



RINGDALE SURVEYS

Independent Residential Surveys



LEVEL 2

Your survey report

Property address

5 Pryors Court, Baldock, Herts, SG7 6QU

Client's name

Lin Balmforth

Consultation date (if applicable)

n/a

Inspection date

30th June 2025

Surveyor's RICS number

1150300

2

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A

About the inspection and report

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



About the inspection and report

As agreed, this report will contain the following:

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

About the report

We aim to give you professional advice to:

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

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

About the inspection

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



Reminder

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



About the inspection

Surveyor's name

J E Belson

Surveyor's RICS number

1150300

Company name

Ringdale Surveys Ltd

Date of the inspection

30th June 2025

Report reference number

RS250634

Related party disclosure

We are unaware of any conflict of interest as defined in the RICS valuation standards and the RICS rules of conduct.

Full address and postcode of the property

5 Pryors Court, Baldock, Herts, SG7 6QU

Weather conditions when the inspection took place

During the course of the inspection the weather was dry and clear and was preceded by an extended period of dry weather.

Status of the property when the inspection took place

Orientation: - The front of the property faces approximately south-west (front door although the majority of the windows face north east) and all directions given in this report are as if facing the property from the front.

The property was unoccupied and unfurnished. Floor coverings were laid throughout. Consequently, our inspection has been limited in some respects. As will be appreciated, inspection of those parts covered by floor coverings will only be possible once the property has been cleared and vacated.

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 suffers from a number of wants of repair, most notably the high levels of dampness to the exterior walls to the property. Our decision to recommend the property as a reasonable proposition is therefore pending until such time as further investigations have been completed and quotations obtained for any necessary works.

We would highlight that the inspection and report are a "Snapshot" of the condition of the property at the time of inspection. It is possible that any defects and issues mentioned in the report may deteriorate further between the time of inspection and the date you take possession, in addition defects to other building fabric elements may arise between these times.

Where Condition Ratings have been allocated these may well have been based on a limited inspection.

There is a risk that defects may exist in unseen areas and unless the property is fully inspected before exchange of contracts and there may be additional repair costs which must be borne by you.

Where the requirement for remedial works has been identified, you are advised to obtain quotations prior to purchase, so that you are fully aware of the likely costs involved.

B

Summary of condition ratings

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



Documents we may suggest you request before you sign contracts

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

Element no.	Document name	Received
	Title documents	



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)
D5	Windows	Deterioration and wet rot attack
E3	Walls and partitions	High levels of dampness



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)
-------------	--------------	--------------------------

B

Summary of condition ratings

D2	Roof coverings	
D4	Main walls	
E2	Ceilings	
E4	Floors	
E6	Built-in fittings	
E8	Bathroom fittings	
E9	Other	
F1	Electricity	
F3	Water	
F4	Heating	
F7	Common services	
G3	Other	



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	Comments (if applicable)
D3	Rainwater pipes and gutters	
D6	Outside doors	
D7	Conservatory and porches	
D8	Other joinery and finishes	
E7	Woodwork	



Summary of condition ratings

F5	Water heating	
F6	Drainage	

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
D1	Chimney stacks
D9	Other
E1	Roof structure
E5	Fireplaces, chimney breasts and flues
F2	Gas/oil
G1	Garage
G2	Permanent outbuildings and other structures

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 converted flat.

Approximate year the property was built

1985

Approximate year the property was extended

n/a

Approximate year the property was converted

The date given above is believed to be the date the former maltings was converted to its current use. The original date of the building is believed to be around 1890.

Information relevant to flats and maisonettes

Details of the lease are not known and all details should be confirmed by your legal adviser.

Construction

The property is of traditional construction with rendered masonry external walls under a pitched and artificial slate roof.

Accommodation

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



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

D 63

Issues relating to the energy efficiency rating

The EPC indicates insulation is provided to the solid walls although we saw no evidence to support this.

The energy efficiency rating system is largely based around the cost of running a property given a set of standard parameters. Therefore, this may not truly reflect the costs in use, nor truly indicate the energy efficiency of the property.

However, the subject property is at the average English rating of D.

Mains services

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

☐

Gas

☒

Electric

☒

Water

☒

Drainage

Central heating

☐

Gas

☐

Electric

☐

Solid Fuel

☐

Oil

☐

None

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

None apparent

Other energy matters

The property has an Environmental Impact Rating of D and is calculated to produce 2.7 tonnes of CO₂ annually, compared to the average household average of 6 tonnes.



Location and Facilities

Grounds

The property is located with a converted maltings within Baldock.

There are areas of communal access but no private grounds to the property.

