



LEVEL 2

Your survey report

Property address

[REDACTED]

Client's name

[REDACTED]

Inspection date

11/12/2024

Surveyor's RICS number

6744477

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A

About the inspection and report

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

A

About the inspection and report

As agreed, this report will contain the following:

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

About the report

We aim to give you professional advice to:

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

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

About the inspection

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

 **Reminder**

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



About the inspection

Surveyor's name

[REDACTED]

Surveyor's RICS number

6744477

Company name

Aberdare-Mowbray Consultants Ltd

Date of the inspection

11/12/2024

Report reference number

[REDACTED]

Related party disclosure

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

Full address and postcode of the property

[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 been presented very well and has a modern kitchen, bathroom suite and decoration.

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

There is subsidence movement to the property which will require further investigation. We cannot determine from a single survey if the movement is historic or is still active.

The boundary walls need repair works.

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

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

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

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

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

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

Liability cannot be accepted for not inspected elements (I), 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
F1	Electrical test certification	
F2	Gas test certification	
F4	Gas boiler servicing certification	
G3	Building control certification	



Elements that require urgent attention

These elements have defects that are serious and/or need to be repaired, replaced or investigated urgently. Failure to do so could risk serious safety issues or severe long-term damage to your property.

Element no.	Element name
F1	Electricity
F2	Gas/oil
G3	Garage

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
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
E7	Woodwork
E8	Bathroom fittings
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
E7	Woodwork
E8	Bathroom fittings
F3	Water
F5	Water heating

NI

Elements not inspected

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

Element no.	Element name
E9	Other
F4	Heating
F6	Drainage

C

About the property

This section includes:

- About the property
- Energy efficiency
- Location and facilities



About the property

Type of property

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

Approximate year the property was built

Between 1975 - 1985

Approximate year the property was extended

Not applicable

Approximate year the property was converted

Not applicable

Information relevant to flats and maisonettes

Not applicable

Construction

The property is traditionally constructed.

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

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

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

The front door is timber, and the rear French door is made from Upvc

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

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



About the property

Accommodation

	Living rooms	Bed-rooms	Bath or shower	Dining	Kitchen	Utility room	Conser-vatory	Other
Lower ground								
Ground	1			1	1	1		
First		3	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

63D

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

The property has a small garden area to the front with shrubs a low height masonry wall borders the footpath. Access to the property is via a block-paved driveway which also leads to an integral garage.

The rear garden has a paved path, lawn and mature plants and shrubs. The garden is enclosed on all sides by a timber post, rail, and paling fence.



Front Elevation



Front Garden



Rear Garden

Location

The property is on a medium sized housing estate, surrounded by similar properties.

Facilities

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

Primary schools are within 0.4 km
Secondary school are within 1.2 km
Railway transport is within 0.3 km
Shopping facilities are within 0.2 km

The local facilities and amenities which including shops, schools and transport links that are not convenient to the property.

Nursery schools are more than 4.7km
Shopping facilities (main supermarkets) are more than 2 km

Local environment

Relevant information from our desktop search indicates:

UK Radon Maps showed a maximum radon potential of 1 to 3% which is the second to the lowest band of radon potential. 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)



Location and Facilities

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

The property is located in a coalfield consultation area.

The flood map for planning services has scored the property location as Flood Zone 1 which has a low probability of flooding. To order a more detailed risk flood data analysis, follow the instruction within the website: flood-map-for-planning.service.gov.uk and once the flood zone has been stated, select the green icon box to order a more detailed data analysis. The analysis will provide information on the last flood date, defence measures and flood depths to individual properties with the associated flood risk percentage.

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

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

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

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

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

D

Outside the property



Outside the property

Limitations on the inspection

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

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

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

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

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

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

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



Outside the property

D1 Chimney stacks

1 2 3 NI

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

2

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.

It appears from the ground level that the saddle flashing is missing (flashing to the chimney stack apex which is adjacent the ridge tiles). Lead work to a chimney stack structure protects the masonry from becoming saturated and forms a watertight junction between the roof covering and chimney stack structure.

