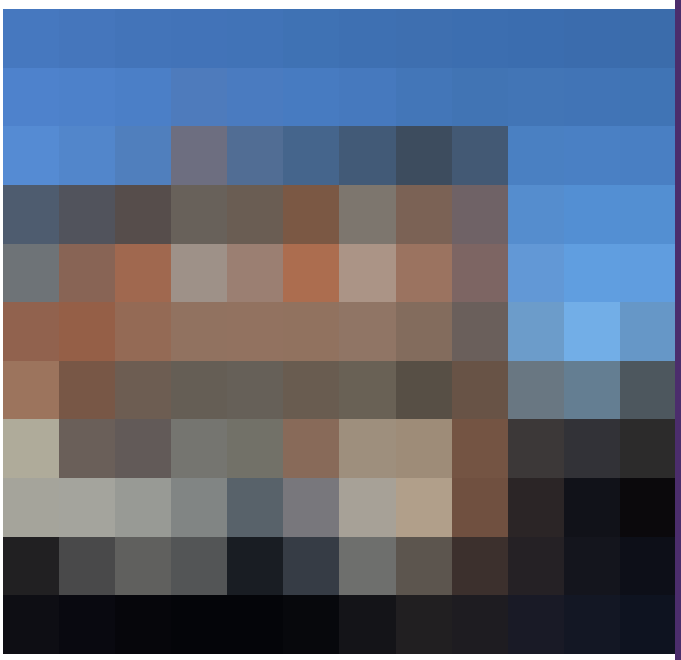
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RICS



LEVEL 2

Your survey report

Property address
Address withheld

Client's name
Client name withheld

Inspection date
16 October 2026

Surveyor's RICS number
Withheld

2

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A

About the inspection and report

This RICS Home Survey – Level 2 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 that are not covered by the terms and conditions of this report 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 report sent on the 6th October 2026 for a full list of exclusions.

A About the inspection

Surveyor's name

Surveyor name withheld

Surveyor's RICS number

Withheld

Company name

Company name withheld

Date of the inspection

16 October 2026

Report reference number

Withheld

Related party disclosure

I am not aware of a conflict of interest as defined in the RICS Valuation Professional Standards and the RICS Rules of Conduct.

Full address and postcode of the property

Address withheld

Weather conditions when the inspection took place

At the time of inspection, weather conditions were dry and sunny, following a period of mixed weather.

Status of the property when the inspection took place

At the time of inspection, the property was occupied and furnished. The floors were covered throughout. The vendor was present during the inspection and advised that they have lived at the property for approximately 3 years (or thereabouts).

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 on the whole, is considered to be a reasonable purchase. I found no evidence of any significant defects or shortcomings and normal ongoing maintenance will be required to ensure that the property remains in satisfactory condition.

It is very important that you read this report as a whole. In the main body of the report, we will notify you of the actions that will be required prior to exchange of contracts. Where we have given elements a condition rating 2 or 3, we particularly refer you to the section at the end of the report entitled ‘what to do now’. You must make sure that you have all of the repairs needed investigated by reputable contractors so that you are fully aware of their scope and financial implications before you purchase.

The condition ratings assigned throughout this report are based on what was visible at the time of inspection. Comment cannot be given on areas that are covered, concealed or not otherwise readily visible. There may be detectable signs of concealed defects, in which case recommendations are made in the report. In the absence of any such evidence it must be assumed in producing this report that such areas are free from significant defect. If greater assurance is required on these matters, it will be necessary to expose these areas and investigate further. Unless these areas are checked before purchase you must accept the risk that additional defects and consequent repair costs will be discovered at a later date.

You should pass a copy of this report to your Legal Adviser with the request that, in addition to the necessary standard searches and enquiries, they check and confirm each of the items referred to within Section H.

Prior to purchase of the property, you should obtain quotes for full building insurance cover and ensure this commences on the date of exchanging contracts.

B 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
No documents were noted beyond those highlighted in Section H.		

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
F3	Water
F4	Heating

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
D3	Rainwater pipes and gutters
D4	Main walls
D5	Windows
D9	Other
E1	Roof structure
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
G1	Garage

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
D1	Chimney stacks
D2	Roof coverings
D6	Outside doors (including patio doors)
D8	Other joinery and finishes
E2	Ceilings
E3	Walls and partitions
E4	Floors
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
F6	Drainage

N/A

Elements not applicable

These elements have been marked as not applicable to the property or report.

Element no.	Element name
D7	Conservatory and porches
E9	Other
F5	Water heating
F7	Common services
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

This is a traditionally constructed two-storey semi-detached house with three bedrooms.

The front of the building faces approximately south. Any references to the left or right of the property are given as if viewing the building from the front.

Approximate year the property was built

It is believed the property was built circa 1950-1966.

The title deeds may give a more accurate indication of the age of the property.

Approximate year the property was extended

Rear extension - circa 2023.

Approximate year the property was converted

Not applicable.

Information relevant to flats and maisonettes

Not applicable.

Construction

The property is built using traditional materials and techniques.

Given the age of the property there may be some asbestos based materials present. In most instances this would not normally represent a significant risk unless disturbed or damaged. When undertaking work in the future there is a risk that asbestos may be discovered and this will be a continuing risk. Any such materials should not be drilled or disturbed without prior advice from a licensed specialist. You can obtain further information from the Health & Safety Executive asbestos site: http://www.hse.gov.uk/asbestos/index.htm

Accommodation

Floor	Living rooms	Bedrooms	Bath or shower	Separate toilet	Kitchen	Utility room
Ground floor	1	–	–	1	1	1
First floor	–	3	1	–	–	–

Fire and means of escape precautions

A formal fire safety assessment has not been carried out as part of this inspection. Consequently, no opinion can be given regarding the overall adequacy of the property's fire safety measures. Any observations made during the inspection are noted below and should not be taken as a comprehensive assessment.

The property has mains smoke detectors installed in the hallway, lounge and landing area together with mains powered heat detection installed in the kitchen.

Fire precautions for the property are generally satisfactory; however, the following matters were noted:-

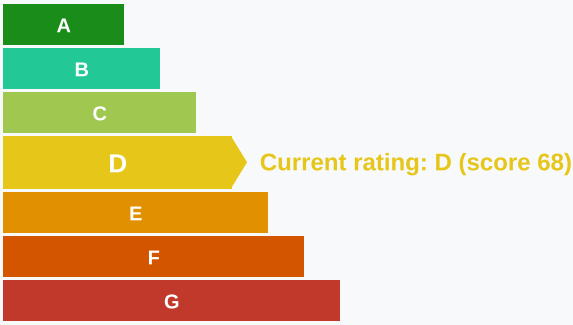
- The gaps within the party wall within the roof space will not provide adequate fire separation between the dwellings in the event of a fire. These gaps should be infilled with suitable fire-resistant material to reduce the risk of fire spreading between properties.
- No fire safety equipment, such as extinguishers or fire blankets, was visible at the time of inspection.

These matters are a risk to the occupants and a safety hazard. Please refer to the summary of risks in Section I of this report. You should obtain advice from a fire officer or an appropriately qualified specialist on all necessary improvements and precautions that can be undertaken to mitigate risks.

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.



The property attributes stated within the Energy Performance Certificate (EPC) are generally consistent with the findings of my inspection.

Improvements to the EPC rating can be made through a variety of options and I refer you to the advice provided within the EPC.

Mains services

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

- [x] Gas
- [x] Electric
- [x] Water
- [x] Drainage

Central heating

A marked box shows that the type of heating is present.

- [x] Gas
- [ ] Electric
- [ ] Solid fuel
- [ ] Oil
- [ ] None

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

There were no other services or energy sources apparent.

Other energy matters

I found no issues relating to other energy matters.

C Location and facilities

Grounds

Access to the property is by roads and footpaths which are made up and are assumed to be adopted by the local authority. Your legal adviser should confirm this.

The property has a private enclosed garden to the rear.

There is a detached single garage with the property.

There are no permanent outbuildings.

Parking is available on the driveway, with further parking also available on the roadside.

Location

The property is located in an established residential area convenient for local amenities.

You should visit the property and the surrounding areas on several occasions and at different times of the day. This will help you to identify any potential issues that may affect your future enjoyment of the property and your decision to proceed with the purchase.

Facilities

Normal amenities and facilities are available in the vicinity. Public transport is also available in the vicinity and there are schools within a reasonable travelling distance.

You should familiarise yourself with the local area and available facilities prior to purchase, to ensure they meet your needs and expectations.

Additionally, you should check the strength of mobile signals, as this can vary depending on the provider, and confirm the availability of reliable internet options, such as fibre or high-speed broadband, particularly if connectivity is an essential requirement for you.

Local environment

We recommend that your legal adviser carries out the normal pre-contract searches and enquiries regarding the property and its local environment, including any environmental and flooding risks.

