces/splashes saturating the structure beyond 150mm. The DPC hight is less than 50mm

The door has dropped in position and requires adjustment or even replacement.

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

Pic 28: DPC below 50mm

Pic 29: Conservatory

Pic 30: Lead flashing

D8 Other joinery and finishes

The external joinery comprises of timber fascias and soffits and bargeboards.
The paintwork to the fascia's, soffits, and bargeboards has weathered. The timber requires examining for timber decay and rot, treating if required, and then preparation for a new primer, base, and topcoat paint application. It is recommended the external decoration is recoated on a five-to-seven-year cycle
Hip pointing was cracked and missing to the roof line edge. The mortar will need to be checked and replaced to ensure the structure is not subjected to water ingress, insect damage or that the roof pitch tiles are lifted in severe weather.

2

Pic 31: Timber fascias

Pic 32: Fascias

D Outside the property

D9 Other

Soil stack

2

The soli pipe is cast iron, it would appear that a cowl is not fitted. Soil Vent Cowl protects the soil system from accumulating debris and degradation from weathering. It also provides a filter to prevent drafts travelling back through the vent into the property.

The back street does not have a base layer and there are significant potholes on the surface. Residents may have to pay for the upkeep of the road as its status may be 'unadopted' by the local authority. Your legal advisor will be able to undertake further checks. The maintenance of the road cold be a considerable cost.

Pic 33: Missing cowl

Pic 34: Unadopted road

E

Inside the property

Inside the property

Limitations on the inspection

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

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

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

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

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

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

E1 Roof structure

1 2 3 NI

The roof structure is a traditional cut design, covered with felt and tiles. I could not gain safe access to the entire roof structure, there were no crawl boards/decking available. The roof structure has been inspected with limited access from the loft hatch. Weight placed on the timber ceiling cords can result in cracked and damage to plaster ceilings below. Timber moisture readings were taken from timbers closest to the roof structure inspection hatch. Access was via the original 'loft hatch' which impeded ladder access and transference from a ladder to the structure. It is advisable to appoint a reputable roofing contractor to assess the roof structure to ensure the structure is free from any defect before the exchange of contracts. Should any timber staining, decay or wood boring inspects be noted, it would then be advisable to appoint a timber/damp specialist from an approved body such as the property care association to undertake a further assessment. There were areas of torn roofing felt which should be repaired. Roofing felt acts as a secondary barrier to the pitch tile covering. Water ingress from a roof pitch can cause timber decay, rot and damage to electrics and the ceiling plasterwork. There was no cross ventilation from the eave's soffit board. In severe cases of inadequate roof ventilation, excessive condensation can form, leading to timber decay and rot to the roof timber structure. A qualified and suitably experienced person should be appointed to advise on ventilation requirements and costing. The insulation has been disturbed and requires relaying/replacing to ensure condensation and mould spores do not occur to the warm room ceiling below. It was noted that bird nesting was recorded within the roof space, when birds find their way	2

Inside the property

into lofts, they can cause significant damage that can be expensive and time-consuming to repair. As they fly around the space, they can displace insulation and damage wiring, which can be dangerous and costly to fix.

Pic 35: Original loft hatch

Pic 36: Timber structure

Pic 37: Bird nesting

Pic 38: Reduced insulation

Pic 39: Displaced insulation

E2 Ceilings

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

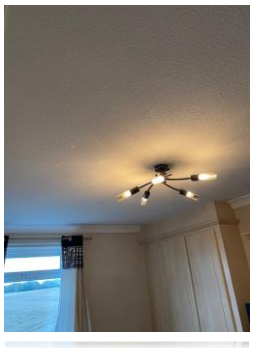
1

Ceilings are lined, cladded or have a textured coating with paper. There was no significant cracking to the ceilings.

Textured coated ceiling within the property.