You should confirm rights of ownership and responsibilities for maintenance of all boundary structures with your legal adviser.

Location

The property is located in a central location but is adjacent to the busy A507, close to the junction with the B656 where there is a busy crossroads. Consequently, there will be standing traffic outside of the property.

As indicated, the property forms a part of a converted maltings building located adjacent to Listed Buildings. We understand that there are covenants in place limiting alterations to the dwelling and you should ensure you are aware of these

You will no doubt have satisfied yourselves as to the suitability of the location with regard to your particular requirements.

Facilities

The property is within walking distance of town centre amenities which should cater for most day to day requirements

We recommend you check that all required amenities can be sourced prior to your purchase.

Local environment

The property faces south-west.. Dependent upon the orientation of the elevations, different parts of the building can be more prone to external factors.

For example, warm and wet winds typically come from the west and south-west, which are likely to create the potential for weathering and penetrating dampness and rot. North and north-eastern elevations tend to be more cold and relatively dry, although can be more prone to the weathering effect from frost damage or condensation. Moss build-up on roofs, which can wash off into gutters, is also likely to be more pronounced on north and north-eastern elevations. South and south-westerly elevations are generally more exposed to high temperatures during the day and weathering, such as expansion or cracking in masonry or paint finishes, is a possibility.

Ground conditions.

Our desktop survey revealed the property to be located on chalk bedrock conditions, where ground conditions are stable given normal conditions. However, the top soil is of a type which may be subject to seasonal change and given the property's age and likely shallow foundation depths, it is important to ensure drainage connections are sound and that trees and shrubs within influencing distance of the property are regularly maintained in order that ground conditions remain as stable as possible.



Location and Facilities

Radon:

Radon is a natural radioactive gas, which enters buildings from the ground. Public Health England recommends that radon levels should be reduced in homes where the annual average is at or above 200 Becquerels per cubic meter (200 Bq m³). This level is termed the action level.

Further information can be obtained from:

<https://www.ukradon.org/sectors/householders>

Our desktop survey revealed the property to be located within an area where radon levels may be elevated and further investigations should be completed as a precaution

Flood Risk Assessment:

Our desktop survey confirmed the property to be within flood zone 1 where the risk of flooding is minimal, although the Government's Flood Warning Information Service states the subject property is in, or near, an area at high risk of surface water flooding.

You should confirm this detail with your legal adviser as a full investigation into the flood risk and flood history of the subject property is outside the scope of this report. We would advise that you seek appropriate environmental and flood specific searches through the course of normal conveyancing. Further information contained within the Environment Agency Flood Map data website:

<https://www.gov.uk/check-long-term-flood-risk>

Mining:

The property is not located in a mining area.

Further information can be obtained from:

<https://mapapps2.bgs.ac.uk/geoindex/home.html>

General:

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.

You should make your own enquiries with regards to Buildings Insurance Cover, ensuring no onerous restrictions are imposed (such as for flooding or subsidence).

D

Outside the property



Outside the property

Limitations on the inspection

You will appreciate that due to the nature of this as a pre-purchase investigation, we have had to restrict our examination to those parts of the building that were accessible, exposed or uncovered at the time of our inspection.

Our external inspection was from ground level and from available vantage points and we have done our best to draw conclusions about the construction and condition of the property from surface evidence visible at the time of our inspection.

Please note that we do not undertake intrusive investigations and therefore it has not been possible to establish if any defects exist to concealed areas. Similarly, decoration may conceal cracking and movement within the building.

As it was not raining at the time of inspection it is not possible to state that gutter joints, roof junctions and flashings etc are totally watertight.

D1 Chimney stacks

1 2 3 NI

There are no chimney stacks associated with the subject property.

Condition Rating : NI

NI

D2 Roof coverings

Good standards of design and construction allied to regular inspection and maintenance are essential if roofs are to perform properly. Unfortunately, many building owners fail to meet even the most perfunctory standards of post occupation inspection and maintenance. All roofs should be given a full external and internal annual inspection as a matter of routine and where problems are observed, immediate remedy undertaken. Such a policy will protect both the roof and the building beneath.

Our external inspection of roof slopes was made from ground level only and was restricted by the confines of the site boundaries and by the configuration of the roofing slopes. Accordingly, you must accept the risk of hidden defects.

The main pitched roof slopes are covered in artificial slates and the coverings generally appeared to be in a serviceable condition at the time of inspection.

