



LEVEL 2

Your survey and valuation report

Property address

5 Rock Terrace, New Brancepeth, Durham,
Durham, United Kingdom, DH7 7EP

Client's name

Michael Butler

Inspection date

09/04/2026

Surveyor's RICS number

6852306

2

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A

About the inspection and report

This Home Survey – Level 2 (survey and valuation) service has been produced by a surveyor, who is a member of the RICS Valuer Registration scheme.

The surveyor has written this report for you to use. If you decide not to act on the advice in this report, you do this 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 M) and
- a report based on the inspection (see 'The report' in section M).

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
- make an informed decision on what is a reasonable price to pay for the property
- take account of any significant 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. Also, we do not remove secured panels or undo electrical fittings.
- 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** received on the

| |
|----------------------|
| 20th Apr 2026 |
|----------------------|

 for a full list of exclusions.



About the inspection

Surveyor's name

Nicola Stokley

Surveyor's RICS number

6852306

Company name

Aston Bradley Chartered Surveyors

Date of the inspection

9th Apr 2026

Report reference

5 Rock Terrace

Related party disclosure

We are not aware of any conflicts of interest as defined in relevant RICS documentation.

Full address and postcode of the property

5 Rock Terrace
New Brancepeth
Durham
Durham
United Kingdom
DH7 7EP

Weather conditions when the inspection took place

At the time of inspection it was dry.

Status of the property when the inspection took place

The property was occupied and furnished. The floors were covered. The property is occupied by tenants.

B

Overall opinion

This section provides our overall opinion of the property, 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 L, 'What to do now', and discuss this with us if required.

B

Condition ratings

Overall opinion of property

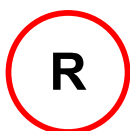
The property is considered to be a reasonable purchase, with no evidence of any significant problems. However, the purchase price is too high. We recommend that you re-negotiate the price to reflect the current market situation. Beyond the issue of price, we would not expect any particular difficulty on resale in normal market conditions.

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 of 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. You should understand that in certain circumstances an item designated as a Condition Rating 2 can deteriorate quite rapidly to a Condition Rating 3.

When an Element comprises one or more distinctive parts e.g. a Flat and a Pitched roof or a Porch and a Conservatory, the condition of all the parts will be described in the report. However, the Condition Rating given will be that which reflects the part in the worst condition. Where part of an Element is not visible, this will be made clear in the 'Limitations to inspection' at the beginning of each element group. The Condition Rating given refers only to the part which could be inspected.

This report should be construed as a comment upon the overall condition of the property and is not an inventory of every single defect. The report is based on the condition of the property at the time of our inspection and no liability can be accepted for any deterioration in its condition after that date.

To determine the condition of the property, we assess the main parts (the 'elements') of the building, garage and some outside areas. These elements are rated on the urgency of maintenance needed, ranging from 'very urgent' to 'no issues recorded'.



Documents we may suggest you request before you sign contracts

There are documents associated with the following elements. Check these documents have been supplied by your solicitor before exchanging contracts.

| Element no. | Document name | Comments (if applicable) |
|-------------|---------------|--------------------------|
| | | |



Elements that require urgent attention

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

| Element no. | Element name | Comments (if applicable) |
|-------------|----------------------|--------------------------|
| D4 | Main walls | |
| D5 | Windows | |
| E2 | Ceilings | |
| E3 | Walls and partitions | |
| E6 | Built-in fittings | |
| E8 | Bathroom fittings | |
| F1 | Electricity | |
| F2 | Gas/oil | |
| F3 | Water | |
| F4 | Heating | |
| F5 | Water Heating | |
| F6 | Drainage | |
| G3 | Other grounds | |

B

Condition ratings

2

Elements that require attention but are not serious or urgent

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

| Element no. | Element name | Comments (if applicable) |
|-------------|--|--------------------------|
| D1 | Chimney stacks | |
| D3 | Rainwater pipes and gutters | |
| D6 | Outside doors | |
| D8 | Other joinery and finishes | |
| E4 | Floors | |
| E5 | Fireplaces, chimney breasts and flues | |
| E7 | Woodwork | |
| E9 | Other inside the property | |
| G2 | Permanent buildings and other structures | |

1

Elements with no current issues

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

| Element no. | Element name | Comments (if applicable) |
|-------------|----------------|--------------------------|
| D2 | Roof coverings | |

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 |
|-------------|----------------|
| E1 | Roof structure |



Elements not applicable

Elements that have not been inspected.

| Element no. | Element name |
|-------------|----------------------------|
| D7 | Conservatory and porches |
| D9 | Other outside the property |
| F7 | Common Services |
| G1 | Garage |

C

About the property

This section includes:

- About the property
- Energy efficiency
- Location and facilities



About the property

Type of property

The property comprises a mid-terrace house.

