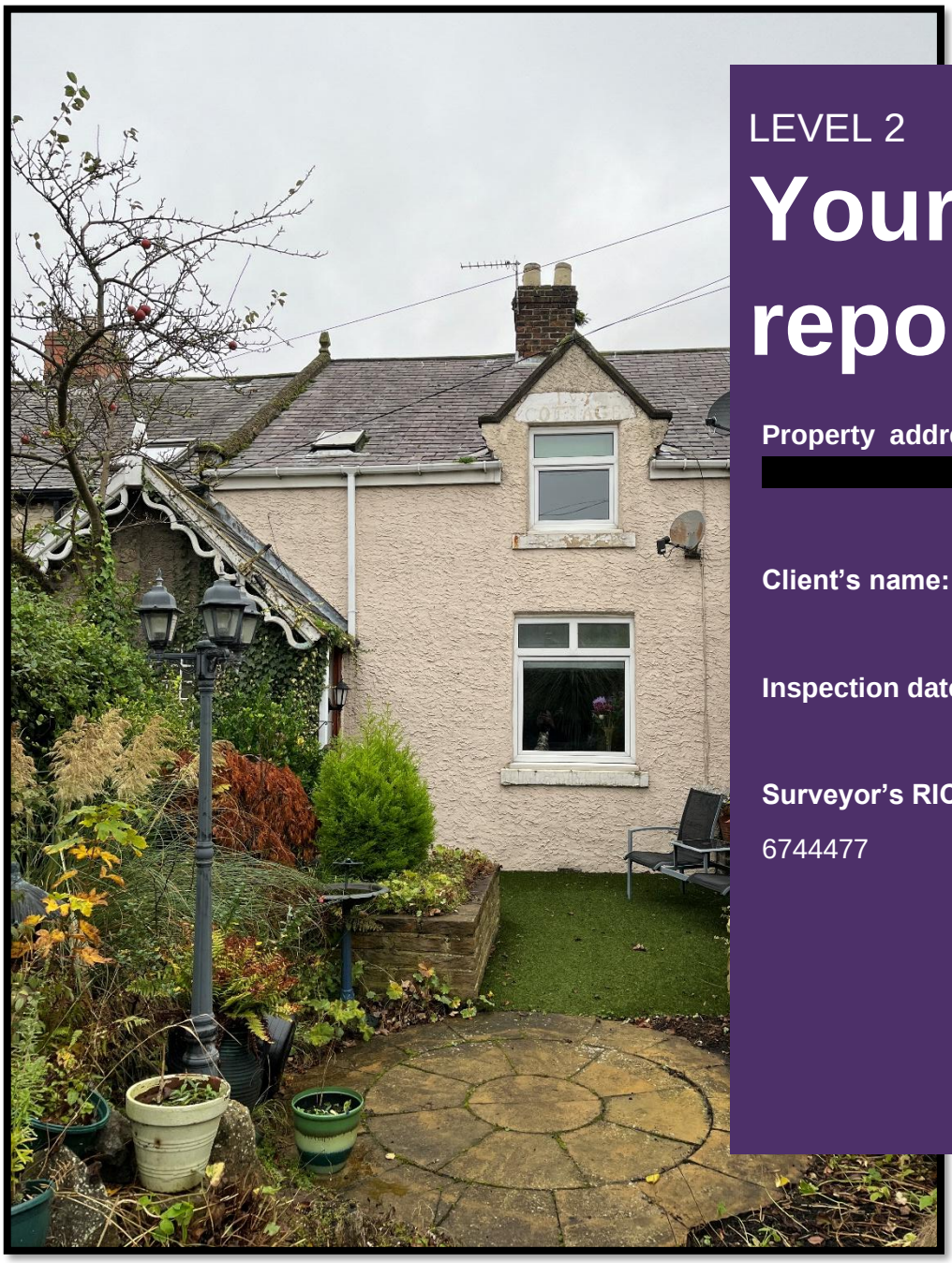


LEVEL 2

Your survey report

Property address: [redacted]

Client's name: [redacted]

Inspection date 02/11/2024

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

02/11/2024

Report reference number

243-21124

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 unoccupied and unfurnished during our inspection. The floors had fitted floor coverings which restricted the inspection.