Synthetic slates can deteriorate much more quickly than traditional products and, therefore, you should be aware that ongoing maintenance may be required over the coming years. Eventually, the roof could require re-covering. Costs of replacement could be high if the slates are an asbestos containing material. There should be an asbestos register for the property and it is recommended that a copy of this be obtained prior to entering into a legal commitment to purchase the property.

All roofs should be given a full external and internal annual inspection as a matter of routine and where problems are observed, immediate remedy undertaken. Repairs to roof areas and other high level elements will usually require the use of scaffolding. This will significantly increase repair costs and must be allowed for in

2



Outside the property

any quotations for works.

It is likely that the roof will come under the remit of the Management Company and details should be confirmed in this respect.

Condition Rating : 2

D3 Rainwater pipes and gutters

Periodic inspection and adequate maintenance is necessary to minimise against the potential for rainwater fittings becoming defective and create the circumstances for dampness. This can lead to deterioration in the building fabric and the development rot in timbers.

It was not raining on the day of our inspection and therefore, we are unable to confirm if the rainwater goods are fully watertight. They should be observed during a period of heavy persistent rainfall and any defects joints and seals made good as required.

The rainwater goods are formed in PVC and appear to be reasonable condition. Please note we cannot comment on the state and condition of underground drainage runs where downpipes run into sealed gulley.

Plastic rainwater goods by their very nature are prone to thermal movement and consequently work of overhaul, adjustment and re-sealing of joints will be required under a normal maintenance programme.

One of the downpipes (to the A507) appears to discharge directly onto the road via a drainage channel set within the pavement. This was noted to be choked at the time of inspection and may be leading to backing up within the downpipe, there being increased levels of dampness to the interior walls where the downpipe is located.



Again, this is likely to fall within the Management Company remit and details should be confirmed.

Any shared drainage system is likely to be covered by some form of legal agreement so it is clear who is responsible for its maintenance, and it is recommended that your legal adviser makes further enquiries in this

1



Outside the property

regard. We remind you that gutters and downpipes carry many hundreds of litres of water during wet weather. Their joints and stop ends are particularly prone to failure as are the outfalls which can be easily blocked by leaves and other debris. All rainwater fittings should therefore be regularly checked for defects in order to prevent leakages and spillages which could lead to dampness internally. Condition Rating : 2	
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D4 Main walls

An inspection of the external surfaces of the main walls was made from ground level, with the aid of binoculars, a spirit level and a standard surveyor's ladder. The inspection was also facilitated from readily accessible windows. Where there are openings in the walls, either beams or lintels should transfer the weight from above and around the openings to the support point. The thrust created at the support point is resisted by the frame on each side of the opening. The property is believed to be of masonry construction with render present to the elevations, with walls varying in thickness between 350 (inner courtyard) to 490mm (outside walls at base) where measured (including the render finish). These are likely to be a combination of solid brick and cavity brick construction but we are unable to confirm details in this respect. There are tie-bars to the externals, inserted to tie the structure together., most likely installed at the time of conversion although this cannot be confirmed. We saw no evidence of continuing issues in this respect. Although, ideally, details of the works should be obtained. The base of the walls are located below ground level, approximately 600-650mm in depth. This will leave the walls vulnerable to water penetration from the surrounding ground. As will be noted later in our report, there are high levels of dampness apparent to the sections of wall and details of any protective waterproofing should be obtained. It was noted that there is evidence of retrospective damp proofing works to the property although, in our opinion, these are unlikely to provide any benefit to the property. 	2
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Outside the property

We are unable to confirm whether or not there is any original damp proof course to the property. The roughcast render to the elevations was generally found to be in a serviceable condition. Responsibilities for the exterior walls to the property should be established. Condition Rating : 2	
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D5 Windows

Windows have been inspected both internally and externally where accessible. These are of timber construction and trickle vents are installed to windows. These are an important method of controlling levels of humidity and moisture allowing the passage of fresh air within internal spaces if operated correctly. The windows show evidence of deterioration as a result of wet rot, one of the windows showing a fruiting body which appears to be a member of the wet rot family (Phellinus contiguous) although this cannot be confirmed and you should obtain specialist advice in this respect. There is a possibility that this is a dry rot and hence why specialist identification is required. It is likely that this window (to the bedroom) will require replacement. 	3
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Outside the property

Elsewhere there is evidence of wet rot attack to the other windows although it is likely that these are repairable.



In addition, seals will require renewal.

There is evidence to suggest that the design of the windows is causing rainwater to penetrate the frames and the walls surrounding and general replacement may be beneficial although this will be required to be undertaken in accordance with covenants on the property.