The property is built on a reasonably level site and is in an area the Environmental Agency considers to be at low risk of flooding.

The property is located in a former coal mining area. A copy of the coal mining report should be obtained to confirm the extent of any potential risk. Our report assumes that the result of this mining report will be satisfactory.

According to the ukradon.org website, the maximum radon potential is 10-30%. Your legal adviser should check whether the land has been tested in the past and obtain the results. Further advice can be obtained from https://www.ukradon.org/information/.

The sub soil in this area is predominantly of clay which can shrink during long periods of dry weather. In a property of this age this might cause damage to the building and buried services.

There is a landfill site within the vicinity of the property. Your legal adviser should commission an environmental report to obtain information on the use of the site and any effect this may have on your enjoyment of the property.

We are not aware of any adverse town planning or statutory matters which may impact on the property and such details should be revealed during the process of usual conveyancing searches.

There are no other adverse environmental factors connected with the location of the property, as far as we are aware, without having made or seen any environmental search reports. We strongly recommend you commission an independent Environmental Search prior to purchase.

Other local factors

No other local factors were noted.

D

Outside the property

D Outside the property

Limitations on the inspection

The visible parts of the property have been inspected from ground level, using a 3-metre ladder, binoculars, and close-up photographs taken with a smartphone where appropriate.

An inspection of the chimney stacks was limited as a suitable vantage point could not be gained to view all of the faces/flashings.

The flaunching (cement that secures the chimney pots to the top of the chimney stack) could not be fully seen from ground level.

An inspection of the underside of the main roof covering was restricted due to the presence of an underlay.

An inspection of the underside of the rear extension roof covering was restricted due to the presence of ceiling finishes.

The roof underlay to the upper level sections could not be seen at eaves level and I cannot confirm its condition or whether it properly laps into the guttering.

As it was not raining at the time of inspection, the weather-tightness of the roof, gutters and weatherproofing details could not be confirmed. These should be checked during wet weather and any defects rectified.

A view of the external walls to the rear extension was obstructed by the rendered wall finishes and hidden defects may be present behind.

The rooflights were not operated or tested during the inspection as they were beyond reach, and the vendor was unavailable to demonstrate their operation. Their functionality could not therefore be confirmed.

The foundations of the property have not been exposed. Without exposing all the foundations to the property, you must accept the risk of unseen defects.

1 No current issues | 2 Requires attention | 3 Urgent | NI Not inspected

D1 Chimney stacks 1

The property has two chimney stacks built in brick masonry. The stacks have lead flashings between the base and the roof coverings.

The chimney stacks are shared with the adjoining neighbour. The owner of the property will have rights (and responsibilities) with regard to maintenance and you should check with your Legal Adviser before any future work is undertaken.

The chimney stacks are in reasonable condition, considering the age of the property. No evidence of significant bulging, leaning, or outward movement was observed. Additionally, there were no indications of leakage or excessive weathering. The flashings appear to be adequately dressed to the roof covering and properly pointed into the masonry.

Condition Rating 1.

Over time deterioration to the chimney stacks will occur because the various parts, including the flaunching's and flashings are very exposed. Chimney stacks should be regularly inspected and maintained in good condition. When carrying out remedial works, any hidden parts should be checked to ensure no additional disrepair has occurred.

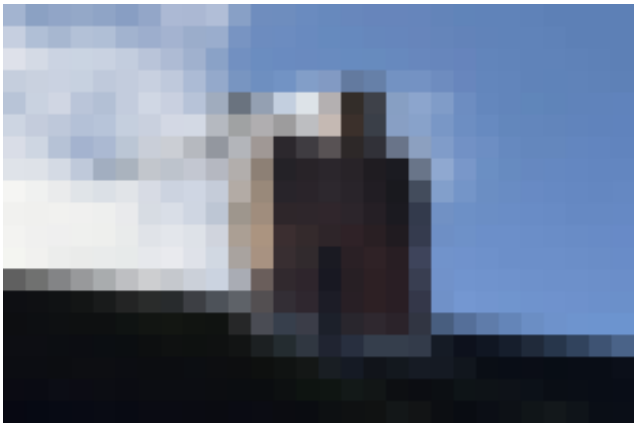
The flaunching (cement that secures the chimney pots to the top of the chimney stack) could not be fully seen from ground level. The flaunching should be periodically inspected to ensure chimney pots are adequately secured and that cracks have not formed which could lead to water ingress.

A back gutter is formed at the rear of the stacks where the roof slope meets the chimneys. These features require regular maintenance and can easily block resulting in damp penetration within the roof void and regular maintenance should be undertaken.

A TV aerial is attached to the stack although I cannot confirm whether the fixings are adequate for their purpose and regular inspections during routine maintenance should be undertaken.



Front stack



Rear stack

D2 Roof coverings

1

Main Roof

The main roof is dual pitched and covered with concrete tiles. The top of the roof is covered with ridge tiles. There are plastic verge trims fitted at the roof edges. The roof is lined with a modern breathable underlay.

The main roof covering is a replacement to the original. This work should have been carried out with Building Regulations approval to confirm that the correct materials were used, and that the insulation in the roof is up to modern standards. Your legal advisors should check that the correct documentation is in place. Without the correct documentation, the future resale of the property could be hindered.

The roof covering was found to be in satisfactory condition. The underlay, where visible, appears to be complete with no signs of any significant tears, damage, or other defects noted.

Condition Rating 1.

You should check the roof covering on a regular basis, and it should be maintained in good condition. Small items of disrepair, if left unattended, can lead to costly problems.

The main roof covering is vegetated with moss. This should be carefully removed periodically as part of routine maintenance to prevent accumulation and potential blockage of the rainwater gutters.

The roof underlay to the upper level sections could not be seen at eaves level and I cannot confirm its condition or whether it properly laps into the guttering.

Rear Extension

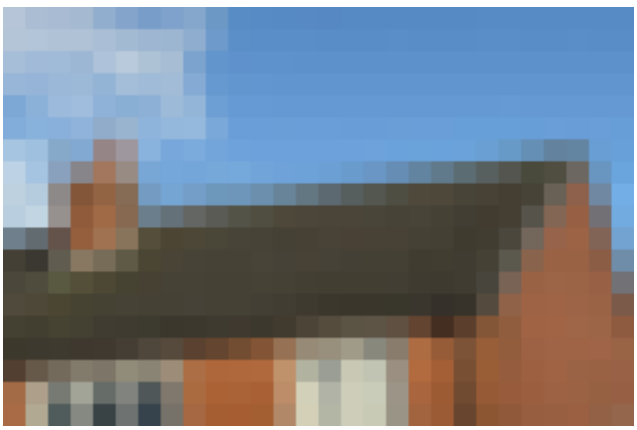
The rear extension roof is mono-pitched and covered with concrete tiles. There are plastic verge trims fitted at the roof edges. There are lead flashings between the the roof-to-wall abutments. There are two roof lights installed to the roof slope.

The void to the roof was not accessible; however, based on the age and appearance of the roof covering, it is assumed that a modern breathable underlay is present.

The roof covering was found to be in satisfactory condition.

Condition Rating 1.

You should check the roof covering on a regular basis, and it should be maintained in good condition. Small items of disrepair, if left unattended, can lead to costly problems.



Main roof



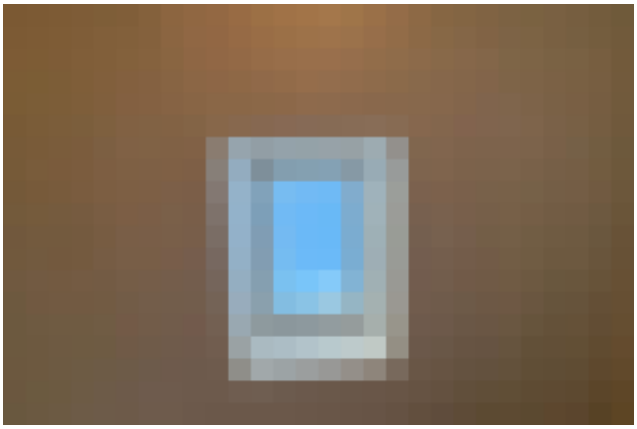
Main roof



Moss on roof slope



Rear extension roof



Roof lights not tested

D3 Rainwater pipes and gutters

2

The rainwater goods are in plastic sections and fixed to the fascia boards.

- There is a build-up of vegetation in the gutters which needs to be cleared to prevent overflowing and to reduce the risk of future defects developing.

Condition Rating 2.

Elsewhere, the rainwater goods appear to be adequately aligned with no signs of any significant twisting or distortion noted. A suitable number of support brackets appear to have been provided at regular intervals.

Rainwater goods should be regularly inspected and cleared where necessary to prevent blockages. It is important to keep rainwater goods clear and free from leaks to prevent rot to timbers and damage to the fabric of the building.