There is an area of vegetation to the structure. The masonry will need to be cleaned off when next undertaking maintenance work. Vegetation can hold water and when frozen can damage the masonry and mortar pointing. Pointing works may be required after the vegetation removal.

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

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.



Saddle flashing not visible



Vegetation to rear of chimney stack



Missing pointing on chimney stack face

D

Outside the property

D2 Roof coverings

2

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

A section of verge pointing was cracked and missing to the roof line edge this is a relatively routine maintenance issue of wet roof applications. Should any damp patches appear inside the roof in the future, the mortar will need to be checked and replaced to ensure the structure is watertight and that the roof pitch tiles cannot be lifted in severe weather.

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

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

The flat roof membrane has been replaced, damage to the inside ceiling of the garage/utility is reported to be historic. A manufacturers/workmanship guarantee should be obtained prior to the completion.

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.



Missing Verge pointing



Displaced ridge tiles



Valley

D

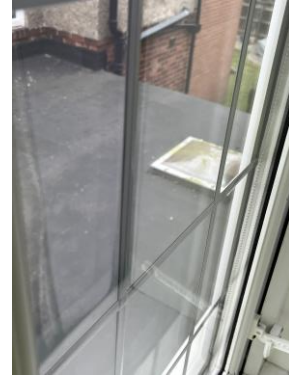
Outside the property



Ridge tiles have been repointed



Slipped tiles



Flat roof covering

D3 Rainwater pipes and gutters

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

2

The 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.

The rainwater downspout joint has a algae build up on the joint line which can indicate a defective seal, which is a relatively common maintenance issue. A leaking rainwater downspout over time can saturate/damage the masonry face during cold weather. The vegetation should be removed when next maintaining the outside of the property, and checks should be then made during inclement weather to ensure the joint lines are watertight.



Cast iron downspout



Algae build up on waste



Discharge into gully

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. Typical of its build age, it is assumed that this is solid wall construction with a nominal size cavity and therefore not an insulated cavity.

There is evidence of structural movement to the property. It cannot be determined from the survey if the movement is historic or if the structure is still moving. It is advisable to obtain further advice from a Structural Engineer regarding the structural movement. The Structural Engineer may advise on installing movement markers or lateral restraint straps as an example to tie the masonry to the floor cassette.

There were several brick faces that had blown/de-faced. Should the bricks become porous in the future, then the bricks will need replacing by a suitability qualified person to prevent water ingress.

There were areas of missing mortar. The mortar will need to be replaced to prevent water ingress which can lead to damp and water staining internally. All elevations of brickwork pointing should be checked.

An opening has been increased in size in order to install a larger window after the original property construction. The brick work has been cut and removed. This may have resulted in masonry tie wires being removed and the damp proof course being damaged.



New pointing to bay brick work



Defaced brickwork



New enlarged opening



Stepped structural crack



Structural crack extends across 16 courses



Missing pointing



Outside the property

D5 Windows

The property has a mixture of new and older Upvc double glazed windows.

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

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

During the inspection all windows operated correctly and no visible defects have been noted I was unable to check the locking mechanisms due to the window keys not being available at the time of inspection. **NI**

Windows to first floor habitable rooms are considered a option for means of escape during a fire, top opening windows do not allow for the correct opening dimension to facilitate an escape and consideration should be taken to meeting the requirements when replacing.

Low level glazing should be protected from the impact of persons falling or the glazing to be sufficiently graded to avoid damage toughened and laminated, although this was not a regulation at the time of build, consideration should be made to this if or when glazing in critical areas are replaced

2



Bay window



First floor top opening window



First floor bay window

D

Outside the property



Front corner bedroom window



Bay window ground floor



Low level glazing

D6 Outside doors (including patio doors)

The front door is timber and the rear French door is Upvc, Access to the rear can also be via the integral garage and timber rear door.