Internally, where possible and accessible, we attempted to open all windows however we would note that hinges, handles and opening mechanisms do become worn overtime and would recommend you inspect upon occupation. Windows should be opened and closed on a regular basis to ensure that mechanisms are fully operational and free from defects.

The windows incorporate sealed unit double glazing. Please note that double glazed units require ongoing maintenance. You should regularly monitor their condition, particularly caps to sills, locks, latches, and seals etc. which are very susceptible to failure in window and door openings.

Sealed double-glazed units can suffer with problems with defective edge seals which can cause condensation between the leaves of glazing. Depending on weather conditions, faulty units may not be apparent and future replacement should be anticipated. However, none were noted at the time of inspection.

Since 2002, double glazing should have either Building Regulation approval or should have been installed by a contractor registered with an association such as FENSA, CERTASS or BM Trada which has been recognised by the Government under the 'Competent Person Scheme'. If there is no supporting certification, the installation should be regarded as suspect. Your legal adviser should also investigate with the current owner whether any valid guarantees exist for these works. See Section H1 Regulation & H2 – Guarantees.

Condition Rating : 3



Outside the property

D6 Outside doors (including patio doors)

The front door to the property is formed in timber construction and has single glazing incorporated. This generally appeared to be in a satisfactory condition and functioned adequately at the time of inspection.

Building Regulations now stipulate that glazed doors less than 1.5 metres above internal floor level require the provision of safety glass, to avoid injury and to comply with modern glazing codes of practice. In the eventuality that replacement glazing will be required over a period of time, it should be ensured that safety glazing is installed.

Condition Rating : 1

1

D7 Conservatory and porches

There is no conservatory nor porch structure to the property.

Condition Rating : 1

1

D8 Other joinery and finishes

There are no elements that affect the subject property

Condition Rating : 1

1

D9 Other

We found no other matters that require comment.

Condition Rating : NI

NI

E

Inside the property



Inside the property

Limitations on the inspection

You will appreciate that due to the nature of this as a pre-purchase investigation, we have had to restrict our examination to parts of the building that were accessible, exposed or uncovered at the time of our inspection.

During our internal inspection we have not opened up concealed areas by moving furniture or raising fitted carpets or floor coverings. We have done our best to draw conclusions about the construction and condition of the property from surface evidence visible at the time of our inspection.

Please note that we do not undertake intrusive investigations and therefore it has not been possible to establish if any defects exist to concealed areas; similarly, decoration may conceal cracking and movement within the building.

E1 Roof structure

1 2 3 NI

The property comprises a ground floor flat and therefore there is no access to the roof void from the property and we can make no comment in respect of this.

Condition Rating : NI

NI

E2 Ceilings

The ceilings have been inspected from floor level only and no opening up has been undertaken. We cannot comment upon the condition of the structure hidden behind the ceilings and the type of materials employed can only be fully ascertained by intrusive investigations.

Ceilings to the property appear to be formed in modern plasterboard. In our opinion, from a visual inspection only, most of the ceilings in this property are in a serviceable state, but there are some shrinkage cracks on the board joints and on the edges of rooms, and these areas will need filling prior to redecoration. As a warning, however, you may find that the filling tends to fall out again over the years.

A textured finish has been used within the property, provided usually as a skim coat to the plaster. This material tends to contain a relatively small quantity of asbestos fibre as a binder. The use of asbestos ceased in July 1999.

On the basis of the likely age of the textured finish it is therefore recommended that the textured finish is not worked or sanded in any way as this process could release fibres into the atmosphere. If it is desired to remove this material, then specialist advice should be sought. The presence, or not, of asbestos can only be confirmed by appropriate laboratory testing.

Condition Rating : 2

2



Inside the property

E3 Walls and partitions

3

The property was inspected during the day. At the time of our inspection, no significant sound from adjoining properties was noted. With regard to the age of the property it is unlikely any effective sound insulation was provided between adjoining properties at the time of construction. Therefore, it is possible, dependent upon the lifestyle of neighbours, that sound transmissions will be encountered during your occupation of the property and which in extreme cases could affect your quiet enjoyment.

The internal faces of the external walls generally hard plastered. The external walls to the property (bedroom and kitchen) as previously identified are partially located below the external ground level. This leaves the walls highly vulnerable to water penetration. We are unable to confirm what waterproofing measures have been incorporated within the walls at the time of conversion.

Walls were tested with an electronic moisture meter and this gave indications of high levels of moisture within the walls below ground level and also around the window openings. Indications were also present to the timber skirting boards, indicative of this being moisture penetration as opposed to salt contamination to the plaster.

There are also indications of some condensation mould forming, again indicative of the areas being cold spots and more likely to contain high levels of moisture.