Approximate year the property was built

1900

Approximate year the property was extended

Not applicable

Approximate year the property was converted

Not applicable

Information relevant to flats and maisonettes

Construction

The walls are of solid masonry construction under a pitched roof covered with slate. The floors are a mixture of timber and solid construction.

Accommodation

| | Living rooms | Bedrooms | Bath or shower | Separate toilet | Kitchen | Utility room | Conservatory | Other |
|--------------|--------------|----------|----------------|-----------------|---------|--------------|--------------|-------|
| Lower ground | | | | | | | | |
| Ground | 1 | | | | 1 | | | |
| First | | 3 | 1 | | | | | |
| Second | | | | | | | | |
| Third | | | | | | | | |
| Other | | | | | | | | |
| Roof Space | | | | | | | | |



Energy efficiency

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

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

Energy efficiency rating

D57

Issues relating to the energy efficiency rating

The property is generally as described in the EPC, although, some elements are outside the scope of this inspection.

Main services

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



Gas



Electric



Water



Drainage

Central heating



Gas



Electric



Solid fuel



Oil

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

There are no other energy sources.

Other energy matters



Location and facilities

Grounds

The property has private front and rear yards.

There is an outbuilding comprising a brick store.

Location

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

Facilities

You should familiarise yourself with the locality and its facilities before purchase.

Local environment

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.

D

Outside the property

D

Outside the property

Limitations on the inspection

The external inspection of the building was limited to those parts that could be seen from ground level within the boundaries of the property and from accessible public areas only. As a result, where Condition Ratings have been provided these may be based on our limited inspection.

In accordance with the RICS instructions governing provision of the Level 2 Survey service, only a random sample of windows has been opened. As a result, it is possible that defects may exist with those windows not opened.

D1 Chimney stacks

2

The chimney stack is of masonry construction above the roofline with lead at the stack/roof abutment to prevent damp penetration occurring internally.

The stack appears to be in basically acceptable condition, although is weathered and requires repair. Repointing is also required.

When the repair work is carried out we recommend that you check the condition of all hidden parts to see if any other repairs are needed. Until the work is carried out, regular checks should be made internally for any possible water leakage.

In a property of this age the stack is unlikely to contain a damp proof course (DPC). As a result, even with the flashings in good repair, some internal dampness may occur from time to time.

D2 Roof coverings

1

The roof is pitched and covered with slate. There is a Velux style double glazed pivot window let into the roof.

The roof coverings appear to be in generally satisfactory condition for their age and with no significant defects noted. Normal ongoing maintenance will be required.

This property was built before it became standard practice to install lining felt beneath the coverings as a secondary line of defence against water penetration. Whilst this can be accepted, regular exterior and interior roof void inspections should be carried out to check for any signs of dampness - any necessary repairs or renewal will need to be undertaken promptly if there is no lining felt.

The Velux or similar roof lights must be installed in accordance with the manufacturer's instructions. While we saw no obvious problems, we cannot confirm that they have been correctly installed and can give no assurances as to their long term performance. If incorrectly installed, they may leak during certain weather conditions.

The roof appears to have been recently renewed. Your Legal Adviser should ensure that any guarantees are assigned to you on purchase.

D3 Rainwater pipes and gutters

2

The property has a combination of PVCu and cast iron gutters and downpipes.

It was not raining during the inspection and, consequently, it is not possible to confirm whether the rainwater goods are watertight.

These appear to be in generally serviceable condition, although there is some corrosion to the older cast iron goods. These will require ongoing maintenance and, eventually, renewal with modern PVCu sections will be a more economic option.

The front downpipe is discharging directly on to the ground. This is unsatisfactory because it could cause damp, localised flooding and structural defects. Connection should be made to a proper drainage discharge point such as a drain or soak away.

Leaking rainwater disposal systems can lead to penetrating dampness and deterioration of the building. You should ensure that rainwater gutters and downpipes are regularly cleaned and maintained.