B

Overall opinion

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

Important note

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

B Summary of condition ratings

Overall opinion of property
The property would benefit from a refurbishment. The kitchen units and the bathroom suite are dated and will need repairs. It may be more cost beneficial to replace the kitchen and bathroom suite with a modern design. The property would also benefit from being fully redecorated. 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. There are period doors within the property that do not close correctly into the door casing, this is not uncommon, however, Internal doors that close correctly may slow the passage of fire smoke. It may be a consideration to refit the doors or replace them. Moisture readings were recorded as raised to the external walls which require further investigation. Elevated moisture readings indicate a damp issue within the property. The main roof needs repair works. The Utility annex roof needs repair work. The timber door is showing signs decay and timber rot. It may be more beneficial to replace rather than carry out repairs. A large percentage of properties inspected using the home buyers report still requires routine maintenance, repair, and replacement work. Most of the elements described within the report are common for the property age and method of construction. These element works are listed within the report section D, E, F & G, the report section should be read in the entirety. The report provides an overall condition rating for the property in the element section and lists some, but not all repair or replacement work. It would be beneficial to obtain costings for repair and replacement work before the exchange of contracts, to ensure the sale price reflects the required works. Maintaining and repairing the property as necessary in the future will avoid costly replacement work. Elements that scored a two or three within the element section will require further investigation to determine the extent of any correction work, repair work, or replacement costs. The entire element should be investigated which includes all roof coverings, elevations, extensions, components and internal spaces to provide a full costing of work. Should you choose not to carry out any further investigation, or obtain costings, then you do so at your own risk.

B Summary of condition ratings

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

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

Access through garden

Access via rear lane

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	
D1	Building Regulation and Planning for extension	

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
F1	Electricity
F2	Gas/oil
F4	Heating

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
E4	Floors
E6	Built-in fittings
E7	Woodwork
E8	Bathroom fittings
F5	Water heating
F6	Drainage

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
F3	Water
G3	Other

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
F7	Common services
G1	Garage
G2	Permanent outbuildings and other structures

C

About the property

This section includes:

- About the property
- Energy efficiency
- Location and facilities

C About the property

Type of property

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

A single storey extension has been added to the rear elevation and now accommodates a utility and sunroom, the construction of this area was hard to determine and evidence would point to it being a lean-to which would not meet the standards of current building regulations. External walls vary between single leaf construction and cladded internal walls, the roof is a single plastic sheet overlaid with felt. Consideration should be made that this extension may need removing and rebuilding to current building regulations in order for it be considered habitable. The property is in an area of conservation so advice should be sought from the local department to the viability of a rebuild.

Approximate year the property was built

Between 1860 - 1900

Approximate year the property was extended

1990 - 2010

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

There is a brick chimney stack to the property.

There is a gas flue terminal to the property.

Rainwater guttering and downspouts are Upvc.

Facias are situated to the roof line and are made from Upvc.

The property façade is constructed from stonework and covered with from render.

C About the property

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

Window frames are double glazed Upvc.

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

There is a mono pitch roof and porch structure to the front of the property.

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

The extension is a solid floor construction.

Accommodation

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

EPC - 61D

Issues relating to the energy efficiency rating

The loft insulation has been recorded poor.

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	X	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

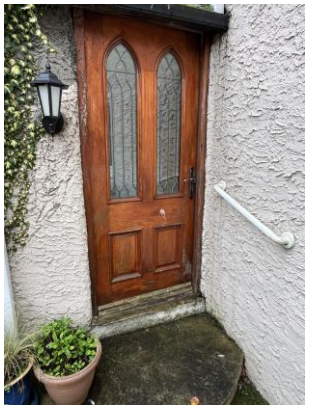
Grounds

Access to the property is direct from the public footpath through the garden area or via a timber door located on the back lane. The yard area has been reduced to in size with the introduction of the kitchen extension to the rear of the property.

The property has a medium sized garden to the front with gate access and pathway. The garden is enclosed on all sides with a masonry wall which boarders the public footpath and has a paved area, the garden also has the presence of mature plants and shrubs.

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

Timber door leading to back lane



Timber front door

Established garden area

Location

The property is in a small village, 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 0.4km
Secondary school are within 2 km
Public transport is within 1km
Shopping facilities are within 1.4 km

C Location and Facilities

Local environment

Relevant information from our desktop search indicates:

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

The property is located in a coalfield consultation area.

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.

There will be some noise from the nearby road (A183), and you should ensure that this will not significantly affect your enjoyment of the property.