If you choose to proceed with the purchase of the property, we recommend that a more detailed specialist investigation be undertaken although these are likely to require some destructive works. This will enable the true extent of the issue and likely remedial works to be assessed.

Within the living room, some dampness was also noted to the party wall between the subject property and number 6. The reasons for this are unclear as the layout of Flat 6 is unknown but it is suggested that this is likely to be penetrating dampness from an issue within Flat 6.





Inside the property

Internal walls are of plasterboard lined studwork and were generally found to be in a good condition. However, there is evidence of damage to the bathroom/hallway wall and repairs will be required.



Walls not only support upper floors but also act as bracing to the property structurally and removal without due consideration to the structural impact of the work may have a detrimental effect on the property.

It was noted that a small section of internal wall to the kitchen has been removed but this is not considered significant.



Tiled finishes are installed within some areas. It is not uncommon for the seals at the junctions of tiles and other surfaces to become worn and fail, allowing moisture to penetrate the finish.

Adhesive behind the tiles can deteriorate due to water penetration and as such tiles may become loose. Similarly grouting between the tiles may deteriorate and allow damage beneath. Grouting and seals should be maintained.

Condition Rating : 3



Inside the property

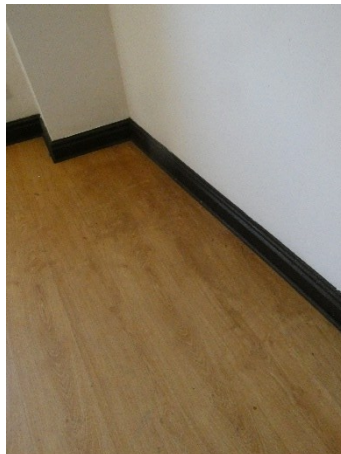
E4 Floors

The ground floor is of concrete construction and is likely to date from the time of conversion and it is assumed that a damp proof membrane was incorporated within the floor at the time of construction although this cannot be confirmed.

The floor was generally found to be in a satisfactory condition with no evidence of significant defect although our inspection was restricted by fitted floor coverings. There are some minor changes in the floor level where differing floor coverings have been used. Care should be taken in use.



It was noted that there are some areas of deterioration to the laminate flooring in the living room area. Additionally, some change in colour was visible to areas of the flooring adjacent to the passageway wall.



Where the discolouration has been noted, there is a possibility of moisture having affected the flooring but this cannot be confirmed without lifting the coverings.

Condition Rating : 2

2



Inside the property

E5 Fireplaces, chimney breasts and flues

There are no fireplaces or chimney breasts to the property.

Condition Rating : NI

NI

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

The kitchen units are formed with modern vinyl covered doors to Melamine faced carcasses with a laminate worktop. This units appear likely to be original to the property but this cannot be confirmed.

2



We would note that units have not been inspected in detail and it is recommended upon occupation you check handles, hinges and other mechanisms undertaking remedial work where required.

However, it was noted that many of the vinyl coverings to the doors have separated from the substrate. Additionally, damage was noted adjacent to the cooker where the units have been placed too closely to the appliance.



The carcasses to these units are made of chipboard, which can deteriorate if it becomes wet. It is therefore



Inside the property

necessary to protect the chipboard by maintaining the seals and laminate coverings in good condition.

Fitted appliances were not tested and it should be ensured that any long-term guarantees are transferred on completion. See Section H2 – Guarantees.

Areas around sinks and basins are prone to leakage. These leaks can affect other parts of the building including decorations and adjacent timbers. The seals and grouting to adjacent tiles should be checked on a regular basis.

Condition Rating : 2

E7 Woodwork (for example staircase joinery)

We have not inspected woodwork or other parts of the structure which were covered, unexposed or inaccessible and we are therefore unable to report that any such part of the property is free from defect.

Internal doors are of hollowcore flush construction and these were found to be in a satisfactory condition. Additionally, there is a modern glazed replacement door to the living room. Over time, hinges and handles may become loose and worn and we would always recommend you overhaul each door upon occupation.

Internal doors have been opened and closed where possible to check whether they operate properly. It is important to retain such doors in good working order as they will provide a limited degree of protection to inhabitants in the unfortunate event of a fire by delaying the spread of the fire thus increasing the time available for a rescue to be affected. This applies even though the standard internal doors are unlikely to be “fire doors”.

Condition Rating : 1

1

E8 Bathroom fittings

Most of the distribution and waste pipework is concealed beneath or behind sanitary ware items and whilst there were no obvious signs of leaks, the risk of hidden defects exists.