The walls are of solid masonry construction with a part rendered and masonry external finish.

The rendered wall surfaces are in poor condition with cracking and loss of key. Damaged rendering can cause dampness internally and significant repairs are required. Complete re-rendering may be necessary.

The pointing is poor in places and repairs are required.

Damp proof courses (DPC's) are built into properties to prevent the movement of ground moisture through the wall and prevent deterioration of internal fixtures and fittings and also to prevent high levels of moisture leading to wood rotting fungi.

There are drill holes to the base of some of the external walls, indicating that an injected DPC has been installed at some stage. H Localised high damp meter readings were recorded to the ground floor walls in the living room and kitchen. Repairs are needed. Your Legal Adviser should ensure that any guarantees in respect of earlier damp treatment works are assigned to you on purchase.

There is white staining on the surface of the wall called efflorescence. This is a crystalline deposit of salts often seen on the surface of concrete, brick, or natural stone surfaces. It occurs when water leaves behind salt deposits which are present in the masonry. Efflorescence does not cause any particular damage to the wall and can be brushed off when necessary.

Solid external walls are prone to damp penetration. They rely upon the integrity of the external finish for their weatherproofing. Even in good condition, water penetration may occur during severe weather conditions. These walls often contain concealed timbers, e.g. lintels above openings, and any timbers in contact with dampness will be prone to decay. As a result it is important that, the external finishes of the walls are maintained in good condition.

Walls of solid masonry are below the standard of thermal insulation of cavity walls and heat loss can be quite high.

Where walls are rendered, it is not possible to comment specifically on the condition of the construction beneath. The rendered finish may conceal distortions, cracks or other defects.

Properties of this age may not have lintels to support the masonry above the openings. Whilst no signs of distress were noted, lintels may need installing or replacing when renewing doors and windows.

D5 Windows

3

The windows are double glazed, PVCu units.

The windows require general overhauling. From a random sample, some windows were difficult to operate and are in need of easing or adjusting.

The repair and replacement of locks and hinges etc. can prove difficult and expensive.

The seals to some of the double glazed units appear to have failed causing misting on the glass. It is recommended that the units are checked and replaced as necessary.

The waterproof sealant around the windows has failed and should be renewed to prevent water penetration.

There is no proper fire escape from the windows to the upper floor. We recommend that you carry out improvements, which may involve replacing some of the windows.

Your Legal Adviser should confirm that a FENSA Certificate or suitable alternative is available otherwise the installation may not comply with the Building Regulations.

The quality of sealed unit double glazed windows varies and we can give no assurances concerning their long term durability.

The junction between the window frames and surrounding wall is frequently a source of water penetration, particularly during severe weather conditions. It is important that the sealing material that protects these joints is regularly checked and maintained in good condition.

D6 Outside doors (including patio doors)

2

The doors are part glazed PVCu units.

The waterproof sealant around the doors has failed and should be renewed to prevent water penetration.

See our comments above in respect of:

- FENSA certification for replacement units
- the durability of sealed double glazed units
- sealants to door/wall junctions

D7 Conservatory and porches

NA

Not applicable.

D8 Other joinery and finishes

2

These comprise the roof level fascias.

These are generally weathered and need to be overhauled and a closer inspection may reveal areas of rot behind guttering.

External decorations are deteriorating in some areas. The affected sections should be thoroughly prepared and redecorated in the near future.

Given the age of the property some paint may contain lead. Removal of lead based paint can pose a health risk unless correct procedures are followed. Urgent action is not required, but before paint is removed advice should be obtained from the Health and Safety Executive - <https://www.gov.uk/search?q=lead+paint>.

D9 Other

NA

Not applicable.

E

Inside the property

E

Inside the property

Limitations on the inspection

We could not inspect the describe space due to lack of adequate access as the loft hatch was secured shut and obstructed.

We were unable to see the underside of the staircase as it was enclosed.

We were unable to fully inspect the walls because stored items, furniture, wall coverings and fitted units.

We were unable to fully inspect the floors because of fitted coverings, stored items and furniture.

E1 Roof structure

(NI)

We were unable to inspect the roof space.

E2 Ceilings

3

The ceilings are assumed to be made of plasterboard and lath and plaster.

Damp staining was noted to the kitchen ceiling possibly caused by a leak from the bathroom and further investigation and repair is required.