Plastic rainwater goods require little maintenance, but gutter joint gaskets can perish after around 20 years and UV exposure may cause brittleness and cracking. Periodic inspection is recommended and any defective sections should be replaced.



Plastic rainwater goods



Plastic rainwater goods



Vegetation in gutters

D4 Main walls

2

The walls are of cavity brick construction. With cavity wall construction most of the load is carried by the internal leaf of the brickwork or blockwork. The external leaf provides stability to the load bearing inner leaf by increasing its overall thickness and also provides weatherproofing.

The extension walls are covered with an external render.

The original walls have been built with a bitumen damp proof course. Where visible, the damp proof course appears to be properly positioned above external ground levels.

I was unable to see evidence of a damp proof course within the extension walls. This may be obscured by the render application. If present, based on the age of the property, I would expect the damp proof course to be of plastic material.

There are air bricks installed to the base of the original walls which provide ventilation to the subfloor void and I refer you to my comments in Section E4 in this regard.

There are plastic air bricks installed to the base of the extension walls which will help to provide cross-ventilation.

There is evidence that the original walls have been insulated since the date of construction. Inadequately installed cavity wall insulation can cause moisture to penetrate the internal leaf of a cavity wall, causing structural problems and damp patches that may also manifest into mould. No such issues were noted during the inspection however this is a possibility in the future. Cavity wall insulation requires Building Regulations approval or to have been installed under a “Competent Person Scheme” approved by the Government. Your Legal Adviser should check whether there is any documentation relating to these works including a valid guarantee available. Older cavity wall insulation treatments often used a formaldehyde foam which, in time, can degrade and allow damp to penetrate through the wall thickness. It can also result in accelerated corrosion of cavity wall ties. Your legal advisers should be asked to verify the type of insulation used and the existence of any guarantees.

It is assumed that the extension walls are insulated in accordance with the building regulations that were in effect at the time of construction. However, this could not be confirmed without invasive investigations, which are beyond the scope of this survey.

Wall Finishes

- The mortar pointing is missing in places. Localised re-pointing is required to reduce the risk of future defects developing.

Condition Rating 2.

Elsewhere, the wall finishes are generally satisfactory allowing for the normal weathering to be expected bearing in mind their age. The pointing and masonry are generally in good condition.

Dampness

The property appears free from any damp having affected the external walls. There is no evidence of any rising damp or excessive levels of cold bridging.

Condition Rating 1.

Routine inspection and maintenance are recommended to ensure the building remains resistant to dampness. Rainwater goods should be kept clear and in good repair, external ground levels maintained below the damp-proof course where applicable, and any defects that could allow moisture ingress should be addressed promptly.

Movement

The property appears free from any significant structural movement to external walls. The walls appear straight to the eye with no obvious evidence of any significant distortion or cracking.

Condition Rating 1.

Minor gaps and localised separation were noted in the mortar joints adjacent to the window opening. At present, there is no visible distortion to the surrounding brickwork, and as such, no immediate cause for concern. However, this could potentially indicate that the lintels above these openings may be under some degree of stress or inadequately supported. The affected areas should be monitored periodically for any signs of movement or further deterioration. If the gaps worsen over time, it may be necessary to consult a structural engineer to assess the adequacy of the existing supports. This may involve an invasive investigation to determine the appropriate remedial action. Should you plan to replace the windows in future, it would be prudent to revisit the condition of the surrounding masonry at that time and address any underlying structural considerations concurrently.

It is important to recognise that buildings undergo movement and distortion over their lifetime. This occurs because the weight of the structure is not evenly distributed across all parts of the walls or framework, with certain areas bearing heavier loads than others. Over time, this can cause compression in some parts, often resulting in sections of the building being out of square. This is frequently most noticeable around door openings. Such movement is normal, and as long as it remains within acceptable structural limits, no remedial action is necessary other than for cosmetic purposes.

The property is located in a former coal mining area. I saw no evidence to suggest that there is movement as a result of this activity but it could occur in the future. Your Legal Adviser should carry out further enquiries.

The property is thought to be built on ground containing clay. This soil type is prone to shrinking if its moisture content is reduced and this can happen during long spells of dry weather, particularly if trees are present. This can lead to structural movement. Given the age of the property the foundations may not be as deep as in a modern building and this increases the risk of structural movement. The foundations have not been exposed to check their adequacy, but I found no above ground evidence of defective foundations at the time of my inspection. The risk of structural movement occurring in the future can be minimised by properly maintaining the drainage system to minimise leakage, both above and below ground.

It should be mentioned that cavity brick walls that were constructed prior to 1980 are prone to wall tie failure and without an endoscopic inspection of the wall ties it is not possible to say what kind of condition the wall ties are in. Wall tie failure can cause serious damage to buildings although repairs can be implemented if the issue is seen early enough (remedial wall-ties). Wall tie corrosion usually causes horizontal cracking across the mortar joints in the initial stages and bulging masonry in later stages. There were no signs of significant horizontal cracking or bulging externally at the time of the inspection. No further action is necessary at this stage although it is advisable that the walls are monitored periodically and if cracking or bulging develops it may become necessary to undertake repairs.



Front elevation



Right-side elevation



Right-side elevation - rear extension



Rear elevation



Cavity wall insulation drill holes



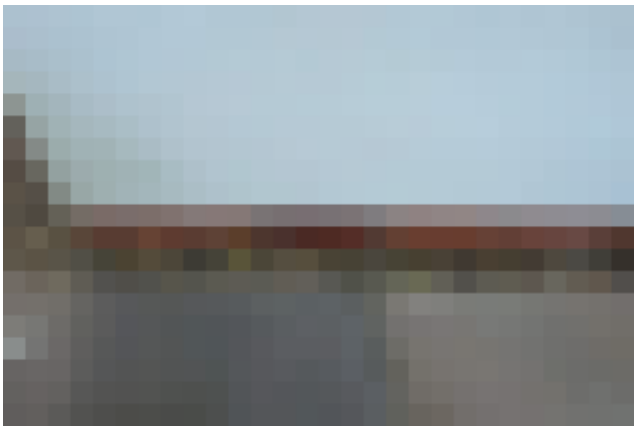
Sub-floor air bricks



Localised separation adjacent to window opening



Gaps in mortar pointing



Sub-floor air bricks - rear extension



No damp found

D5 Windows

2

The windows are of plastic construction and contain double glazed units.

- Small gaps were noted in the sealant around some window frames, with slightly elevated moisture meter readings recorded internally in corresponding areas. This may indicate localised moisture penetration. The defective sealant should be renewed to maintain weather resistance and reduce the risk of further moisture ingress and associated deterioration.

Condition Rating 2.

Elsewhere, the windows are slightly worn and weathered but are in satisfactory condition for their age. The windows were checked for operation and were found to be generally in a serviceable condition, although some wear and tear is evident to the window furniture from use.

Since April 2002 replacement windows should either have Building Regulation approval or have been installed by a contractor registered with an accredited Competent Persons Scheme such as Assure, FENSA and CERTASS. Your legal adviser should check whether there is a transferable guarantee for the windows.

Double glazing is prone to seal failure, causing condensation or misting between panes. Affected units must be replaced, so you should allow for periodic replacement.

It is important that the seals between the window frames and the walls are regularly checked and kept in good condition to reduce the risk of water ingress and damp.

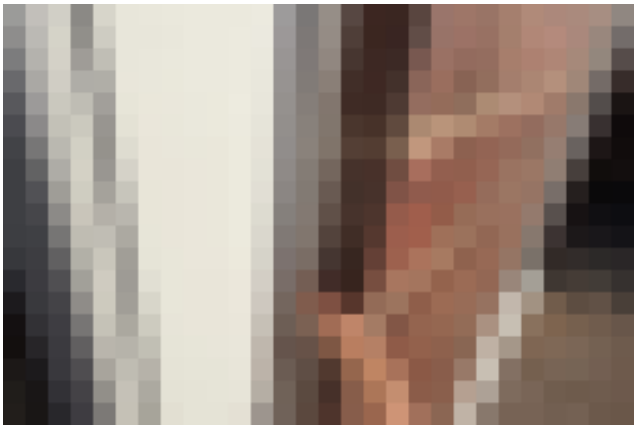
The windows are fitted with window locks and you should ensure that all keys for these locks are passed to you on completion of the sale.



Typical window



Windows checked for operation



Gaps in seals



Raised moisture readings around window internally

D6 Outside doors (including patio doors)

1

The external doors are a mix of composite and plastic construction and contain double glazed units.

The doors are relatively modern.

The doors were checked for operation and were found to be generally in a serviceable condition although some wear and tear is evident from use.

The sealant and mortar pointing to the frame surrounds also appeared free from any significant deterioration. Checks were made for internal damp ingress to the door sills and frame reveals and no damp was found.

Condition Rating 1.