Japanese knotweed which is invasive to gardens and causes structural damage to properties has not been recorded within the immediate area.

Planning searches to the area have not been carried out.

The Police crime map has not been checked for the area. To view crime statistics please go to Police.uk crime map www.police.uk and type in a post code and select crime map.

The local environment searches should be discussed further, and confirmed with your legal adviser to ensure the recorded information is correct and does not affect the properties future saleability.

D

Outside the property

D Outside the property

Limitations on the inspection

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

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

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

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

The waste gulley could not be located. Checks should be made to ensure the gulley is connected to the drain correctly. **NI**

The keys were not available. Therefore, the door opening and closing, and mechanisms have not been checked. **NI**

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

D1 Chimney stacks

1 2 3 NI

The property did not have a chimney stack. A brick chimney stack was located to the property. The chimney stack did not have any signs of a structural crack. A stone chimney stack was located to the property. The chimney stack did not have any signs of a structural crack. The property has a brick chimney stack.	2

D Outside the property

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. A cover caps help reduce moisture and rainwater from entering the internal chimney structure when the chimney stack is not in use and prevents Internal damp patches forming. It is advisable that a competent person from the Heating Equipment and Testing Approval Scheme. (HETAS) installs a cover cap.

There was a significant amount of vegetation that is established to the mortar joints of the chimney stack. The vegetation will need to be removed to prevent future structural damage and mortar pointing may be required. A Gas Safe Engineer should be consulted for any works to the chimney stack and may have to undertake a flue smoke test.

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 joint bed should be sufficiently removed or ground out in preparation for the new mortar. Should the lighter mortar pointing become loose or missing, the remainder pointing will need to be checked. Pointing that becomes loose, will need to be replaced to prevent damp or water entering the internal chimney stack.

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.

Vegetation to stack

Rear elevation

Mortar pointing

D Outside the property

D2 Roof coverings

Main roof The roof is a mid-terrace pitch design and is completed with a wet ridge and slate to the main roof pitch. Minor sections of mortar to the ridge tile were cracked and missing, this is a routine maintenance issue of wet roof applications. Missing and cracked mortar to the ridge tile can allow water ingress over time into the roof structure and potentially unseat the tile from the roof covering during inclement weather. The remaining ridge tile mortar should be checked, and the missing mortar replaced. Moss was visible to the ridge tile pointing, this is a relatively routine maintenance issue. Moss can hold water and when frozen can damage the surface of the mortar pointing. Moss can also Should any pointing become loose or missing, then the moss should be treated and removed and the remaining pointing checked. The roof covering has a deflection, there are areas of tiles that are not aligned and seated to the pitch correctly (slight uplift to the tile). Tiles that are not seated correctly can allow wind driven rain into the roof structure which can result in water damage. The tiles should be checked for watertightness. There are several slipped and lifted slates to the roof covering. The covering should be repaired and checked. It may be necessary to re-slate, felt and batten the roof covering. The roof structures and insulation should also be checked by a competent roofing contractor. The roof coping stones do not have a restraining iron to the bottom coping underside. Coping irons help the coping stones to remain in place and prevent slippage. It is advisable to install a bottom coping stone iron when future repair works are carried out to the roof covering. Extension flat roof The flat roof covering is formed of single layer felt with joints taped with a flash band product over a plastic sheet roof. The construction of the extension should be checked for its suitability as this area is of a lean-to construction, the sealing around the boiler flue should also be checked by a suitably competent person. If penetrations through the external envelope of a building are not correctly sealed then moisture ingress will occur The flat roof covering is showing signs of wear. Although there are no damp patches internally, the roof covering may be nearing the end of the product durability. The flat roof gradient should be checked to ensure surface water discharges into the gutter system correctly. Surface water that collects can accelerate the covering replacement and may seep into the timber structure below. Moss and algae are beginning to form on the roof, this is a relatively maintenance issue. However, the roof pitch will need to be cleaned in the future with a suitable moss and algae treatment. Moss can hold water, and when frozen can damage the surface of the roof pitch covering over time. Moss can also reduce ventilation which can increase condensation within the roof space.	2

D Outside the property

The lead flashing upstand and joints appears to be a flash band product, which is used as an alternative to a lead upstand. Lead work provides a durable waterproof product, it may be a consideration to replace the flash band product.

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.