We refer you to our advice in Section E8 – Bathroom Fittings.

There is condensation with signs of black spot mould starting to form in the front bedroom and bathroom. This can lead to damage over time and may affect health if not addressed. Improving heating and ventilation will help reduce condensation and prevent further mould growth.

Unevenness and cracking was noted in some areas, but this is not unusual for a property of this type and age. Repair works will be required when redecorating.

Polystyrene coving has been fixed to the ceilings in the kitchen. Some types of these products are known to give off toxic gases in the event of fire and we recommend that they are removed. It is probable that the removal of the coving will cause some damage to the ceiling because of the adhesives used and you should allow for carrying out some general making good and repair.

Lath and plaster ceilings of this age can be prone to sudden, partial or complete failure. Realistically, you should allow for ongoing repair to areas of defective plaster and ultimately, renewal will be required.

E3 Walls and partitions

3

The internal walls and partitions are a mixture of solid and lightweight construction.

Minor cracking was noted to some walls. While not thought to be of structural significance, minor repairs will be required.

There are cracked tiles in the bathroom which require replacement.

We noted some areas of loose and blown plaster typical of a building of this type and age and you should allow for some re-plastering when internal redecoration is next carried out.

Localised high damp meter readings were recorded to the ground floor walls in the living room and kitchen. Repairs are needed.

Many of the walls are concealed by paper linings and tiling. Although no significant defects were noted, there are areas of minor cracking and unevenness, which suggests loss of key. While serviceable at present, should you remove the lining, it is likely that areas of plaster will become detached and that localised repairs will then be required.

E4 Floors

2

The floors are a mixture of timber and solid construction.

Sections of floor coverings to the solid floors are worn.

While the concrete floors appear basically level, it is not unknown for them to subside due to poor workmanship or deficiencies in the hardcore or ground beneath. Without further destructive investigation we are unable to comment specifically on the quality of the floor construction or on the sub-floor ground conditions.

In a property of this age the solid ground floors are unlikely to incorporate a conventional damp proof membrane and as a result, dampness may occur. While we found no dampness during the inspection, this could occur in the future. Correct remedial treatment would require re-laying the floors, including a damp proof membrane.

We found no visible evidence of dry rot, wet rot or active woodworm infestation, but this could be discovered when fitted covers are removed

E5 Fireplaces, chimney breasts and flues

2

There is a fireplace in the living room fitted with an electric fire. See our comments in section F1 Electricity below.

The chimney breast in the bedroom remains intact and is closed or not in use.

Unused flues should be capped externally while maintaining air flow and ventilated at the site of the original fireplace to prevent condensation forming.

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

3

The property has built in kitchen fittings.

The kitchen fittings are dated, show signs of general wear and tear and will need renewal in due course. We assume that you have already made an assessment of the adequacy of these and the other built-in fittings.

The flexible sealant and tiling around the worktop is in poor condition and should be renewed. Defects may be present in concealed areas and we recommend that you inspect these as a precaution.

Flexible sealants around sinks and worktops should be regularly checked and maintained. Damage may allow water penetration to enclosed areas beneath, which can cause rot and decay.

E7 Woodwork (for example, staircase joinery)

2

This comprises the internal doors, frames, skirting boards, stairs and internal decorations.

The skirting is rotten in the bathroom. Replacement is required.

The staircase balustrade is loose and damaged and could be unsafe, particularly if used by small children. The landing balustrade has large gaps and could also be unsafe. Upgrading is recommended.

Some of the doors have damaged latches and some need to be eased and adjusted.

The internal decorations are generally of poor quality or are in poor condition and complete redecoration is needed. You should allow for some making good being needed as part of the preparation.

Given the age of the property some paint may contain lead. Removal of lead based paint can pose a health risk unless correct procedures are followed. Urgent action is not required, but before paint is removed advice should be obtained from the Health and Safety Executive - <https://www.gov.uk/search?q=lead+paint>.

E8 Bathroom fittings

3

This comprises the sanitary fittings.

The flexible sealant around the fittings is in poor condition and should be renewed. Defects may be present in concealed areas and we recommend that you inspect these as a precaution.

The bath panel and vanity unit around the sink is rotten and requires replacement.

The soil pipe from the toilet is leaking and requires repair.

There is insufficient ventilation in the bathroom and some condensation was noted requiring additional ventilation to be installed. Please see our comments in Section E9 below.