Bathroom fittings appear to be in a satisfactory condition with no evidence of significant defect. However, the bath panel is in poor condition and is likely to require replacement.

Furthermore, waterproof seals to the bath should be renewed.

2



Inside the property



An extract fan is present and was functioning at the time of inspection. However, this is clogged with a dust accumulation and should be cleaned. The extractor ducting is boxed internally but is of some length and this will reduce the effectiveness of the fan. You may wish to consider installing an improved model.



Areas around wash basins, showers and baths are prone to leakage. These leaks affect other parts of the building including decorations and adjacent timbers. The seals and grouting to adjacent tiles should be checked on a regular basis.

Waterproof seals should be regularly inspected to maintain the waterproof seals and renewed as necessary.

Condition Rating : 2

E9 Other

Smoke detectors

It is now recommended that mains powered heat and smoke detectors are installed within all residential properties. None were noted during our inspection and these should now be installed as soon as possible.

Condition Rating : 2

2

F

Services

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



Services

Limitations on the inspection

We have carried out inspections of the visible parts of the service installations and our comment is based on these. It is general advice only. If you require a full assessment as to the quality and condition of the services, separate specialist investigations will need to be commissioned.

F1 Electricity

1 2 3 NI

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

The property is believed to be connected to the mains electricity supply. The meter is located to an external meter box and the consumer unit is located at high level within the entrance hall.

2



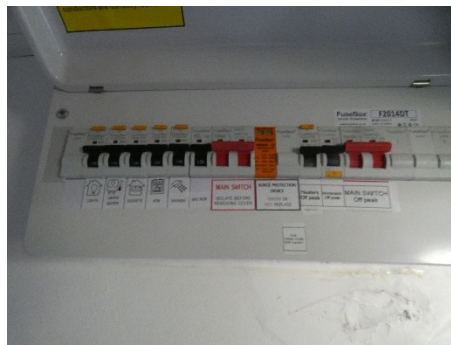
Upon opening the meter box, we noted that the installation appears to be a three phase supply, although only a single phase appears to be in use.



Services



It is believed that alterations have been made to the installation since its original installation and all appropriate works should be certified. This has including updating of the consumer unit which appears to conform to current Regulations. All appropriate certification for this work should be obtained.



The property appears to have a dual rate supply and details should be confirmed in this respect.

We are not qualified to judge the safety, efficiency, or compliance of the electrical installation with Electricity Company's standards and at least some updating of the installation may prove necessary. Whilst we saw no indications of issues to the installation, you may wish to instruct a suitably qualified registered electrician to carry out a test and report on the electrical installation and provide you with estimates for any necessary remedial works.

One of the sockets to the property appears to have been subject to overheating at some time although this appears likely to have been the appliance rather than the supply equipment. However, sockets generally appeared consistent with the age of construction and you may wish to consider updating of these fittings.



Services



Alterations or extension to the installation should only be undertaken by a qualified registered electrician. It should be appreciated that electrical repairs/alteration works may cause damage to internal decorations, plastered surfaces, etc.

The Institute of Electrical Engineers recommend that installations be tested every ten years and upon change of ownership.

Condition Rating : 2

F2 Gas/oil

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

The property is not connected to the mains gas supply and does not have an oil installation.

Condition Rating : NI

NI

F3 Water

The property appears to be connected to the mains water supply. Since the incoming water main is of course run below ground, we are not able to confirm its material, nor make any comment regarding its route or condition, nor whether it has been laid correctly to avoid damage or frost. 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 exists.

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 exists.

Properties with a mains water supply require both internal and external stop taps for the proper control of the incoming water supply. It is important to know the position of the stop taps so that the water supply can be turned off in an emergency and when carrying out alterations to the plumbing system. They should be

2



Services

periodically checked to ensure that they open and close properly.

The external stopcock and meter are located to the passageway to the rear of the flat. Internally, the incoming main and stop valve appears to be located beneath the bath.



Internal pipework, where visible, is run in copper and pipework. It was noted that there is some apparent corrosion to the supply pipework visible at the base of the airing cupboard where the copper enters the floor screed. It may be prudent to have this checked by a suitably competent plumber.

However, it should be noted that most of the pipework is concealed within the floor screed. There have been many instances from this period of construction where a poorer quality pipe was used, leading to failures within the floor screed where not properly lagged. There is no indication that this is the case here, but it should be borne in mind.