Moss and algae on roof

Flat roof penetrations

Coping stones

D3 Rainwater pipes and gutters

2

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

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

The downspout is not connected to the underground drainage system. A rainwater downspout that is not connected to a drainage system can discharge a considerable amount of water which has the potential to saturate and damage a surface or masonry structure. It is advisable to check for underground drainage and connect the downspout to the drainage system.

D Outside the property

The rainwater downspout was blocked by a vegetation build up, vegetation should be removed when next maintaining the outside of the property, and checks should be then made during inclement weather to ensure the rainwater is free flowing.

The render below the troughing joint is water stained. The troughing joints should be checked and repaired as masonry saturation can damage the mortar pointing, masonry face and can lead to internal damp.

Vegetation in guttering

Vegetation in guttering

Blocked downspout

Water staining to render

D4 Main walls

There are established trees that are situated near the property. Trees that have a high-water demand can affect clay soils in dry periods ‘shrinkage’ and expansion during prolonged wet periods ‘heave’ or when a tree is removed. The potential shrinkage and heave on clay soils can have an adverse effect on structures, foundations, drainage, and external paving. It is advisable to seek advice from an Arborist for a method of maintaining, reducing or removal should any adverse effects occur. Removal of a tree immediately can create a heave affect which can damage foundations

2

The render coat continues to the ground level. A render coat that continues to the ground level can be prone to saturation that will eventually become loose. Render that continues to the ground level can also create a capillary action that causes moisture and damp to the internal walls. A horizontal bell cast drip bead should be introduced should the render become loose, or the internal walls become damp. A 150mm gap should be provided between the finished render bead and the external level. The 150mm gap reduces a rainwater splash back above the bell cast bead which can also saturate the external wall.

D Outside the property

You should seek advice and costs from a suitable experienced and qualified person in render application.

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

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

The masonry walls are constructed from stone to the external and assumed the internal wall, the wall is unlikely to have a cavity construction.

There was no drill and mortar pattens indicating an injected cavity wall insulation.

A damp-proof course (DPC) was not visible at ground level and is unlikely to have been used in this period build. Mortar should be removed to the bed joint to confirm a DPC has been incorporated in the construction.

The external wall to the first floor at the rear elevation could not be inspected due to the height of the boundary wall

The stone sills and heads have become worn, and the paintwork has blistered and pealed. Stone sills over a period of time can become porous, it is advisable to remove the blistered paintwork, check for any stone repairs that are required and repaint the stonework with a masonry paint.

No air vents or covered air vents have been identified, Air vents prevent humidity and condensation forming beneath a suspended floor and are recommended at two metre intervals along the outside of an external wall. Internal support walls should also be checked to allow cross ventilation. It is advisable to install air vents using a competent person.

The timber floor joists should be checked for rot and timber decay.

Kitchen extension

It is unknown the construction of the rear extension as access to the external walls was limited, the only visible elevation has been created by a small tile/flag wall and is completed by the rear access door and window, there is a small area of painted blockwork to the right which should be finished with a waterproof coating to prevent damp.

The external footpath level is the same level as the internal ground floor. This is quite common with terraced properties. Originally the stone paved footpath would have been slightly lower than the current level and would have sloped outwards towards the road, allowing rainwater to discharge away from the property. High levels of damp where recorded in this area.

D Outside the property

Rear extension

Stone/render wall

Unprotected blockwork

D5 Windows

2

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.

Various rooflights have been installed but these cannot be checked for suitability as access was unsafe to the flat roof.

A timber and Perspex roof light has been installed to the front bedroom, this type of construction is thermally deficient and at the time of inspection was unopenable, checks to the sealant and its fitting so be completed by a competent person.

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

I was unable to check all openers due to the window handles being locked/household furniture impeding access. It is advisable to check all openers, should a repair be listed within the report.
NI

Mould spores are forming around the window opening. Mould appears when excess moisture in the air meets a cold surface, such as a window or a cold wall. The moisture in the air needs to be correctly ventilated of the thermal/insulation behind the affected surface should be improved. Mould growth and tends to be worse in the winter months.

It is advisable for security to install a window restrictor that can be overridable for fire escape purposes but will reduce the window opening to a 100mm.

This is due to the low windowsill height which is easily climbable by a child.

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 repair works.

D Outside the property

Front window

Perspex roof light

Openable window

D6 Outside doors (including patio doors)

2

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

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.

The keys were not available. Therefore, the front door opening and closing, and mechanisms have not been checked.