Seals surrounding the sanitary fittings are a source of water penetration. These should be checked regularly and renewed as necessary.

E9 Other

2

There is insufficient ventilation in the bathroom and some condensation was noted. Additional ventilation should now be installed.

Condensation is frequently a lifestyle issue and care should be taken to avoid activities that can contribute to the problem such as drying clothes indoors. The control of condensation can be difficult and requires maintaining a careful balance between heating, insulation and ventilation.

We recommend that mains powered carbon monoxide detectors are fitted, as there are none currently installed.

In a property of this age woodworm can be present. Whilst no evidence was found in those areas we were able to inspect, it is possible that it may be detected when the property is emptied or during other repair or refurbishment works. Future specialist treatment may be required.

In a property of this age asbestos based components are likely to have been used in many areas, some of which are hidden within the structure. This should be borne in mind when undertaking any works to the property. Should asbestos based materials be found then they may need to be dealt with by specialist contractors and this could prove expensive. Further advice is available from the Health & Safety Executive - <https://www.gov.uk/search?q=asbestos>.

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

Inspection chamber covers could not be lifted.

My inspection of the gas meter was limited by the vegetation.

Safety warning for F1 Electricity: 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.

F1 Electricity

3

Mains electricity is connected, with the meter and consumer unit located in the living room.

Our visual inspection revealed no significant defects or deficiencies. However, in view of the guidance given above relating to change of occupancy, we recommend that the installation should now be checked by an appropriate specialist registered with either the NICEIC or similar approved body prior to exchange of contracts.

Safety warning for F2 Gas/oil: All gas and oil appliances and equipment should regularly be 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.

F2 Gas/oil

3

Mains gas supply is connected, with a meter located to the front.

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 exchange of contracts.

F3 Water

3

Mains water is supplied. The external stop valve could not be located and you should make enquiries of the local water company to ascertain its location.

We were unable to locate an internal stop valve and further enquiries of the seller are recommended. If one does not exist you should arrange for one to be fitted.

In view of the age of the property the incoming water main may be of old lead pipe. Lead is now considered to be inappropriate material to carry drinking water supplies due to the toxins that can be deposited. We recommend that you establish the nature of the pipes and consider upgrading in modern polypropylene if necessary.

Any lead, steel, or cast iron pipes that are found during the course of repairs, upgrading, or refurbishment should be replaced.

There are defects to the plumbing, including possible leaks to the bathroom pipework.

Please be aware that the lack of a cold water storage system means you will have no stored water should the supply be temporarily interrupted.

F4 Heating

3

The property has a conventional gas fired central heating system with a boiler which feeds a series of radiators in the various rooms.

There are defects to the heating system, including rusting radiators. You should now arrange for a Gas Safe engineer to check and test the system prior to exchange of contracts.

The radiators are of varying ages. These will fail progressively and will then need to be replaced.

F5 Water Heating

3

Hot water is provided by the main combination boiler. See our comments in Section F4 above.

F6 Drainage

3

The property has a combination of PVC and cast iron waste pipes.

Some of the waste pipes are inadequately supported and improvements are required.

The soil pipe appears to be leaking in the bathroom. See my comments in Section E8: Bathroom Fittings.

The property is believed to be connected to the mains drainage system.

It was not possible to lift inspection chamber covers because it was a heavy cover and the system must, therefore, be expressly excluded from the scope of this report. There may be hidden defects requiring investigation and repair.

Gullies will require regular maintenance and cleaning.

Inspection chambers should be jet washed annually.

In view of the age of the property and the fact that the WC cisterns have been replaced with modern low flush volume designs, the drains should be regularly flushed through.

F7 Common Services

NA

Not applicable.

G

**Grounds
(including shared areas for flats)**

G

Grounds (including shared areas for flats)

Limitations on the inspection

We were unable to inspect the interior of the outbuilding because of the door being obstructed.

G1 Garage

NA

Not applicable.

G2 Permanent outbuildings and other structures

2

General maintenance and repair is needed including moss to the roof, spalled bricks, cracked brickwork and mortar and a poorly fitted door.

G3 Other

3

This comprises the gardens and boundaries.

The boundaries are in fair condition where visible, although some repairs are needed.