The front door is of its original installation, the door operates satisfactorily and did not present any visible defects. Maintenance on the door will be required over its lifespan as timber can be prone to timber decay and rot. It is recommended the external decoration is recoated on a five-to-seven-year cycle.

The rear French door set was in working order. The door frame and components should be cleaned and lubricated by a competent person to ensure the door remains free from defects.

The door has an external hinge. It is also advisable to contact your household insurance as external hinges may be excluded from an insurance policy.

The rear timber access door, 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.

It is advisable to install a door deflector to the bottom rail of the door. A deflector projects rainwater away from the threshold, which helps to reduce the door casing ends from becoming saturated and leading to timber decay.

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.

2



Outside the property

Front original timber door	Rear French door	Rear timber access door
Inside view of front door	Inside view of French door	Rear access door

D7 Conservatory and porches

The property did not have a conservatory

NA

D

Outside the property

D8 Other joinery and finishes

The external joinery comprises of timber fascias and soffits and bargeboards.

The paintwork to the fascia board have peeled and blistered. The timber requires examining for timber decay and rot and treating/replacement if required. The timber should then be prepared for a new primer, base, and topcoat paint application. It is recommended the external decoration is recoated on a five-to-seven-year cycle. Repairing roofline timbers requires scaffold access equipment (which can be costly). I would recommend obtaining estimates of works from competent contractors before the exchange of contracts.

The paintwork to the soffit timber boards have peeled and blistered. The boards should be checked for timber decay and rot. It is recommended the external decoration is recoated on a five-to-seven-year cycle.



Blistering Fascia boards



Blistering soffit boards



Blistering soffit boards

2

D9 Other

The soil stack requires a cover capping piece. A capping piece can prevent debris and bird nesting from falling into and blocking the pipework.

The soil stack does not appear to vent at least 900mm above the opening window, this should be extended to prevent the entry of waste smells to the property.



Soil Stack

2

E

Inside the property



Inside the property

Limitations on the inspection

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

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

The roof structure has not been examined or moisture readings to its entirety due to limited safe access.

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

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

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

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

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

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

E1 Roof structure

1 2 3 NI

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

I was unable to gain access to the entire main roof structure as there was not any crawl boards or support decking available. The roof structure has therefore been inspected with limited access from the loft hatch opening. Weight placed on the timber ceiling cords can result in cracked and damage to the plaster ceilings below. Timber moisture readings were taken from timbers closest to the roof structure inspection hatch. NI

A sample moisture level reading was taken to accessible roof timbers nearest the loft hatch. The reading showed a satisfactory moisture content level of 12 percent.

The main roof does not have an underfelt. A felt is designed to act as a secondary rainwater barrier to the roof covering. Water ingress from the roof covering can cause timber decay and damage to electrics and to the ceiling plasterwork below. It is advisable to 're-roof' the main roof with a breathable felt system and new battens. The roof structure timbers should be examined once exposed.

The loft is boarded with a floor decking, the space between the plastered ceiling and decking board is less than 270mm. This means the insulation will not meet the recommended depth standards for keeping the ceiling adequately insulated. Squashed insulation can lose up to 50% thermal efficiency as the insulation works by trapping warm air inside. Should the decking boarding become wet to the underside then a ventilation gap should be introduced between the

2



Inside the property

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

The lighting circuit have been extended to within the loft space. The electrics to the loft/property should tested by a competent and qualified electrical person.

It is advisable to appoint a reputable roofing contractor that is registered with the National Federation of Roofing Contractors or an approved governing body to assess the entire roof covering (including elevations and extensions) condition, ventilation, repair costs and remaining product/material lifespan before the exchange of contracts.



Loft ladder installed for access



Unfelted rood structure



Visible daylight between tiles



Displaced insulation blocking ventilation



Redundant water tank



Boarded loft with insulation laid over



Inside the property

E2 Ceilings

There are ceilings within the property that are plastered and painted.