Front Door

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

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

Rear Door

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

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

D Outside the property

Front door unable to close

Access to rear

Upvc rear door

D7 Conservatory and porches

The property did not have a conservatory

The porch structure appears to have been constructed at the same time as the property. Any defects noted against the porch are contained in previous sections Roof, Doors, Walls etc.

2

Decaying roof timbers

Weathered door

Single glazed window

D8 Other joinery and finishes

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

There are sections of the fascia board that are decayed and rotten, the extent of which is unknown. Sections of timber rot can be removed and spliced with new timbers, or the length section replaced. Repairing roofline timbers may require scaffold access equipment (which can be costly). I would recommend obtaining estimates of works from competent contractors before the exchange of contracts.

There was no ventilation provision within the Upvc soffit boarding for the roof structures. Timber roof structures require cross ventilation to ensure the timber remains free from high humidity which can cause timber rot and decay. Should the humidity increase within the roof structure and timbers and insulation becomes damp/wet, then a ventilation provision should be introduced to the soffit by a competent person.

2

D Outside the property

Timber decay

No ventilation

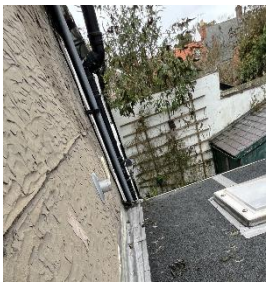
D9 Other

Soil stack

I was not able to access the soil stack as it is covered over, a visual check from the window would appear to the soil stack loose from the wall.

A missing bracket can result in stack movement which can damage pipework joints. The bracket will need to be replaced to secure the stack to the masonry wall.

2



Missing bracket

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

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

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.

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

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

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

E1 Roof structure

1 2 3 NI

The roof structure is a traditional cut design, covered with slate. I could not gain safe access to the roof structure as the 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. Notes have been made using an extendable camera pole so are limited. NI The extension roof structure is a complete cassette due to it being a flat roof this has not been inspected as there was not an inspection hatch. It is advisable to appoint a reputable 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. NI There was water staining on several roof timbers. Water staining is an indication of a roof covering leak. The roof covering above the staining should be examined, repaired and water tested. There was no indication of leakage to the plaster ceiling below.	2

Inside the property

Should timber decay/rot be detected then it is advisable to appoint a specialist timber and damp contractor that is registered with the property care association or other approved governing body to undertake a timber survey to determine the cause and extent of any timber decay and timber rot.

There was no cross ventilation from the eaves in places as the insulation was blocking air flow. The insulation may become wet and will lose thermal efficiency. In severe cases of inadequate roof ventilation, excessive condensation can form leading to timber decay and rot to the roof timber structure. A qualified and suitably experienced person should be appointed to advise on ventilation requirements such as eave spacers

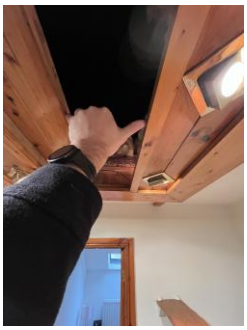
The loft access hatch door may allow warm moisture laden air into the cold roof space. The warm air droplets can drop water molecules onto a cold surface (roof timbers), creating condensation to develop and timber decay. It is advisable to replace the loft hatch, with a modern insulated hatch, to reduce warm air escaping into the loft space and to reduce the properties energy costs.

The downlighters do not have a fire cover, which separates the heat from the down lighter to the ceiling insulation. It is advisable for an electrician to inspect the downlighters for the potential of overheating.

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.

Traditional construction

Staining to timbers



Restricted Access

Inside the property

E2 Ceilings

1

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

Some ceilings are painted. There was no significant cracking to the ceilings. The decoration is to a good standard.

Some ceilings are lined with paper. There was no significant cracking to the ceilings. The decoration is to a good standard.

There was a 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.

There were some lines and indentations to the ceiling. The indentations may be able to be sanded back and painted over.

Beam and latt

Hallway

Ground floor

Front bedroom

Rear bedroom

Bathroom

Inside the property

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 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 fair standard. There was not any evidence of condensation black mould stains to any wall surface or reveal.

A moisture level reading was taken at the skirting board level. The reading showed an elevated moisture reading of over 22 percent. The reading reduced to 16 percent at a height of 300mm from the skirting board. An elevated moisture reading signifies a potential damp issue. The highest of the readings were taken to the rear of the property (extension) which would support the theory of the lean-to construction

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.