The paths and patio etc. are in fair condition where visible, although ongoing maintenance will be needed

The retaining wall is weathered and spalled. Also there is no drainage. Repair by a suitably qualified contractor is recommended to prevent further deterioration or movement, which could otherwise reduce the wall's effectiveness and stability over time.

The steps are cracked and require repair. A handrail should also be installed.

H

Issues for your legal advisers

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



Issues for your legal advisers

H1 Regulation

Building works which affect shared walls, structures, or are close to boundaries may be regulated by The Party Wall etc. Act, 1996. This provides a framework for preventing and resolving disputes in relation to party walls and structures, boundary walls and excavations near neighbouring buildings. Your Legal Adviser should check whether any previous or planned works, or work recommended in this report are covered by the Act. Further advice is available from: <https://www.gov.uk/party-walls-building-works/overview>.

H2 Guarantees

Your Legal Adviser should check that valid guarantees exist for the works below and that these can be assigned to you on purchase.

- Roof replacement
- Previous underpinning
- Replacement double glazing
- Woodworm
- Damp
- Boiler replacement
- Japanese knotweed

H3 Other matters

The property is currently tenanted. Your Legal Adviser should confirm that vacant possession will be given on legal completion.

Prior to exchange of contracts, your Legal Adviser should make enquiries into the following:

Tenure;

Road adopted;

Drainage;

Ownership / maintenance of boundaries;

Rights of Access;

Mining risk;

Party walls;

Shared services;



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 not be reasonably changed.

Risks

I1 Risks to the building

C: Local environment – mining;
D1: Chimney stacks – defective;
D3: Rainwater pipes and gutters – discharges to the ground;
D4: Walls – defective; damp;
D5: Windows – defective;
E2: Ceilings – polystyrene coving; stained;
E3: Internal walls – defective; damp;
F1: Electrics – safety check;
F2: Gas/Oil – safety check;
F3: Water – defective;
F4: Heating – defective;
F5: Hot water – defective;
F6: Drainage – defects;
G3: Other – defective retaining walls;

I2 Risks to the grounds

C: Local environment – mining;

I3 Risks to people

C: Local environment – mining;

D3: Rainwater pipes and gutters – discharges to the ground;

D4: Walls – defective; damp;

D5: Windows – defective;

E2: Ceilings – polystyrene coving; stained;

E3: Internal walls – defective; damp;

F1: Electrics – safety check;

F2: Gas/Oil – safety check;

F3: Water – defective;

F4: Heating – defective;

F5: Hot water – defective;

F6: Drainage – defects;

I4 Other risks or hazards

Not applicable.

J

Property valuation

J

Property valuation

This valuation has been undertaken in accordance with the *RICS Valuation - Global Standards* (Red Book Global Standards) - which includes the *International Valuation Standards*.

In my opinion the market value on **9th Apr 2026** as inspected was:

£80,000 Eighty Thousand Pounds

In my opinion the current reinstatement cost of the property (see note below) is:

£130,000 One Hundred and Thirty Thousand Pounds

Tenure

Area of property (sq m)

Freehold

76

! Arriving at my valuation, I made the following assumptions:

Regarding the materials, construction, services, fixtures and fittings, etc, I have assumed that:

- an inspection of those parts that I could not inspect would not identify significant defects or a cause to alter the valuation
- no dangerous or damaging materials or building techniques have been used in the property
- there is no contamination in or from the ground, and the ground has not been used as landfill
- the property is connected to, and has the right to use, the mains services mentioned in the report and
- the valuation does not take account of any furnishings, removable fittings or sales incentives.

Regarding legal matters, I have assumed that:

- the property is sold with 'vacant possession' (your legal advisers can give you more information on this term)
- the condition of the property, or the purpose the property is or will be used for, does not break any laws
- no particularly troublesome or unusual restrictions apply to the property, the property is not affected by problems that would be revealed by the usual legal inquiries and all necessary planning permissions and Building Regulations consents (including consents for alterations) have been obtained and complied with, and
- the property has the right to use the mains services on normal terms, and that the sewers, mains services and roads giving access to the property have been 'adopted' (that is, they are under local-authority, not private, control).

! **Reminder**

Your legal advisers, and other people who carry out property conveyancing, should be familiar with these assumptions and are responsible for checking those concerning legal matters.

Any additional assumptions relating to the valuation

The property is currently tenanted, the valuation is based upon the special assumption of vacant possession.