There is cracking to the bedroom, hallways and kitchen ceilings. The cracking may be repaired with a decorator's filler/plaster filler product and repainted. The crack may reappear over time.

The utility ceiling has collapsed. The ceiling material will have to be removed and repaired with a plasterboard with a plaster skim before redecoration the ceiling. New ceilings and areas of ceiling replacement, create significant disruption, and walls will also require plaster repair works because of replacement ceilings. The room may also require re-painting.

2



Front bedroom ceiling



Rear bedroom ceiling



Rear bedroom ceiling



Kitchen ceiling



Hallway ceiling



Utility ceiling



Inside the property

E3 Walls and partitions

The external walls are plaster. An invasive survey would be necessary to accurately determine the wall moisture level should elevated reading be recorded. The decoration is to a good standard. There was not any evidence of condensation black mould stains to any wall surface or reveal.

A moisture reading could not be obtained to the external walls at one metre horizontal intervals due to furnishing and household belongings, therefore moisture readings were limited. NI

An internal wall has been removed within the property. Checks should be made to ensure the alteration has been authorised by building control.

There were diagonal plaster cracking above opening heads. 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.

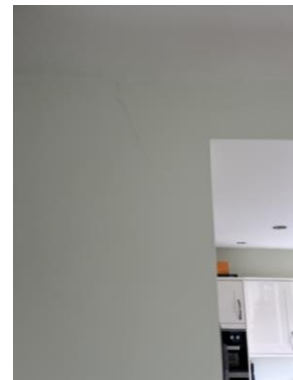
2



Diagonal cracking



Internal wall removed



Diagonal cracking



5.4%-meter reading



8.4%-meter reading



8.4%-meter reading

Due to furnishing limited moisture readings could be taken all showed and acceptable level of less than 10%



Inside the property

E4 Floors

2

The ground floor is a suspended timber floor.

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

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

The laminate flooring in the utility is damaged in places. The flooring cannot be repaired, and a new floor covering may be required.



Ground floor covering throughout



Ground floor covering throughout



Utility floor damage



Carpeted first floor



Carpeted living room



Dining room



Inside the property

E5 Fireplaces, chimney breasts and flues

2

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

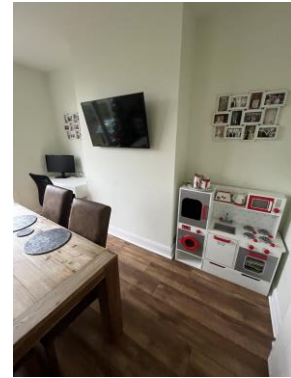
The chimney stack is no longer in use. It is recommended for redundant chimney stacks to be ventilated to each room and the terminal. This allows any moisture that penetrates the chimney stack masonry and potentially runs down the chimney flue, to be ventilated upwards externally with the air flow change. Chimneys stack flues are stained with coal and soot deposits which soak up moisture, resulting in internal damp patches to the chimney plaster. It is recommended to ventilate the chimney stack should wet staining occur to the plasterworks. A competent HETAS approved chimney specialist will be able to provide further advice and costs.



Gas fire



Living room chimney



Sealed rear chimney



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 inside of the units could not be inspected due to household belongings. NI

An extractor unit to the kitchen was not present. An extractor is designed to ensure cooking odours and moisture within the kitchen is extracted externally. Moisture laden air created condensation and Mold spore when in contact with cold surfaces such as window reveals.

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

The wardrobes are a bespoke construction and are functional. Minor repairs such as hinge realignment and securing of handles are required periodically with all built in wardrobes.

2



Kitchen



Doors need realigning



Drawers need realigning



Built in wardrobes



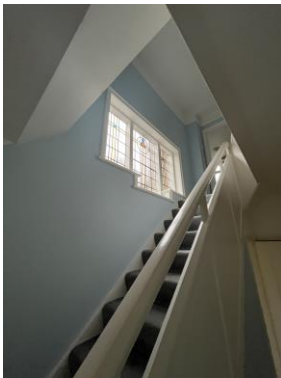
Inside the property

E7 Woodwork (for example staircase joinery)

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

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

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



Staircase



Period skirting and architrave



Victorian doors throughout

1

E8 Bathroom fittings

The bathroom sanitary ware and fittings are modern and functional.