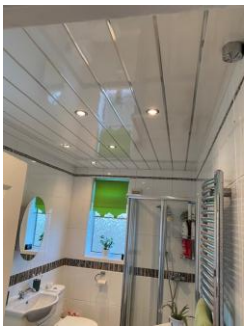
Manufactures of textured ceiling coatings, or Artex (Asbestos reinforced textured coating) stopped using white chrysotile asbestos in 1984. However, there can be no guarantee that textured ceiling coatings applied before 2000 does not have asbestos as a binding agent within the coating. Sanding, drilling,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

Inside the property



Pic 40: Bedroom ceiling

Pic 41: Kitchen ceiling



Pic 42: Bathroom ceiling

E3 Walls and partitions

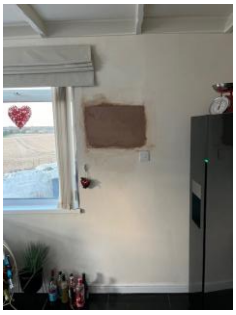
2

The walls are plaster, with partitions being a mixture of masonry and timber.
There was no significant cracking, shrinkage, or differential movement to the walls.

The decoration is to a good standard. There was not any evidence of condensation black mould stains to any wall surface or reveal.
An opening has been adjusted with the property; we are informed that a mechanical vent has been relocated.

A moisture level reading was taken at the skirting board level. The reading showed an elevated moisture reading of 23 percent. The reading reduced to at a height of 300mm from the skirting board. An elevated moisture reading signifies a potential damp issue.

It is advisable to appoint a specialist timber and damp contractor that is registered with the property care association or an approved governing body to undertake an intrusive survey. The contractor will determine the extent of damp repair work and will provide repair costs. The damp specialist should check all internal and external perimeter walls to the ground floor. The ground floor construction material should also be checked for damp issues.



Pic 43: Vent relocated

Pic 44: Front elevation 2

Pic 45: at 300mm

Inside the property

E4 Floors

The ground floor is a solid floor construction.

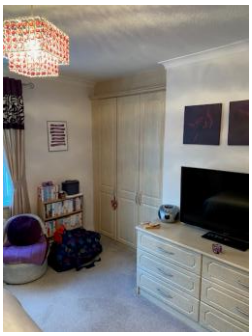
The first floor is timber joists with a timber tongue and grooved chipboard or floorboard.

There wasn't any significant deflection or defects to the floor.

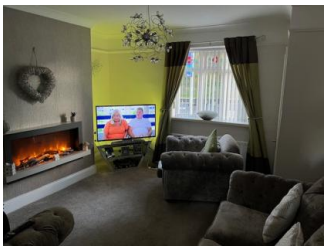
Some creaking and movement to the first floor was noted below the covering which will need to be refixed. Care should be taken when fixing flooring as wires and pipes are often hidden in floor voids and can be easily damaged.

1

Pic 46: Timber stair



Pic 47: Carpeted floors



Pic 48: Ground floor

E5 Fireplaces, chimney breasts and flues

The fire was not inspected.

There is a fitted fire in the living room, this was not tested. Your Legal Advisers should make enquires on annual inspection/service records. A rating of three would be applied if the appliance had not been serviced or inspected in the last twelve months.

NI

Pic 49: Fitted appliance

Inside the property

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

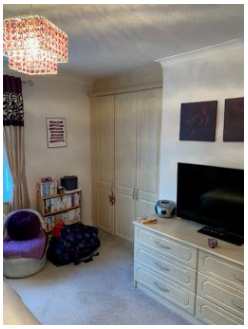
The kitchen is modern and in a reasonable standard.

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 built-in wardrobes are standard in design but functional. Minor repairs such as hinge realignment and securing of handles are required periodically with all built in wardrobes, the wardrobes where full at the time of inspection for the inspection was limited to a basic visual check.

Pic 50: Kitchen

Pic 52: Bedroom 2



Pic 53: Master bedroom

E7 Woodwork (for example staircase joinery)

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

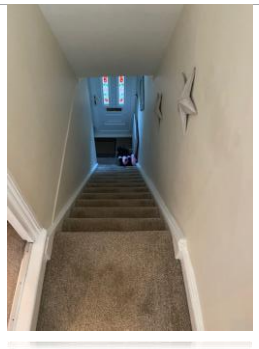
The internal joinery may be marked and scarred when the vendor moves out and localised repairs may be necessary.