My opinion of the market value shown could be affected by the outcome of the enquiries by your legal advisers (section H) and/or any further investigations and quotations for repairs or replacements. The valuation assumes that your legal advisers will receive satisfactory replies to their enquiries about any assumptions in the report.

Other considerations affecting value

Not applicable

Note: You can find information about the assumptions I have made in calculating this reinstatement cost in the *Description of the RICS Home Survey – Level 2 (survey and valuation) service* provided in section M. The reinstatement cost is the cost of rebuilding an average home of the type and style inspected to its existing standard, using modern materials and techniques, and by acting in line with current Building Regulations and other legal requirements. This will help you decide on the amount of buildings insurance cover you will need for the property.

K

Surveyor's declaration



Surveyor's declaration

Surveyor's RICS number

6852306

Phone number

01916912699

Company

Aston Bradley Chartered Surveyors

Surveyor's address

12 Beaumont Way

Email

durham@astonbradley.co.uk

Website

Property address

5 Rock Terrace
New Brancepeth
Durham
Durham
United Kingdom
DH7 7EP

Client's name

Michael Butler

Date this report was produced

19th Apr 2026

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

L

What to do now



Further investigations and getting quotes

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

Getting quotations

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

You should also:

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



M

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

Description of the RICS Home Survey Level 2 (Survey & Valuation) service and terms of engagement

The service

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

- a physical **inspection** of the property (see 'The inspection')
- a **report** based on the inspection (see 'The report') and
- a **valuation** which is part of the report (see 'The valuation').

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

- make an informed decision on whether to go ahead with buying the property
- make an informed decision on what is a reasonable price to pay for the property
- take account of any repairs or replacements the property needs, and
- consider what further advice you should take before committing to purchase the property.

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

The inspection

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

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

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

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

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

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.

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. Until these investigations are completed, the surveyor may not be able to provide you with a market valuation figure.

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 these 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 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 focuses on matters that, in the surveyor's opinion, may affect the value of the property if they are not addressed. 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 and valuation) 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 investigations should be made.

Condition ratings

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

R - Documents we may suggest you request before you sign contracts.

Condition rating 3 - Defects that are serious and/or need to be repaired, replaced or investigated urgently. Failure to do so could risk serious safety issues or severe long-term damage to your property. Written quotations for repairs should be obtained prior to legal commitment to purchase.

Condition rating 2 - Defects that need repairing or replacing but are not considered to be either serious or urgent. The property must be maintained in the normal way.

Condition rating 1 - No repair is currently needed. The property must be maintained in the normal way.

NI - Elements not inspected.

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

Energy

The surveyor has not prepared the Energy Performance Certificate (EPC) as part of the RICS Home Survey – Level 2 (survey and valuation) 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 and valuation) 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 advisors

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

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

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

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

Risks

This section summarises significant 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 and valuation) report will identify and list the risks, and explain the nature of these problems.

The valuation

The surveyor gives an opinion on both the market value of the property and the reinstatement cost at the time of the inspection (see the 'Reinstatement cost' section).

Market value

'Market value' is the estimated amount for which an asset or liability should exchange on the valuation date between a willing buyer and a willing seller in an arm's length transaction, after proper marketing wherein the parties had each acted knowledgeably, prudently and without compulsion.

When deciding on the market value, the surveyor also makes the following assumptions.

The materials, construction, services, fixtures and fittings, and so on

The surveyor assumes that:

- an inspection of those parts that have not yet been inspected would not identify significant defects
- no dangerous or damaging materials or building techniques have been used in the property
- there is no contamination in or from the ground, and the ground has not been used as landfill
- the property is connected to, and has the right to use, the mains services mentioned in the report and
- the valuation does not take account of any furnishings, removable fittings and sales incentives of any description.

Legal matters

The surveyor assumes that:

- the property is sold with 'vacant possession' (your legal advisers can give you more information on this term)
- the condition of the property, or the purpose that the property is or will be used for, does not break any laws
- no particularly troublesome or unusual restrictions apply to the property, the property is not affected by problems that would be revealed by the usual legal enquiries, and all necessary planning and Building Regulations permissions (including permission to make alterations) have been obtained and any works undertaken comply with such permissions, and
- the property has the right to use the mains services on normal terms, and that the sewers, mains services and roads giving access to the property have been 'adopted' (that is, they are under local- authority, not private, control).