Please refer to my comments in Section D5 regarding double glazing seals, misted glazing, seals to the frames, the need for statutory approval, guarantees, and the provision of any keys. It is recommended you change all locks upon occupation to enhance security.

It is recommended you change all locks upon occupation to enhance security.



Front door



Side door - checked for operation



Rear patio doors



Rear patio doors - checked for operation

D7 Conservatory and porches

N/A

There is no conservatory or attached porch with the property.

D8 Other joinery and finishes

1

The external joinery comprises uPVC fascia boards and soffit boards.

The joinery was found to be in satisfactory condition, while taking into account the limitations of the inspection and the effects of normal weathering.

Condition Rating 1.

The plastic joinery sections may have been installed over the top of the original joinery items. There is therefore a risk of hidden timber decay behind the plastic joinery items. This can only be determined by removing plastic sections which is beyond the scope of this survey. There is also a risk of original asbestos cement soffit boards being present behind the plastic sections.



Plastic joinery items

D9 Other

2

There is a canopy over the main entrance door. The roof is pitched with a tile covering. There are lead flashings between the canopy and main wall abutment.

- The flashings are loose or pulling away in places. Repairs are required to reduce the risk of future defects developing.

Condition Rating 2.

Elsewhere, the canopy is in satisfactory condition for its age, taking into account the effects of normal weathering.

We understand that the canopy is a relatively recent addition. Your legal adviser should establish when it was installed and whether any necessary statutory consents were obtained. Details of any relevant guarantees or warranties should also be requested.



Canopy



Canopy



Flashings pulling away

E

Inside the property

E Inside the property

Limitations on the inspection

The roof structure of the rear extension could not be accessed or inspected due to its design and construction.

My inspection of the main roof void and structure was limited due to the insulation laid over the joists, water storage tank and stored items. Therefore, it was only possible to carry out a head and shoulders inspection of areas clearly visible from the access hatch.

No comment can be made on concealed roof timbers. It is possible that these may have suffered deterioration. Concealed timbers include the bottom ends of rafters, wall plates and purlin ends.

My inspection was generally restricted by furnishings and household items throughout the property. Furniture, stored items, and fitted units were not moved or dismantled, and only accessible and visible areas were inspected. Unless these areas are checked before purchase, you should accept the risk that hidden defects and associated repair costs may be discovered at a later date.

Some of the walls were partially obscured by decorative coverings, which limited the scope of my inspection. These coverings also restricted my ability to check for dampness. Although checks for staining and damp were conducted on the day of the inspection, their presence may still be concealed by furniture, recent decorations and other finishes.

The fitted floor coverings restricted my inspection of the floor structures and staircase including checks for damp. I could not obtain a view of the void spaces beneath the floors. The floor coverings have not been lifted. Accordingly I am unable to warrant that these areas are free from defect.

The floor void between the upper and lower floors was not inspected, as access is not provided within the fabric of the construction and no inspection hatches were present.

The sub-floor void beneath the ground floor could not be accessed or inspected, as no access hatch or opening was available.

1 No current issues | 2 Requires attention | 3 Urgent | NI Not inspected

E1 Roof structure

2

I have inspected the main roof structure and roof void via the ceiling hatch in the landing area.

The roof is constructed with timber rafters that span between the ridge board and wall plates and purlins that span between the walls. The structure supports loads imposed on the roof from the weight of the materials and external elements such as wind and snow. These loads are transferred to the support point on the load bearing walls.

The party wall in the roof space is of masonry construction.

Ventilation to the roof space is provided via a modern breathable underlay.

Fibreglass insulation is present between the ceiling joists, with an approximate thickness of 250-300mm.

The original roof covering appears to have been replaced with tiles which will be heavier than the original covering. No structural defects were observed as a result; however, these works will have required Building Regulation approval. Your legal adviser should check that all necessary permissions were obtained and whether there are any guarantees available.

- The party wall within the main roof space contains gaps. The gaps should be sealed to provide adequate fire separation between the dwellings. You should note that such works will be notifiable under the Party Wall Act and consultation will be needed with the neighbours. Further advice should be obtained from your Legal Advisers.

Condition Rating 2.

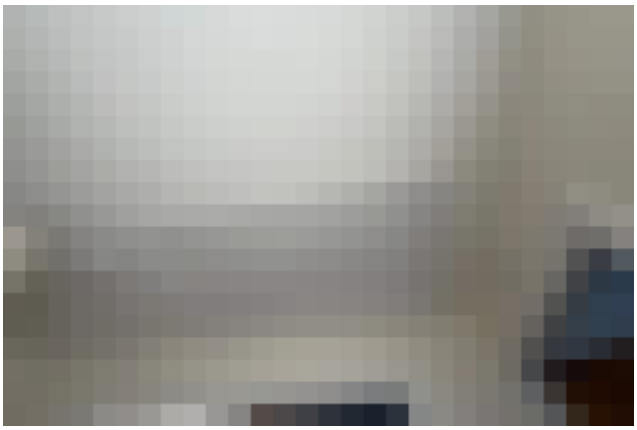
Elsewhere, where accessible and visible, the roof structure is in reasonable order. No significant distortion was noted to the timbers The space appears to be adequately ventilated. The insulation levels are considered to be acceptable.

The roof space is ventilated through the use of a modern breathable underlay, which allows moisture to escape and helps regulate humidity levels. However, there is some debate as to whether this alone provides adequate ventilation in all cases. It is generally considered good practice to supplement breathable membranes with additional ventilation, such as eaves or ridge vents, particularly in cold roof spaces. You should consider installing further ventilation and monitoring the roof space periodically for signs of condensation or dampness to help protect the roof structure over time.

In a property of this age there is a risk of wood boring beetle activity in the roof timbers. No signs of activity were found but my inspection has been limited. You must accept the risk of an infestation in this property unless a specialist moves all obstructions and checks as much of the property as possible for infestation before a commitment to purchase.

A redundant cold water storage tank remains in the roof space, serving no current function. This should be removed during the next planned maintenance.

The roof space did contain items of storage, limiting the full extent of our inspection. Should you wish to use this area for storage it should be ensured that boarding is securely fixed and storage limited in order to reduce possible over-loading of the roof and ceiling structure.



Access hatch to roof void



Gaps in party wall

E2 Ceilings

1

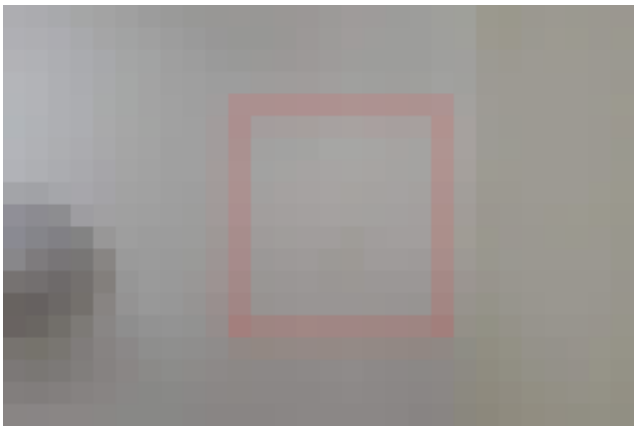
The ceilings are constructed from plasterboard with finishes of paint.

The ceilings are in satisfactory condition with no evidence of significant defects.

There is some minor staining on the WC ceiling; however, when tested with a moisture meter the area was found to be dry.

Additionally, there are some shrinkage cracks in the ceiling finishes at some wall and ceiling junctions and between plasterboard sheets. Such cracks are very common and none are of structural importance. These can be filled in and repaired when the rooms are next redecorated.

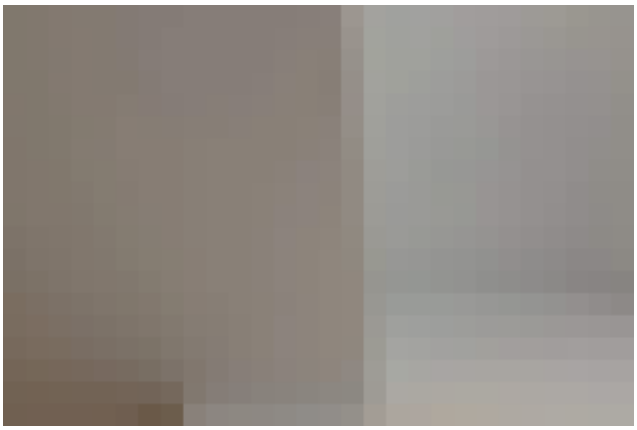
Condition Rating 1.



Marks on downstairs WC ceiling



Marks tested dry



Hairline / shrinkage cracks

E3 Walls and partitions

1

The internal walls are formed from solid masonry and studwork partitioning and feature a range of decorative finishes throughout.

The walls are in satisfactory condition. Plaster finishes are also in satisfactory order and no repair is currently needed.