Condition Rating : 2



Services

F4 Heating

The property has electric storage heaters although only 2 were noted to be present at the time of inspection, no heating being provided to the bedroom. These no doubt work on the off-peak electricity but the efficiency cannot be confirmed. More modern equivalents may be more efficient. Condition Rating : 2	2
---	---

F5 Water heating

Hot water is provided by the immersion heater to the hot water storage cylinder located to the airing cupboard.  This is a 'primatic' cylinder with the water supply tank forming the top part of the cylinder. The cylinder is likely to be original to the construction of the property. As the property is located in a hard water area, it is likely that some degree of limescale build-up will have occurred to the cylinder over this period which will affect its efficiency. However, we noted no evidence of significant issue or leakage at the time of inspection. Condition Rating : 1	1
--	---



Services

F6 Drainage

The property is believed to be connected to the mains drainage system via an installation that appears to be shared with adjoining owners.

There is a single inspection chamber just outside the front of the property. The cover was lifted and the installation appeared to be operating satisfactorily at the time of inspection.

Your legal adviser should confirm that the property connects directly to the public sewer and also establish whether there has been any past drainage problems at the property or in the immediate vicinity.

Condition Rating : 1

1

F7 Common services

As indicated in section F6, we suspect that the drainage installation is shared with adjoining owners and your Legal Adviser should make appropriate enquiries in this respect.

Condition Rating : 2

2

G

Grounds

(including shared areas for flats)



Grounds (including shared areas for flats)

Limitations on the inspection

None

G1 Garage

1 2 3 NI

There is no garage to the property.

Condition Rating : NI

NI

G2 Permanent outbuildings and other structures

It is important to note that timber garden sheds, stores and green house are not inspected and should only be regarded as temporary structures.

There are no permanent outbuildings to the property.

Condition Rating: NI

NI

G3 Other

There is an allocated parking space to the property, believed to be located in the parking area to the rear of the development. This should be confirmed by your legal adviser.



The courtyard to the property has a number of allocated parking spaces although a number are for visitors use. You should ensure all appropriate rights of access are in place.

The 'passageway' to the rear of the development, and adjacent to the subject flat, is believed to be a public right of way and this should be confirmed by your legal adviser.

2



Grounds (including shared areas for flats)



It is assumed that all communal areas are within the remit of the Management Company and all details should be confirmed.

There are no private grounds to the dwelling.

Condition Rating : 2

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

Confirmation of certification for alterations to the electrical installation should be obtained.

H2 Guarantees

Your legal adviser should check that valid guarantees exist for the following:

Window and door installations.

Agreements and certificates for service installations.

H3 Other matters

Ask your legal adviser to:

Confirm all details pertaining to the lease.

Your legal adviser should carry out the normal checks to ensure retention of any rights which should be reserved for you and clarify any liability which you may have to others in respect of:

The rights for you to enter onto adjacent property to maintain any structure situated near or on the boundaries and any similar rights your neighbour may have to enter upon your property.

The status of party wall structures to the dwelling.

The ownership/maintenance of the allocated parking space.

The existence of adequate wayleaves and easements to serve the services of the property.

Usual enquiries regarding drainage particularly any responsibility for the maintenance or upkeep of any jointly used parts of the system.

Obtain a copy of any asbestos management plan.

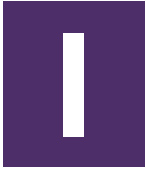
Obtain a copy of the Fire Risk Assessment to the development.

We have no knowledge of any onerous or restrictive covenants affecting the property, but your legal adviser should make the usual written pre-contract enquiries.



Risks

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



Risks

I1 Risks to the building

High levels of internal dampness.

Poor condition of windows

I2 Risks to the grounds

Suspected asbestos content to roof slates

I3 Risks to people

High internal dampness levels

Suspected asbestos containing materials

Electrical installation

I4 Other risks or hazards

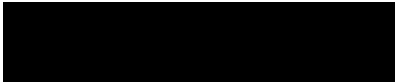
Proximity of busy road and public footpath

J

Surveyor's declaration



Surveyor's declaration

Surveyor's RICS number	Phone number
1150300	07944 511 310
Company	
Ringdale Surveys Ltd	
Surveyor's Address	
Lake House, Market Street, Royston, Herts, SG8 9JN	
Qualifications	
MRICS	
Email	
contact@ringdalesurveys.co.uk	
Website	
www.ringdalesurveys.co.uk	
Property address	
5 Pryors Court, Baldock, Herts, SG7 6QU	
Client's name	Date this report was produced
Lin Balmforth	07 th July 2025
I confirm that I have inspected the property and prepared this report.	
Signature	
	

K

What to do now



Further investigations and getting quotes

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

Getting quotations

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

You should also:

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

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

Further investigations and what they involve

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

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

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

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

Who you should use for further investigations

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



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



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

The service

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

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

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

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

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

The inspection

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

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

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

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

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

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

Services to the property

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



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

Outside the property

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

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

Flats

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

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

Dangerous materials, contamination and environmental issues

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

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

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



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

The report

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

Condition ratings

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

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

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

Energy

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



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

Issues for legal advisors

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

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

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

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

Risks

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



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

Standard terms of engagement

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

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

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

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

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

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

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

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

This report is for use in the UK

Complaints handling procedure

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

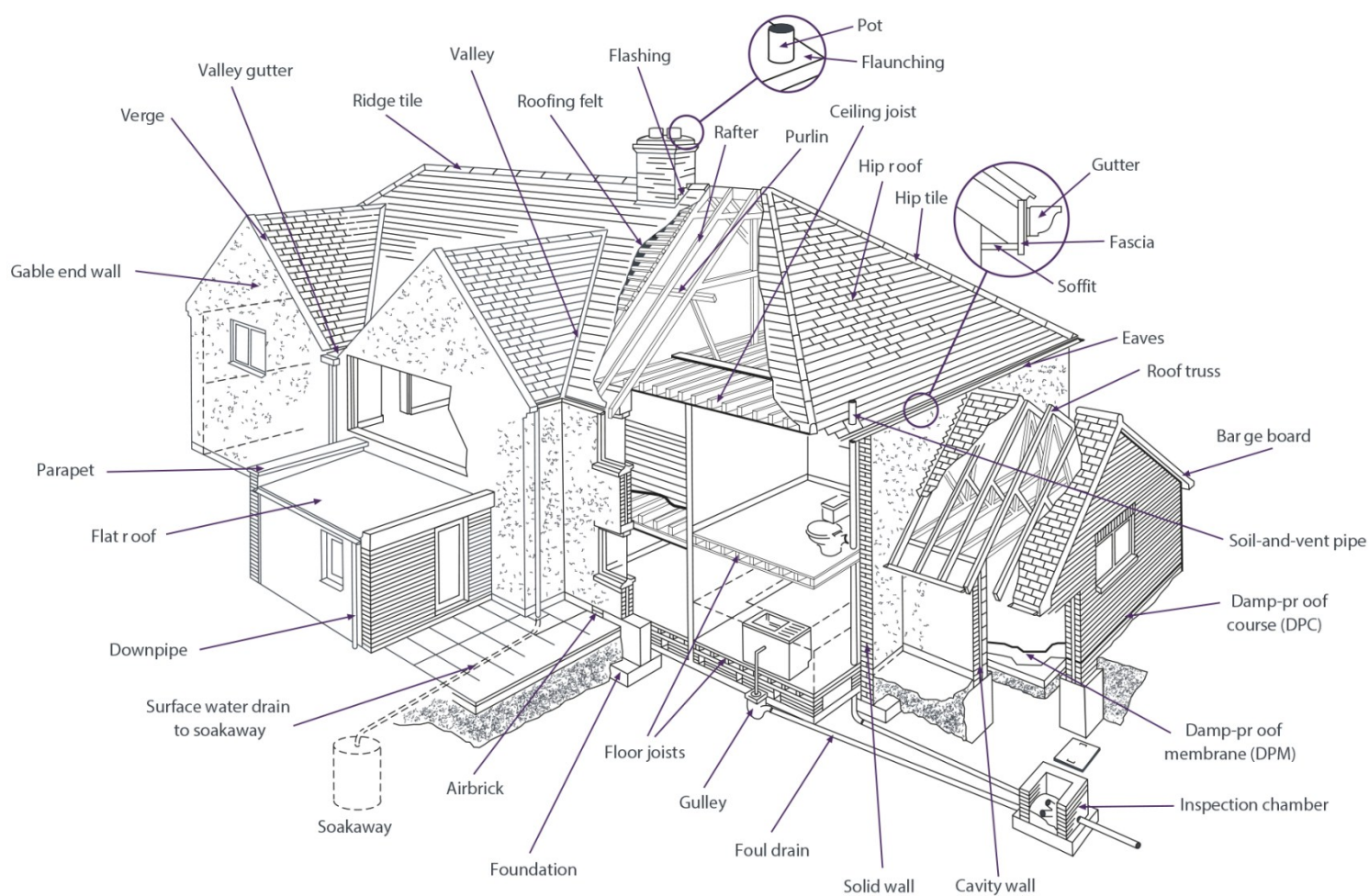
M

Typical house diagram



Typical house diagram

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



Glossary of terms

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

Glossary of terms

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

RICS disclaimer



You should know...

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