The underside of the stairs could not be inspected due to household belongings NI

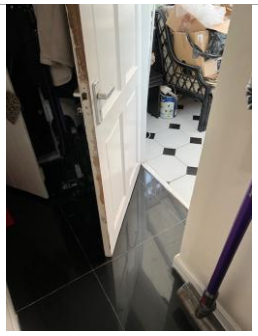
The tread/going was creaking underfoot. Creaks to stairs components can be very difficult to resolve if the stair soffit is covered over. The handrail has been removed from the staircase and should be refitted, the primary purpose of a handrail is to offer a secure handhold for individuals to grip while ascending or descending stairs or walking along elevated surfaces. It serves as a means of support, helping to maintain balance and prevent falls

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

Inside the property



Pic 54: Missing handrail



Pic 55: Door poor fitting

Pic 56: Non-closing

E8 Bathroom fittings

2

The bathroom sanitary ware and fittings are modern and functional.

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

The mechanical extractor rating sited near the shower head has an unknown rating and should be examined by a qualified electrician, 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. Once the warm moisture laden air, meets a cold surface, saturation of surface capillaries can occur leading to mould spores. Should the extractor not operate correctly when in use, a suitably qualified and experienced person should be appointed to provide and install a suitable extractor.

The bath waste pipe is back falling and may present failings when is use, blocked or back falling pipes can lead to leakage and further damage, this should be checked by a suitability by a competent plumber.

Pic 57: Bathroom

Pic 58: WC waste

Pic 59: Backfall on bath waste

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 drainage inspection cover could not be lifted due to the weight of the cover.

F1 Electricity

1 2 3 NI

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

The fuse board was located in the larder cupboard of the Kitchen

3

An old fuse board is installed and may need replacing because of electrical safety issues. Although it may have complied with the regulations at the time it was fitted, these have now been superseded by new regulations for consumer electrical safety
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)
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.

Pic 60: Electric meter

Pic 61: Fuse board

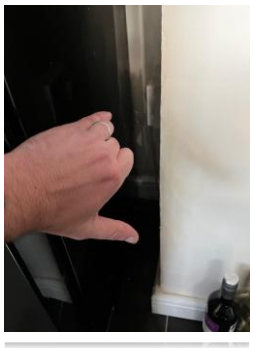
Services

F2 Gas/oil

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

The gas meter was located externally housed in a recessed meter box. We have not tested the gas and heating system and cannot confirm its condition. (Please refer to the service limitations to inspection) It is 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. 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. A competent person 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.	3

F3 Water

The internal stop tap was not accessible due to its location behind the fridge/freezer so its operation was examined. 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.  Pic 62: Stop tap behind fridge	2

Services

F4 Heating

The heating to the radiators was on at the time of the survey all radiators were expelling warm air

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

We have not undertaken any tests of the system and cannot comment on its full working order.

We are not aware of a current test certificate for the heating system.

Pic 63: Bedroom radiator

Pic 64: Bathroom towel rad

1

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 bathroom and hot water was provided.

1

F6 Drainage

We assume that the property is connected to the public sewer. The toilet was flushed, and the water drained completely.

We attempted to inspect the drainage system; however, we were not able to due to the weight of the drainage cover.