Some hairline cracks were noted; however, such cracks are very common and none are of structural importance. They can be filled in and repaired when the rooms are next decorated.

No excessive condensation was noted, and moisture levels appeared consistent with what would be expected for a property of this type and age at the time of inspection.

The walls are generally decorated to a satisfactory standard.

Condition Rating 1.

Walls appear to have been removed or altered within the kitchen and lounge. The removal or alteration of any walls, particularly if load-bearing, should have been carried out with Local Authority Building Regulations approval. Your legal adviser should confirm that all necessary consents and supporting documentation are in place, and whether any guarantees or indemnity insurance policies exist to cover potential future defects. No evidence of significant structural movement or distress was observed at the time of inspection, and the alterations are not considered a current cause for concern. However, if appropriate approvals cannot be confirmed, you should discuss the option of indemnity insurance with your legal adviser, as the absence of documentation could cause difficulties upon resale or if structural movement occurs in the future.

Some walls have paper finishes. These can be notoriously difficult to remove without causing damage to the plaster beneath and are often used to mask defects. If you intend to remove these finishes when redecorating you should budget for some plaster repairs and / or replacement

Condensation can form on cold walls due to poor ventilation, inadequate heating, and insufficient insulation. Managing ventilation and heating together can help control moisture while minimising heat loss. As part of future maintenance, consider using clay-based breathable paints to prevent trapped moisture. When carrying out work, seek advice from qualified builders and specialists to avoid potential issues.

You should bear in mind that additional blemishes and defects may become apparent only when the property is emptied and that this can sometimes create a disappointing first impression when taking first occupation.

E4 Floors

1

The ground floor is of suspended timber construction. The upper floor is of suspended timber construction. The extension floor appears to be beam and block construction. The floors feature a range of finishes throughout.

The floors are in satisfactory condition, appearing to be firm and even with no obvious defects evident. Some areas of the floor creak when walked upon, and there are localised uneven surfaces. These issues are typical for floors of this type and age and are not considered structurally significant. However, you may find them unsatisfactory and may wish to carry out remedial works to improve the floor's performance. It should be noted that eliminating creaks entirely or achieving perfectly level floors can be difficult and potentially costly.

Condition Rating 1.

Suspended timber floors require ventilation to limit moisture levels and reduce the risk of wood rot and beetle infestation. As the floor void was not accessed, the presence or absence of such defects could not be confirmed. No undue bowing or springiness was noted, which can indicate affected timbers. You must accept the risk of hidden defects unless a specialist checks the timbers within the floor void prior to purchase. You should ensure that air vents are not obstructed and are kept clear to maintain adequate ventilation.

Ceramic tiles have been laid in the bathroom. These tiles may crack when the floor naturally flexes. You should allow for future repairs and replacement of the floor tiles as part of your future maintenance.



Floors checked with spirit level



Floors checked with spirit level



Floors checked with spirit level



Floors checked with spirit level

E5 Fireplaces, chimney breasts and flues

2

The property has two chimney breasts containing flues which connect to the chimney stacks.

A chimney breast has been removed from the kitchen area. The remaining masonry above needs to be supported. I have not been able to determine whether any or adequate support has been provided. There was no evidence to suggest the situation is anything other than satisfactory but an alteration of this type requires Building Regulations approval and your Legal Adviser should make the appropriate enquiries.

Secondary heating is provided by an electric fire and I refer you to my comments in Sections F1 and F4 in this regard.

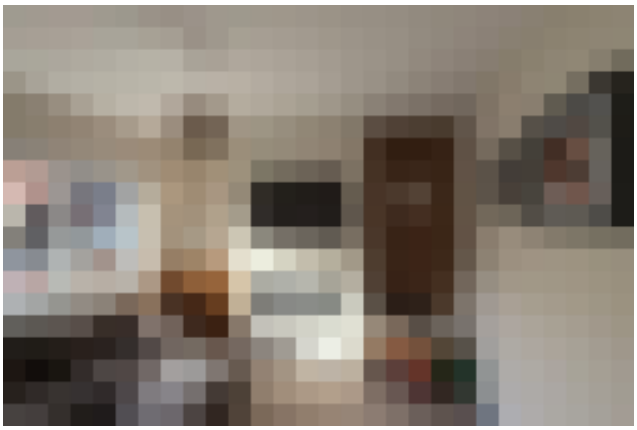
- There is no ventilation to the redundant flues in the property. An air vent is needed at the old fireplace locations to help prevent damp and condensation.

Condition Rating 2.

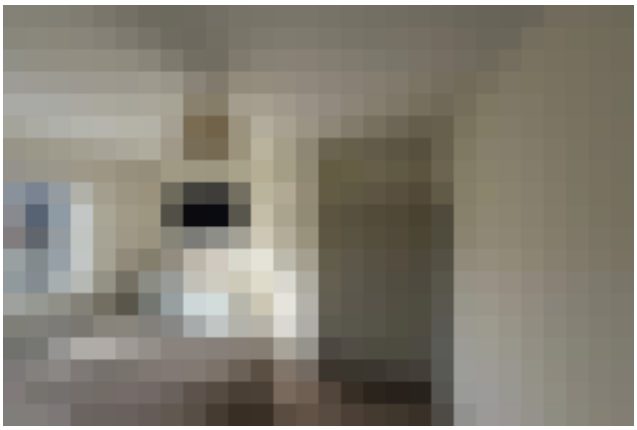
Elsewhere, where visible, the chimney breasts are in satisfactory condition.

The internal condition and serviceability of any flue cannot be determined from a visual inspection. Old unlined flues will inevitably deteriorate with age as the acidic products of combustion erode the bricks and mortar joints. As a result they may not be completely smoke and fire tight. For this reason they should be cleaned and smoke tested before use.

If you intend to bring the disused fireplaces back into use some repair and upgrading may well be required and the flues may need repair or lining which could be costly. If this is your intention you should seek specialist advice before proceeding.



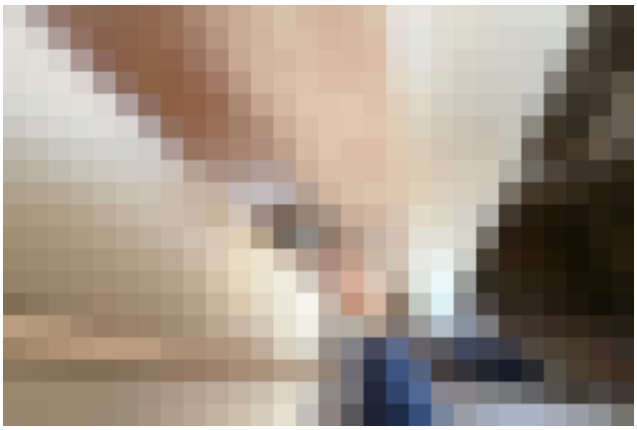
Chimney breast - lounge



Chimney breast from lounge extends up through bedroom one



Chimney breast removed in kitchen



Chimney breast extends up through bedroom two (removed from kitchen below)

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

2

There are a range of built-in storage cupboards and worktops in the kitchen and utility room.

Elsewhere, there are built-in fittings in bedroom two.

- There is no extract fan to the kitchen. This situation should be improved to remove as much water vapour as possible and minimise the risk of condensation occurring.
- Small gaps were noted in the sealant around the kitchen worktops. These should be resealed with a suitable flexible sealant to prevent moisture penetration and associated deterioration.
- The junction between the utility room worktop and the rear upstand has not been sealed. Although there is no sink in this area, the joint should be sealed with a suitable flexible sealant to prevent moisture penetration and associated deterioration.

Condition Rating 2.

Elsewhere, the built-in fittings were found to be in a satisfactory condition, allowing for general wear and tear associated with normal use.

The kitchen and utility area appear to be a relatively new installation. Your Legal Advisor should check if any guarantees are available which can be transferred to new ownership.

I have not carried out any testing on the built-in appliances. You should have these checked by a specialist if they are important to your purchase. In addition it should be remembered that we have not taken out any of the kitchen appliances and cannot verify the adequacy of connections. Leaks can occur at any time between the date of survey and your taking occupation. If leaks are found when you take up occupation, you should not assume that they were visible, accessible, or indeed in existence at the time of survey. Any such leaks should be promptly rectified. Removal of appliances can reveal or cause defects in plasterwork and services. This must be accepted when proceeding with your purchase.