The surveyor reports any more assumptions that have been made or found not to apply. If the property is leasehold, the general advice referred to earlier explains what other assumptions the surveyor has made.

Reinstatement cost

Reinstatement cost is the cost of rebuilding an average home of the type and style inspected to its existing standard, using modern materials and techniques, and in line with current Building Regulations and other legal requirements.

This includes the cost of rebuilding any garage, boundary or retaining walls and permanent outbuildings, and clearing the site. It also includes professional fees, but does not include VAT (except on fees).

The reinstatement cost helps you decide on the amount of buildings insurance cover you will need for the property

Standard terms of engagement

1 The service - the surveyor provides the standard RICS Home Survey Level 2 (Survey & Valuation) service described in this section, unless you and the surveyor agree 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 (after repairs).

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. Where the surveyor is also providing a valuation of the property, they have the skills, knowledge and experience to provide such a valuation and are a member of the RICS Valuer Registration Scheme.

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

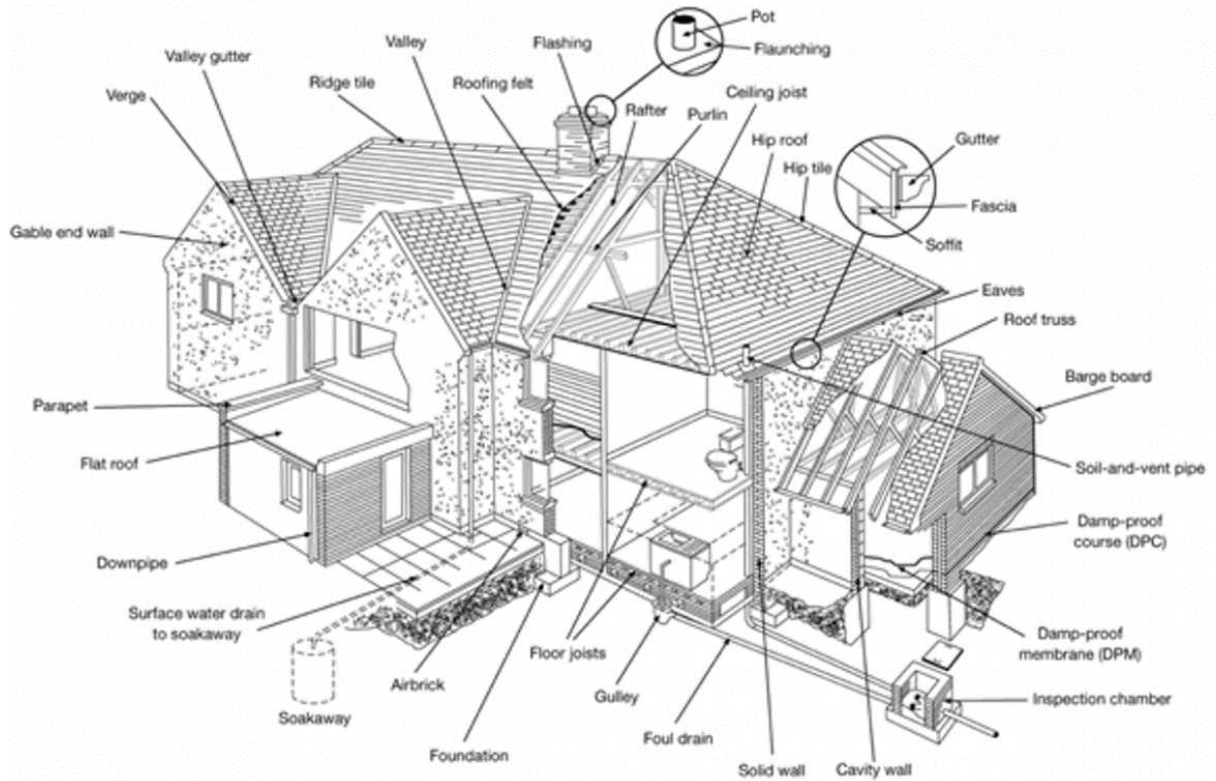
The surveyor will have a complaints handling procedure and will give you a copy if you ask. The surveyor is required to provide you with contact details, in writing, for their complaints department or the person responsible for dealing with client complaints. Where the surveyor is party to a redress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

N

Typical house diagram

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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In the case of sole practitioners, the surveyor may sign the report in his or her 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.

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