Extension rear wall

Dining room party wall

Dining room party wall

Inside the property

E4 Floors

The ground floor is a suspended timber floor and a solid floor construction to the extension.

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

There was slight deflection but this would be common with the construction practices adopted around this time.

Some creaking and movement to the ground floor and 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.

Due to the height of the extension area it is believed that the floor has been made up of the original concrete yard, Insulation should have been fitted at time of construction to assist with thermal energy, a damp proof membrane will also have been required and this may need to be checked by a specialist

2

Living room laminate

Dining room laminate

Carpet tiles over solid floor

E5 Fireplaces, chimney breasts and flues

The gas fire and flue were not inspected. The electric fire was not inspected.

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.

It is also advisable to place a carbon monoxide detector within the same room as the appliance or as the manufacture's instruction recommend.

NI

Inside the property

Gas fire

Electric fire

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

2

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

The units are a mixture of solid wood, 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.

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

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

The kitchen units have been painted over. The paint work may be prone to flacking and blistering over time.

The plinth laminate has slightly delaminated. In time this will allow moisture or water into the plinth causing the chipboard to swell. The laminate will need to be repaired.

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

Main Kitchen

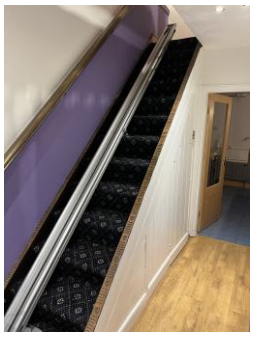
Misaligned doors

Utility area

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 The tread/going was creaking underfoot. Creaks to stairs components can be very difficult to resolve if the stair soffit is covered over. There are several doors that do not close correctly. The doors may need to be re-fitted/eased by a competent person. The balustrade has been removed to accommodate a stairlift leaving the stairs unsafe in normal operation, a balustrade and guarding should be installed to meet the current building reguations.	2



Missing handrail

Climbable guarding

Over stairs cupboard

E8 Bathroom fittings

The bathroom suite is dated and although functional, the suite may need to be replaced to a modern design standard. The bath is fitted with a handheld shower, no provision has been made to prevent water leakage during operation a screen should be installed to prevent water damage to the bathroom panel and floor. An understairs WC has been installed and it should be checked for its compliance with the building regulations, drains were inaccessible so could not be confirmed if suitably operational The rear of the property (extension) has had the WC removed but not adequately capped off, failing to cap a drains run could lead to flooding, vermin entry or unpleasant smells. 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	2

Inside the property

Main bathroom

Understairs WC

Un capped waste pipe

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.

The gas metre was not inspected **NI**

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

Checks should be made to ensure the gulley is connected to the drain correctly. **NI**

F1 Electricity

1 2 3 **NI**

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

The consumer unit was located behind a sliding panel above the kitchen sink The smoke alarms to the property had been removed. The smoke alarms should be fitted at the earliest opportunity. It would appear that the electrical circuits have been extended multiple times some of which are by spur. 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) 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

F Services

Consumer Board

Extensive electrical extension

Single spur

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 consumer unit was located behind a sliding panel above the kitchen sink

The boiler flue appears to be falling back into the property, rather than falling away to allow rainwater to drain off. A Gas Safe Engineer should check the installation of the outlet.

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.

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.

3

Gas meter

Services

F3 Water

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

A mains water supply is provided to the property. Where accessible the pipework appeared to be in plastic and copper. You should ensure that the stopcock should be kept accessible so that it can be accessed in the event of an emergency to cut the water supply off.

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

Stop tap

1

F4 Heating

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

The heating to the radiators was not on at the time of the survey.

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

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.

The boiler flue appears to be falling back into the property, rather than falling away to allow rainwater to drain off. A Gas Safe Engineer should check the installation of the outlet.

3

Services

Boiler not in operation

Flue appear to fall back

Flue exits

F5 Water heating

Hot water is provided direct by the boiler.

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

2

F6 Drainage

2

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

The toilet was flushed, and the water drained completely.

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

Gullies

The waste gulley could not be located and checks should be made to ensure the gulley is connected to the drain correctly.