Kitchen



Kitchen



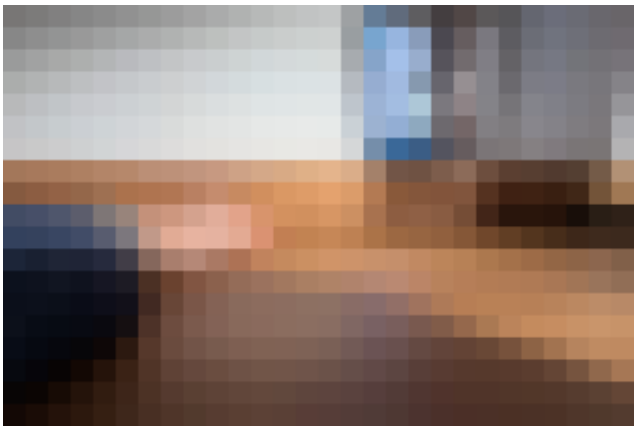
Selection of drawers checked



Small gaps in seals around worktops



Utility room



Lack of seals - utility room



Built in wardrobes - bedroom two

E7 Woodwork (for example, staircase joinery)

2

The internal joinery items include the doors, door surrounds and skirting boards together with the staircase.

- Minor adjustments are required to certain internal doors to ensure correct operation. Issues identified include doors catching on the carpet. This work should be undertaken by a reputable joinery contractor.

Condition Rating 2.

Elsewhere, the joinery items are in satisfactory condition, with evidence of normal wear and tear from use.

The decorations on the joinery items are also considered satisfactory; however, some areas exhibit marks due to wear and tear. Redecoration will be required in due course, though this is considered part of routine maintenance.

The property is of an age where there could be a lead content in the old paint finishes. Preparation for redecoration or removal of the paint film represents a significant health risk if lead is present. Urgent action is not required, but before undertaking such works you should obtain further advice from the Health and Safety Executive.



Door catches on carpet

E8 Bathroom fittings

2

There are a range of sanitary fittings in the property.

- You should arrange for the provision of extract ventilation to the main bathroom in accordance with current regulations to provide appropriate ventilation and to reduce the possibility of condensation.
- The lid to the WC in the downstairs cloakroom is loose. The lid should be re-secured or replace the fittings to restore proper function.

Condition Rating 2.

Elsewhere, the sanitary fittings are in satisfactory condition but there is evidence of normal wear and tear from use.

The main bathroom is fitted with a shower only, with no bath installed. This is noted for your awareness, particularly in terms of personal preference and potential resale considerations.

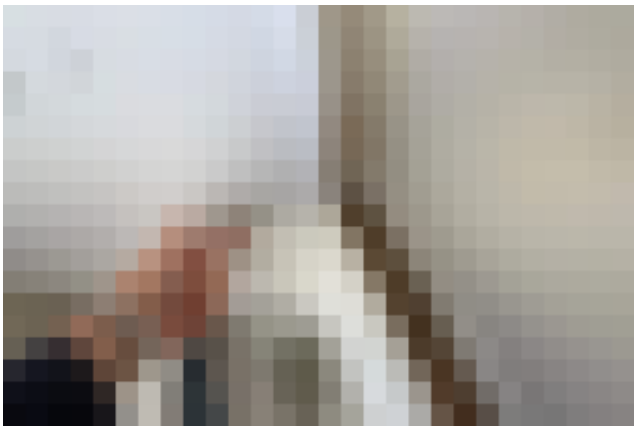
It is important that the seals around the fittings are not allowed to deteriorate as this could allow leakage that might result in damage. The seals around shower cubicles are very prone to leakage. You should check the integrity of the seals at regular intervals and have them renewed at the first sign of deterioration.

The condition of the floor beneath sanitary fittings could not be confirmed without intrusive inspection, which is beyond the scope of this survey. Leaks can sometimes occur around pipework or tiled junctions in bathrooms, and these may go unnoticed. You should remain alert to signs of leakage or deterioration and ensure any future bathroom works include checking concealed areas as appropriate.

The sanitary fittings in the downstairs WC might be an alteration from the original design of the property. if so, this work should have had Building Regulation approval, as the local council would need to check whether or not the drainage has been set up correctly. Your legal advisors should check for this documentation. If no documentation is in place, you should have a reputable plumbing contractor check that the drainage is set up correctly and discuss indemnity insurance with your legal advisor to cover you against the cost of being forced to put the property back to how it was.



Main bathroom (shower room)



Loose lid on downstairs WC

E9 Other

N/A

No applicable.

F

Services

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

F Services

Limitations on the inspection

Services have not been tested but where appropriate specific advice has been made as to the advisability of having the services inspected by a specialist contractor. For the purposes of this report, only significant defects and deficiencies readily apparent from a visual inspection are reported.

There have been no apparent recent safety inspection of the service installations. Where no further obvious defects have been identified these elements have been Condition 3 rated as a result. In the first instance you should enquire with the agents to see if they can arrange for these to be inspected prior to exchange of contracts. If they are not willing to do this then this should be arranged by yourself to ensure they are safe to use and that there are no hidden defects that may cause further expense in the future.

The covers to the underground drainage system were screwed shut and were not removed, as doing so could risk damage and falls outside the scope of a non-invasive inspection. My inspection of the underground drainage system was therefore restricted to the accessible gullies only.

The property is served by a combination boiler, which provides both space heating and domestic hot water. Water heating is therefore addressed within Section F4 rather than Section F5.

The inspection of the services was limited to those areas which were visible. No comment can be made as to the condition of any services which are not visible. It should be appreciated that some service pipes and cables are covered and any access panels cannot be opened without disturbing decorations, therefore a full inspection was not possible. In addition some pipes and cables are provided below flooring, making inspection impracticable. In such circumstances the identification of leakages, if any, may not be possible.

1 No current issues | 2 Requires attention | 3 Urgent | NI Not inspected

F1 Electricity

3

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.

Please take note of the above safety warning.

The property is connected to the mains supply. The electricity meter and consumer unit are located in the under stairs cupboard. A further consumer unit is located in the garage.

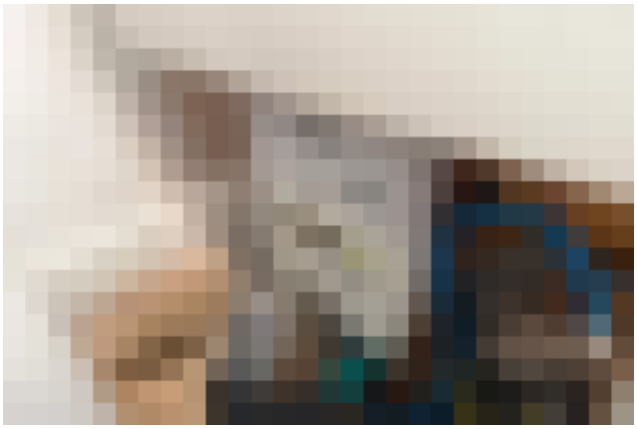
The main consumer unit is modern and contains miniature circuit breakers (MCBs) and RCD protection.

- I saw no areas of concern; however, there is no evidence of a recent safety certificate. Additionally the installation in the garage is particularly dated which poses a safety risk. In view of the guidance above, and for safety reasons, it is recommended that the installation, including all fixed appliances (internally and externally), is checked by an appropriately qualified specialist. The specialist should be registered with either the NICEIC or a comparable approved body. This should be undertaken prior to the exchange of contracts.

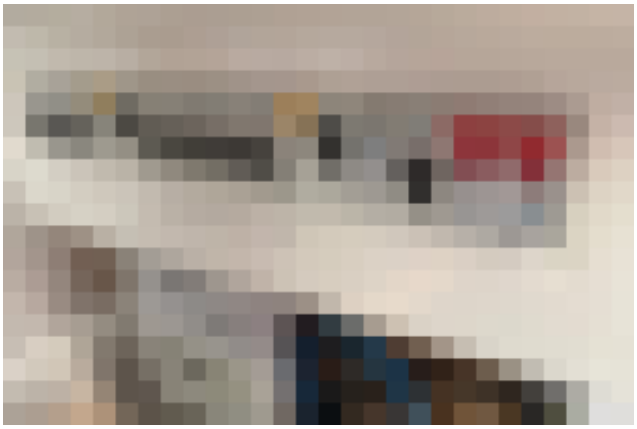
Condition Rating 3.

The electrical assessment should include the electric fire.

There are down-lights fitted. All down-lights need to be checked by a registered electrician to ensure that they are fire rated. Fire rated fittings are required in all locations.



Electricity meter



Main consumer unit



Dated consumer unit in garage

F2 Gas/oil

3

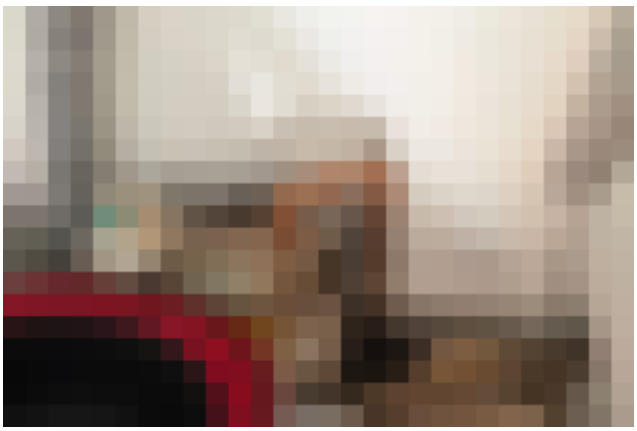
Safety warning: All gas and oil appliances and equipment should be regularly inspected, tested, maintained and serviced by a registered 'competent person' in line with the manufacturer's instructions. This is important to make sure that the equipment is working correctly, to limit the risk of fire and 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.