Pic 65: Drain cover

2

Services

F7 Common services

Not applicable	**NI**

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

G2 Permanent outbuildings and other structures

Not Applicable	NI

G3 Other

Gate The front personal gate is loose and does not close securely. The gate will need to be repaired/replaced for security and maintained on an annual basis or when timber repairs are necessary. Paving Paving flags need regular maintenance for use. Several paving flags to the path were loose which may cause a fall. Uneven and loose paving flags should be lifted, and an adequate base stone/mortar bed should be provided before re-laying. The pointing was cracked and missing to the paving flags. The pointing will need to be replaced to prevent the patio base stone from being disturbed by seeping rainwater Japanese Knotweed, Giant hogweed, or any other invasive plant: We did not observe the presence of any Japanese Knotweed, Giant Hogweed or any other invasive or hazardous plants during our inspection. However, we are not horticultural experts and cannot comment if there are any such plants hidden within the garden. You are responsible for the plants on your property and must ensure that you control their spread according to legislation and avoid damage to neighbouring properties. Japanese knotweed is an invasive and resilient weed. Its roots and rhizomes can grow to a depth of 2m. Even after herbicide treatment has “eradicated” the aerial and surface growth, the deep underground rhizomes can remain in a viable state and may do so for up to twenty years. It can re-emerge and regrow on its own accord at any time and especially if the contaminated ground is disturbed. If knotweed is left to grow untreated for a number of years, it has the potential to cause	2

G Grounds (including shared areas for flats)

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.

Pic 66: Front gate

Pic 67: Paving

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
Electrical Certification
Building regulation completion certificate for any alteration, extensions or material change of use
Conservatory competent person scheme/building regulation approval and permitted development rights.

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

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

H2 Guarantees

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

Window guarantees
Boiler manufactures guarantee
Damp proof injection guarantee
Conservatory installation guarantee

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

H3 Other matters

Your legal advisor should check or confirm the following:

Confirm the property status is freehold/leasehold

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

6744477

Phone number

07777 928 829

Company

Aberdare Mowbray Consultants Ltd

Surveyor's Address

Mowbray Rd, South Shields

Qualifications

IEng, FCABE, MCIOB, AssocRICS, MInstRE

Email

info@A-MConsultants.co.uk

Website

www.a-mconsultants.co.uk

Property address

[redacted]

Client's name

[redacted]

Date this report was produced

29/10/24

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

Signature

N Horsfall

K

What to do now

Further investigations and getting quotes

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

Getting quotations

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

You should also:

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

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

Further investigations and what they involve

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

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

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

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

Who you should use for further investigations

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

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

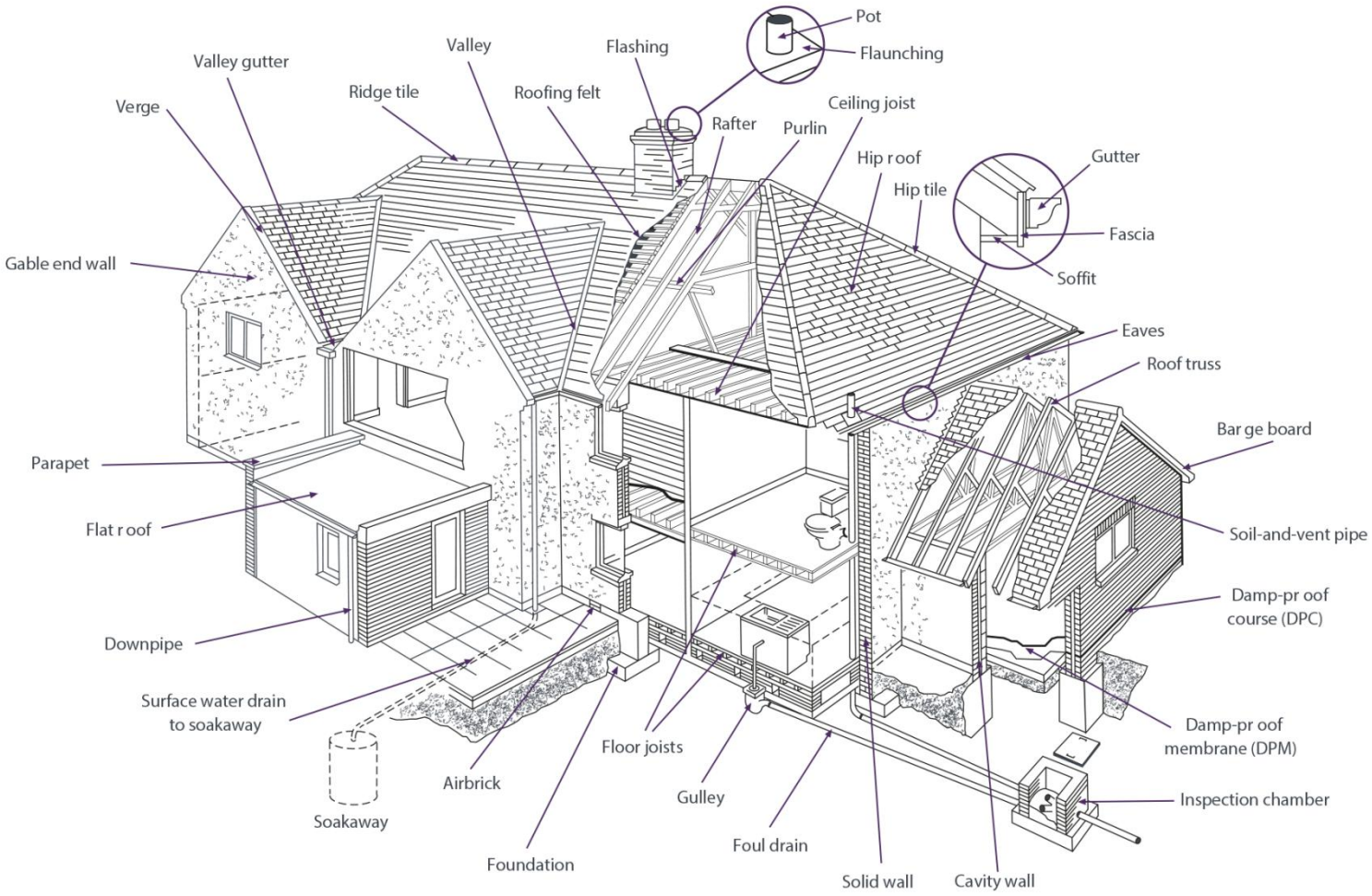
The surveyor will have a complaints handling procedure and will give you a copy if you ask for it. The surveyor is required to provide you with contact details, in writing, for their complaints department or the person responsible for dealing with client complaints. Where the surveyor is party to a redress 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

M Typical house diagram

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



Glossary of terms

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

Glossary of terms

Gutter	A trough fixed under or along the eaves for draining rainwater from a roof.
Hip	The outside of the join where two roof slopes connect.
Hip Roof	A roof where all sides slope downwards and are equal in length, forming a ridge at the top.
Hip Tile	The tile covering the hip of a roof, to prevent rain getting in.
Inspection Chamber	Commonly called a man-hole. An access point to a drain with a removable cover.
Parapet	A low wall along the edge of a flat roof, balcony, etc.
Purlin	A horizontal beam in a roof, on which the roof rafters rest.
Rafter	A sloping roof beam, usually wooden, which forms and supports the roof.
Ridge Tile	The tiles that cover the highest point of a roof, to prevent rain getting in.
Roof Truss	A structural framework, usually triangular and made from wood or metal, used to support a roof.
Roofing Felt	A type of tar paper, used underneath tiles or slates in a roof. It can help to provide extra weather protection.
Soakaway	An area for the disposal of rainwater, usually using stones below ground sized and arranged to allow water to disperse through them.
Soffit	A flat horizontal board used to seal the space between the back of a fascia or barge board and the wall of a building.
Soil-and-vent Pipe	Also known as a soil stack pipe. Typically a vertical pipe with a vent at the top. The pipe removes sewage and dirty water from a building, the vent at the top carries away any smells at a safe height.
Solid Wall	A wall with no cavity.
Surface Water Drain	The drain leading to a soakaway.
Valley	Where two roof slopes meet and form a hollow.
Valley gutter	A gutter, usually lined with Flashing, where two roof slopes meet.
Verge	The edge of a roof, especially over a gable.

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