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

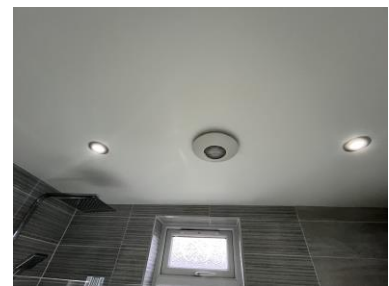
The extractor unit operated when turned in the on position. We cannot determine how efficient the extractor is at removing moisture laden air. An extractor that is not operating correctly can allow excess moisture to build up within the air and circulate around the property structure. Should the extractor not operate correctly when in use, a suitably qualified and experienced person should be appointed to provide and install a replacement extractor.



Bathroom suite



WC and Wash hand basin



Extractor in operation

1



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.



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

F1 Electricity

1 2 3 NI

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

The electrical meter was located under the stairs, accessed by a small cupboard with the utility room

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

There was no electrical certification available at the time of our survey. Due to the potential of serious harm and injury resulting from an electrical fault, the condition report has been scored as a three.

The score is to emphasise the importance of obtaining a current electrical certificate from an electrician registered with a competent person scheme. A competent person can also provide a condition report of the remaining service life of the system and provide costings for any remedial works.

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

3



Electric meter and consumer unit



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 under the stairs, accessed by a small cupboard with the utility room
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.



Gas meter

F3 Water

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

1



Services

F4 Heating

Heating is provided to the property by a combination condensing boiler. The boiler was located in the Utility.

NI

There was not a current boiler service certificate available at the time of our inspection. It is advisable before the exchange of contracts to obtain a boiler service certificate which includes a condition report on all radiator components.

The heating comprises of a traditionally pumped hot water system with radiators linked by copper/plastic pipes. The heating to the radiators was on at the time of the survey.



Boiler

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 bathroom, hot water was provided.

1



Bathroom hot water tap





Kitchen hot water tap



Services

F6 Drainage

<p>There were no visible inspection chambers within the property boundary, therefore the underground drainage has not been inspected.</p> <p>The gulley should be cleaned as there is a build-up of vegetation within the gulley profile. A blocked gulley does not allow rainwater to be discharged correctly into a drainage system. Excessive, concentrated rainwater that is not drained correctly can damage foundations over time and external levels.</p> <div data-bbox="469 846 754 1223"></div> <div data-bbox="876 846 1165 1227"></div>	<p>NI</p>
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F7 Common services

<p>Not applicable</p>	<p>NA</p>
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G

Grounds

(including shared areas for flats)



Grounds (including shared areas for flats)

Limitations on the inspection

Not applicable.

G1 Garage

1 2 3 NI

The garage has been partially converted to accommodate a small garage/bike store and a utility area. Checks should be made with the Local Authority building controls to whether these works are authorised. To the front the garage is accessed via a set of timber barn doors, which operated satisfactory at the time of inspection.

3

Historic damage to the ceiling is evident but we have been advised that the recently replaced flat roof covering has rectified the issue and a flat roof membrane guarantee should be obtained, the internal ceiling will require removal and replacement.

The garage is not separated from the house with a type of construction that would ensure the requirements of fire compartmentation are met and this should be rectified, a suitably fire rated door with a self-closing device should be installed.

Where walls are constructed to separate areas of fire risk these should also be efficient in preventing the spread of flame.



Evidence of water damage



Front access



Locking mechanism



Non fire rated separation



Damage to ceiling



Collapsed ceiling



Grounds (including shared areas for flats)

G2 Permanent outbuildings and other structures

Not Applicable

NI

G3 Other

The rear elevation is enclosed with timber posts, timber rails and timber palings. The fence line is showing signs of wear and tear, the rear fence line boundary has also moved and requires repairs. The fence timbers need to be maintained, repaired, and replaced as necessary.