Please take note of the above safety warning.

Gas is supplied from the mains. The meter and stop valve are situated in the under stairs cupboard.

- There is no evidence of a recent safety certificate. In view of the guidance above and as a matter of safety, you should now arrange for the installation and all gas appliances to be inspected and tested by a Gas Safe engineer prior to the exchange of contracts. You should also ensure that the gas appliances are serviced annually.

Condition Rating 3.



Gas meter

F3 Water

3

The property has a mains water supply connected.

The external stop tap is located at the front of the property. A water meter was not located. Your legal adviser should confirm whether a meter is installed and, if so, confirm its location.

I was unable to locate the internal stop tap. Its position should be established prior to taking occupation so the water supply can be isolated in the event of a leak. Leaks can cause serious damage to property.

- The incoming water main was not visible; however, given the age of the property, it may be an older lead-type pipe. Lead is now recognised as a potential health hazard. If the underground main supply pipe is original, it may be nearing the end of its serviceable life and may require replacement. Further information is available at https://www.unitedutilities.com/help-and-support/your-water-supply/lead-pipes/common-lead-supply-pipes/. You should liaise with the regional water company to inspect the installation for safety and undertake any necessary works.

Condition Rating 3.

Elsewhere, the cold water installation appears satisfactory with no serious defects noted. The water pressure was checked at several draw-off points and found to be satisfactory.

Most of the internal distribution pipework is concealed within the structure or behind fittings and whilst there were no obvious signs of significant leaks, the possibility of concealed defects still exists.

Water pressure can vary seasonally and during periods of high demand, both within the property and locally. Perceptions of what constitutes adequate pressure may also differ between individuals. If you intend to install pressure-sensitive fittings, such as a power shower, you should make further enquiries beforehand.

The water supply is fed directly from the mains supply with no storage tank. Should the supply be interrupted then you will have no water.



Water pressure checked at various draw-off points



Water pressure checked at various draw-off points



External stop tap

F4 Heating

3

The property has a gas fired heating system with a wall mounted condensing combination boiler located in the fitted wardrobes in bedroom two. This heats the property via radiators.

We are advised that the lounge fire is electrically operated; however, this could not be confirmed during our inspection. Your legal adviser should obtain confirmation from the vendor regarding the fuel source. This should be included in the electrical assessment and I refer you to my comments in Section F1 in this regard.

- The boiler is relatively modern; however, I am unable to confirm whether a current test certificate is available. Your legal adviser should establish whether a valid test certificate exists. If not, it should be checked before purchase, and you should instruct a competent person, such as a Gas Safe registered engineer, to inspect and test the installation for safety prior to the exchange of contracts.

Condition Rating 3.

I have not carried out any calculations and cannot confirm the heating is adequate to achieve satisfactory temperatures. We always recommend that the system be assessed and if found to be inadequate, upgrading may be required.

The boiler is located in the bedroom which may cause some nuisance. You should consider re-locating the boiler as part of your future occupation.



Boiler



Boiler flue



Typical radiator



Electric fire - lounge

F5 Water heating

N/A

Hot water to the property is provided by the combination boiler. Please refer to section F4.

There is a redundant plastic tank in the roof space. This formed part of a previous installation and should be ideally removed.

F6 Drainage

NI

Please refer to the "Limitations on the inspection" at the start of this section.

I believe the property is connected to the public sewer. The above ground waste pipes and soil pipes where visible are of plastic piping.

Given the age of the property, it is likely that a combined drainage system is in place, where both foul water and rainwater flow into the same system. This arrangement would be considered acceptable considering the property's age. It is also likely that this system is shared with the adjoining property. Your legal adviser should check and confirm this during enquiries.

Access to the drainage system was significantly limited at the time of inspection, with no accessible inspection chambers or drainage runs available for review. As such, a meaningful inspection of the drainage system was not possible, and this element has therefore been assigned a **'Not Inspected'** rating.

There were no obvious signs of above-ground defects or leakage observed during the inspection. However, should you wish to obtain a more comprehensive assessment of the below-ground and concealed drainage, you are advised to instruct a suitably qualified drainage contractor to carry out a specialist survey.

Not inspected.

The extension may have been constructed over, or in close proximity to, a drainage run. If this is a public sewer or shared drain, a Build Over Agreement from the local water authority would normally be required. In the absence of such an agreement, the property owner could be liable for remedial works or even removal of the structure if access to the drain is required. Your legal advisor should confirm whether the drainage is public or private and whether any Build Over Agreement is in place. If Building Regulation approval has been granted, a Build Over Agreement is typically required as part of that process where applicable.

You should confirm the routes of underground drainage including surface and foul water through your Legal Adviser, as this may impact on future works to the property.



Soil & vent Pipe



Drain covers are screwed shut

F7 Common services

N/A

No apparent common services were noted.

G

Grounds (including shared areas for flats)

G Grounds (including shared areas for flats)

Limitations on the inspection

I could not fully inspect the right-side elevation of the garage as it is built close to the boundary and access is restricted.

I could not fully inspect the interior of the garage due to the presence of stored items.

My inspection of the boundaries and grounds was limited by stored items and a parked vehicle.

As the survey was conducted on a dry day, it was not possible to confirm the effectiveness of rainwater run-off or drainage in wet conditions.

1 No current issues | 2 Requires attention | 3 Urgent | NI Not inspected

G1 Garage 2

There is a detached garage with the property. The walls are of pre-cast concrete under a flat roof covered with corrugated metal. The rainwater goods are in plastic sections. The main door is of metal construction being of up and over design and electrically operated. The garage doors should be included in the electrical checks being recommended in Section F1. The windows are of timber construction with single glazed units.

The garage has been inspected with its intended use in mind. The findings and recommendations should be considered within this context. If you intend to use the garage for vehicle storage, you should confirm that its dimensions are suitable for your vehicle(s) prior to purchase.

- The downpipe connection at the garage is loose. It should be re-secured.
- The windows contain glazing that does not meet current safety standards. The glazing should be replaced with safety glass compliant with current Building Regulations, and you should instruct a competent glazier to carry out this work as a priority.
- The jointing material between the prefabricated concrete garage panels has cracked and deteriorated in places. Repairs are required to prevent further deterioration.
- Localised surface corrosion was noted to the steel roof support framework. The affected areas require preparation and application of a suitable protective coating to prevent further deterioration.
- The garage is fitted with an electrically operated door. During the inspection the door failed to operate correctly on the first two attempts but functioned as intended on subsequent operation.

Condition Rating 2.

Elsewhere, the garage appears to be in a generally serviceable condition, exhibiting signs of normal wear and tear, weathering, and general ageing, which are consistent with a structure of this type and age.

There is an electrical supply to the garage. The structure should be included with the testing noted to be required in Section F1.

You should confirm with your legal adviser that any items currently stored on the garage roof are to be removed by the seller prior to completion.



Garage - front elevation (door checked for operation)



Garage - left-side elevation



Roof over garage



Single glazed windows



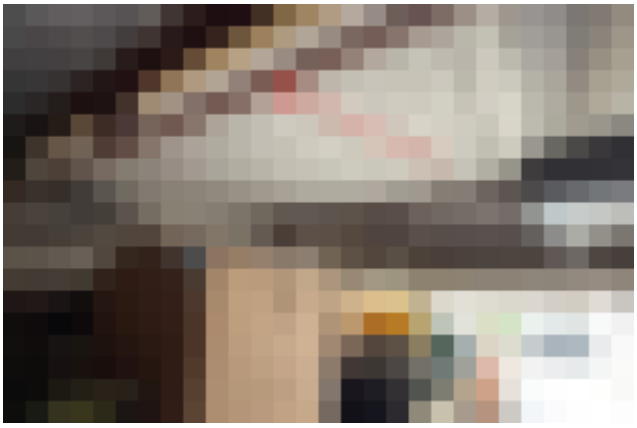
Garage - stored items



Loose downpipe connection



Deterioration to inter-panel joints



Corrosion to the steel roof support framework

G2 Permanent outbuildings and other structures

N/A

There are no permanent outbuildings.

G3 Other

1

The site boundaries are primarily defined by timber fencing. Boundary maintenance liability should be established from the title deeds, with any discrepancies investigated further to assist in reducing the possibility of boundary disputes with adjoining owners.

There is a timber gate to the right-hand side of the property which provides access to the rear garden.

The paths, drive and patio areas are formed from a combination of concrete paving, block paving, loose stone artificial grass, and tarmacked surfaces.