No Gulley to down spout

No Gulley to down spout

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

The property did not have a garage.	NI

G2 Permanent outbuildings and other structures

Not Applicable	NI

G3 Other

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.	1

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
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

I4 Other risks or hazards

Risks

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

04/11/24

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

Signature

N Horsfall

What to do now

K

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

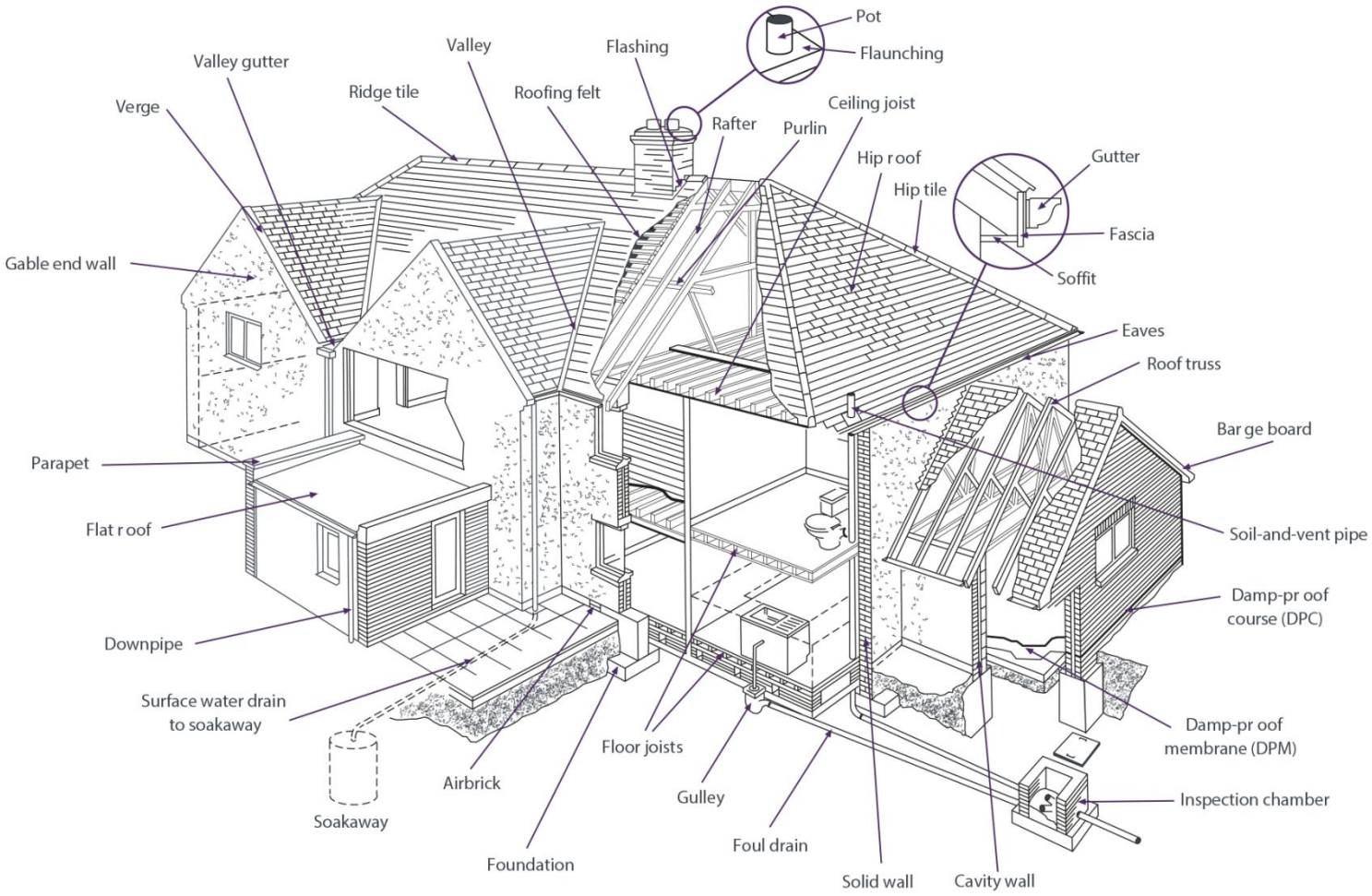
The surveyor will have a complaints handling procedure and will give you a copy if you ask for it. The surveyor is required to provide you with contact details, in writing, for their complaints department or the person responsible for dealing with client complaints. Where the surveyor is party to a redress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

RICS disclaimer

You should know...

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

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

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

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

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