2

The low masonry front boundary wall has damaged brick work and will need replacing to maintain ascetical appearance of the property

It was noted that a mature tree was situated to the front garden of the property. Tree water demands can influence the clay volume causing heave and shrinkage which can influence a structure, drainage, and external paths. Although not the responsibility of the homeowner, care should be taken when moving around the area as the paving to the public foot path have been directly affected, advice should be sought from the local authority to reduce/remove the trees.

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

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

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

Japanese knotweed is an invasive and resilient weed. Its roots and rhizomes can grow to a depth of 2m. Even after herbicide treatment has “eradicated” the aerial and surface growth, the deep underground rhizomes can remain in a viable state and may do so for up to twenty years. It can re-emerge and regrow on its own accord at any time and especially if the contaminated ground is disturbed. If knotweed is left to grow untreated for a number of years, it has the potential to cause damage to drain, paving, paths, driveways and poorly constructed boundary walls. For this reason, if Japanese knotweed is growing on your property, it should not be ignored.

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

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



Grounds (including shared areas for flats)



Collapsed fence line



Rear boundaries



Timber decay to fence line



Damaged brickwork



Timber fence line



Uneven public footpath

H

Issues for your legal advisers

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



Issues for your legal advisers

H1 Regulation

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

Window frame and double-glazing installation. Windows are usually replaced between 15-20 years
Boiler installation. An average boiler is replaced between 10-15 years of use
Energy performance certificate
Building regulation completion certificate for any alteration, extensions or material change of use

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
Flat roof membrane guarantee

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

H3 Other matters

Your legal advisor should check or confirm the following:

Confirm the property status is freehold/leasehold

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

Risks

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



Risks

I1 Risks to the building

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

- E1 Roof structure
- E2 Ceilings
- E3 Walls and partitions
- E4 Floors
- E5 Fireplaces, chimney breasts and flues
- E7 Woodwork (for example staircase joinery)
- E9 Other

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

- G1 Garage
- 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
- D6 Outside doors (including patio doors)
- D8 Other joinery and finishes
- D9 Other

- E1 Roof structure
- E4 Floors
- E5 Fireplaces, chimney breasts and flues
- 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)

- E1 Roof structure
- E2 Ceilings
- E3 Walls and partitions
- E4 Floors
- E5 Fireplaces, chimney breasts and flues
- E7 Woodwork (for example staircase joinery)

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

- G1 Garage
- G3 Other

- H1 Regulation
- H2 Other
- H3 General

I4 Other risks or hazards

Not Applicable

J

Surveyor's declaration



Surveyor's declaration

Surveyor's RICS number

6744477

Phone number

07947 597 802

Company

Aberdare Mowbray Consultants Ltd

Surveyor's Address

Qualifications

IEng, FCABE, MCIQB, AssocRICS, MInstRE

Email

info@A-MConsultants.co.uk

Website

www.a-mconsultants.co.uk

Property address

Client's name

Date this report was produced

15/12/2024

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

Signature

K

What to do now



Further investigations and getting quotes

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

Getting quotations

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

You should also:

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

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

Further investigations and what they involve

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

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

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

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

Who you should use for further investigations

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



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



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

The service

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

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

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

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

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

The inspection

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

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

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

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

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

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

Services to the property

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



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

Outside the property

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

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

Flats

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

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

Dangerous materials, contamination and environmental issues

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

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

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



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

The report

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

Condition ratings

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

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

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

Energy

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



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

Issues for legal advisors

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

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

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

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

Risks

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



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

Standard terms of engagement

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

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

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

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

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

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

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

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

This report is for use in the UK

Complaints handling procedure

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

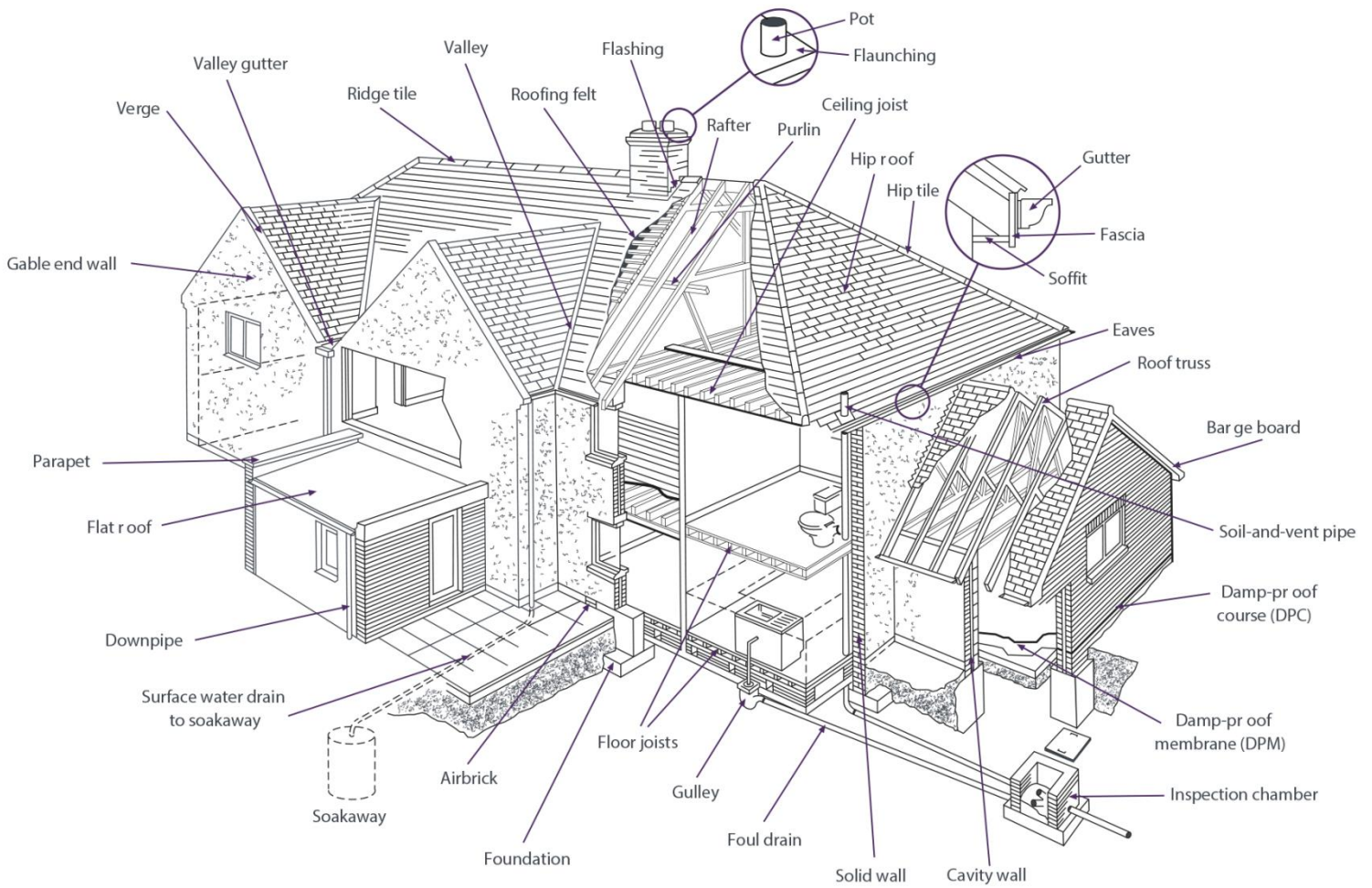
M

Typical house diagram



Typical house diagram

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



Glossary of terms

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

Glossary of terms

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

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