The external areas appeared satisfactory within the limitations of the inspection and allowing for normal weathering.

Condition Rating 1.



Grounds



Grounds



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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.

H Issues for your legal advisers

H1 Regulation

You should ask your Legal Advisers to make further enquiries to confirm whether the items listed below have been granted statutory approval and that completion certificates are available, and where appropriate, the work has been carried out by a contractor under an authorised Competent Person Scheme:-

The works to the rear extension and front canopy.

The sanitary fittings in the downstairs WC.

The replacement roof covering.

The removal / alteration of the internal walls between the lounge and the kitchen and also the wall(s) removed as part of the rear extension.

The removal of the chimney breast in the kitchen.

The installation of the cavity wall insulation.

The replacement windows and doors.

The alterations to the electrical system.

The alterations to the gas system including the boiler installation and the possible removal of the gas fire in the lounge.

If documents requested are not available then there is no means of redress if the works are non-compliant, inadequate, need remedial work, or develop latent defects. You would also carry the risk of issues arising at resale.

H2 Guarantees

Your legal adviser should ask if guarantees exist for the following features:-

The works to the rear extension and front canopy.

The sanitary fittings in the downstairs WC.

The replacement roof covering.

The removal / alteration of the internal walls between the lounge and the kitchen and also the wall(s) removed as part of the rear extension.

The removal of the chimney breast in the kitchen.

The installation of the cavity wall insulation, and also check what type has been installed.

The replacement windows and doors.

The kitchen and utility room installation.

The alterations to the electrical system.

The alterations to the gas system including the boiler installation and the possible removal of the gas fire in the lounge.

H3 Other matters

In addition to the standard checks made during the conveyancing process, the following matters should be specifically raised with your Legal Adviser.

I am informed that the property is leasehold; however, your legal adviser should check and confirm this. I have not been provided with details of the service charges and ground rent. Your legal adviser should review the lease and explain these details to you.

A mining report should be obtained to determine whether the property has been or is likely to be affected by coal mining. Additionally, details of any repairs carried out due to mining damage should be obtained.

Check if the property has been tested for Radon gas in the past.

Confirm the historical use of the nearby landfill site and whether it poses any risk of contamination, landfill gas or other environmental issues affecting the property.

It is assumed that there are no public rights of way running over the property and this detail should be confirmed by your legal adviser in advance of exchange of contracts.

The position of the boundaries and which of the boundaries are owned and maintained by the subject property.

Whether the access road is adopted by the Local Highway Authority.

Check the rights and responsibilities relating to the shared chimney stack.

Works are required that affect the party wall. You may well have rights and obligations under the Party Wall Act 1996 and you should ask your Legal Adviser to explain these to you.

Any service / inspection documents for the electrics, gas and heating installations.

Make enquiries with United Utilities to confirm the material type of the water supply pipework.

Confirm the location of the internal stop tap.

Check if there is a water meter and its location.

Confirm legal ownership, route and maintenance responsibility of the drainage system (including any shared or off-site drains) as these may affect access and liability.

Whether the drainage runs beneath the rear extension requiring a 'Build Over Agreement' and the implications of this.

Check what type of cavity wall insulation has been installed.

Check if there was a leak previously causing the staining to the ceiling in the downstairs WC and what repairs were undertaken to rectify the issue. Also check for transferrable guarantees.

Whether a more accurate EPC can be made available (gas fire recorded) - only relevant if the vendor confirms that the fire unit in the lounge is electric.

Check whether the current owner has experienced any issues with woodworm or timber infestation at the property, and whether any treatment has been carried out, supported by guarantees or specialist reports if applicable.

Confirm that all stored items noted at the property will be removed prior to completion of the sale (stored items on garage roof).

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

C - Local Environment: Coal mining and Shrinkable subsoils.

I2 Risks to the grounds

C - Local Environment: Coal mining and Shrinkable subsoils.

I3 Risks to people

C - Local Environment: Radon, Landfill and Inadequate fire protection (gaps in party wall).

E7 - Woodwork: Possible lead paint.

F1 - Electricity: Requires safety testing and certification

F2 - Gas and Oil: Requires safety testing and certification

F3 - Water: Possible lead pipework

F4 - Heating: Requires safety testing and certification

G1 - Garage: Dangerous electrics and unsafe glazing.

I4 Other risks or hazards

No other risks or hazards were identified.

J

Surveyor's declaration

J Surveyor's declaration

Surveyor's RICS number

Withheld

Phone number

Withheld

Company

Company name withheld

Surveyor's address

Withheld

Qualifications

MSc, MRICS

Email

Withheld

Website

Withheld

Property address

Address withheld

Client's name

Client name withheld

Date this report was produced

23 October 2026

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

Signature

K

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 quotations 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.

The surveyor will enter the roof space and visually inspect the roof structure. Although the surveyor does not move or lift insulation material, stored goods or other contents.

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; plumbing, heating or drainage installations (or whether they meet current regulations); or the inside condition of any chimney, boiler or other flue.

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 also 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 or 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 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.

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.
- 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.

Issues for legal advisers

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.

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 the surveyor's 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.

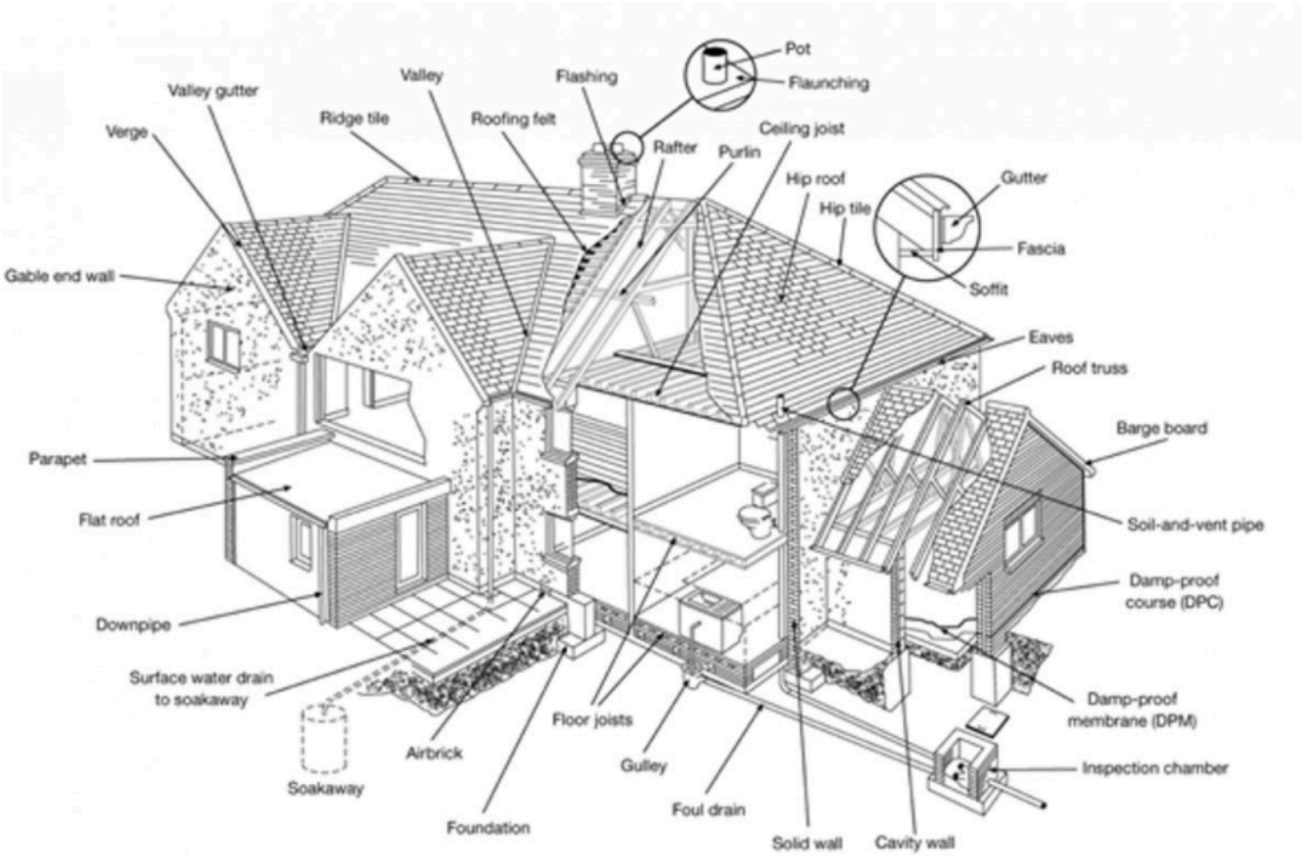
The Terms and Conditions of Engagement you signed are also appended to this report as a separate document. If you require a further copy, please contact the surveyor’s firm directly.

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.



RICS disclaimer

You should know...

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