



## WARNING

This is a formal document designed to create legal rights and obligations

## CONTRACT

Incorporating the Standard Conditions of Sale (Fifth Edition)

|                                 |  |                                                                                                                                                                                                                                                                                      |
|---------------------------------|--|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Date                            |  |                                                                                                                                                                                                                                                                                      |
| Time                            |  |                                                                                                                                                                                                                                                                                      |
| Formula                         |  | A, B, C, Personal Exchange                                                                                                                                                                                                                                                           |
| Seller<br>- Address             |  | <div></div> <div></div>                                                                                                                                                                                                                                                              |
| acting by their<br>conveyancer  |  |                                                                                                                                                                                                                                                                                      |
| Buyer<br>- Address              |  |                                                                                                                                                                                                                                                                                      |
| acting by their<br>conveyancer  |  |                                                                                                                                                                                                                                                                                      |
| Property                        |  | 20 Mary Street Melyn Neath SA11 1PN                                                                                                                                                                                                                                                  |
| Freehold / Leasehold            |  | <b><u>ALL THAT FREEHOLD</u></b> piece or parcel of land together with the dwellinghouse or messuage and outbuildings thereto (if any) erected thereon or on some part thereof situate at and known as 20 Mary Street Melyn Neath SA11 1PN hereinafter referred to as "the Property". |
| Title Number / Root of<br>Title |  | CYM23619                                                                                                                                                                                                                                                                             |
| Specified Incumbrances          |  | All matters contained or referred to in the Title Number CYM23619 dated 30th April 2026 and timed at 15:38:15 save for financial charges                                                                                                                                             |
| Title Guarantee                 |  | Full Title Guarantee                                                                                                                                                                                                                                                                 |
| Completion Date                 |  |                                                                                                                                                                                                                                                                                      |
| Purchase Price                  |  | £                                                                                                                                                                                                                                                                                    |
| Deposit                         |  | £                                                                                                                                                                                                                                                                                    |
| Contents price<br>(if separate) |  |                                                                                                                                                                                                                                                                                      |
| Balance                         |  |                                                                                                                                                                                                                                                                                      |

## SPECIAL CONDITIONS

1. (a) This contract incorporates the Standard Conditions of Sale (Fifth Edition – 2018 Revision)  
(b) The terms used in this contract have the same meaning when used in the Conditions.
2. Subject to the terms of this contract and to the Standard Conditions of Sale, the seller is to transfer the property with either full title guarantee or limited title guarantee, as specified on the front page.
3. (a) The sale includes those contents which are indicated on the attached list as included in the sale and the buyer is to pay the contents price for them.  
(b) The sale excludes those fixtures which are at the property and are indicated on the attached list as excluded from the sale.
4. The property is sold with vacant possession.
5. Conditions 6.1.2 and 6.1.3 shall take effect as if the time specified in them were 1.00pm rather than 2.00pm
6. **Representations**  
Neither party can rely on any representation made by the other, unless made in writing by the seller or his conveyancer, but this does not exclude liability for fraud or recklessness.
7. **Occupier's Consent**  
Each occupier identified below agrees with the Seller and the Buyer, in consideration of their entering into this contract, that the occupier concurs in the sale of the property on the terms of the contract, undertakes to vacate the property on or before the completion date and releases the property and any included fixtures and fittings and contents from any right or interest that the occupier may have.  
**Note:** this condition does not apply to occupiers under leases or tenancies subject to which the property is sold.
8. On completion, the Buyer's Conveyancer shall reimburse the Seller's Conveyancer their legal fees in the sum of £1,438.80 and disbursements of £30.00

Name(s) and signature(s) of the occupier(s) (if any):

Name

Signature

Notices may be sent to:

| Seller's conveyancer's name:                                                     | Buyer's conveyancer's name: |
|----------------------------------------------------------------------------------|-----------------------------|
| Howells Solicitors<br>Unit 4 Langdon House<br>Langdon Road<br>Swansea<br>SA1 8QY |                             |

**THE SELLER WILL SELL and THE BUYER WILL BUY THE PROPERTY AT THE PURCHASE PRICE**

**Signed** by or on behalf of the Seller / Buyer  
(Delete as appropriate)

\_\_\_\_\_



The electronic official copy of the register follows this message.

Please note that this is the only official copy we will issue. We will not issue a paper official copy.

Mae'r copi swyddogol electronig o'r gofrestr yn dilyn y neges hon.

Sylwch mai hwn yw'r unig gopi swyddogol a ddarparwn. Ni fyddwn yn darparu copi swyddogol papur.



Official copy  
of register of  
title  
Copi  
swyddogol o  
gofrestr teitl

Title number / Rhif teitl  
CYM23619

Edition date / Dyddiad yr  
argraffiad 01.08.2019

- This official copy shows the entries on the register of title on 30 APR 2026 at 15:38:15.
- This date must be quoted as the "search from date" in any official search application based on this copy.
- The date at the beginning of an entry is the date on which the entry was made in the register.
- Issued on 30 Apr 2026.
- Under s.67 of the Land Registration Act 2002, this copy is admissible in evidence to the same extent as the original.
- This title is dealt with by HM Land Registry, Wales Office.
- Mae'r copi swyddogol hwn yn dangos y cofnodion yn y gofrestr teitl ar 30 EBRILL 2026 am 15:38:15.
- Rhaid dyfynnu'r dyddiad hwn fel y "dyddiad y chwilir ohono" mewn unrhyw gais am chwiliad swyddogol sy'n seiliedig ar y copi hwn.
- Y dyddiad ar ddechrau cofnod yw'r dyddiad y gwnaethpwyd y cofnod yn y gofrestr.
- Cyhoeddwyd ar 30 Ebrill 2026.
- Dan adran 67 Deddf Cofrestru Tir 2002, mae'r copi hwn yn dderbyniol fel tystiolaeth i'r un graddau â'r gwreiddiol.
- Gweinyddir y teitl hwn gan Gofrestrfa Tir EF Swyddfa Cymru.

## A: Property Register / Cofrestr Eiddo

This register describes the land and estate comprised in the title.

Mae'r gofrestr hon yn disgrifio'r tir a'r ystad a gynhwysir yn y teitl.

NEATH PORT TALBOT/CASTELL-NEDD PORT TALBOT

- 1 (11.05.2001) The Freehold land shown edged with red on the plan of the above title filed at the Registry and being 20 Mary Street, Melyn, Neath (SA11 1PN).

## B: Proprietorship Register / Cofrestr Perchnogaeth

This register specifies the class of title and identifies the owner. It contains any entries that affect the right of disposal.

Mae'r gofrestr hon yn nodi'r math o deitl ac yn enwi'r perchennog. Mae'n cynnwys unrhyw gofnodion sy'n effeithio ar yr hawl i waredu.

Title absolute/Teitl llwyr

- 1 (01.08.2019) PROPRIETOR: [REDACTED]

Title number / Rhif teitl CYM23619

## B: Proprietorship Register continued / Parhad o'r gofrestr perchnogaeth

2 ( [REDACTED] ).

End of register / Diwedd y gofrestr

**These are the notes referred to on the following official copy**

**Dyma'r nodiadau y cyfeirir atynt ar y copi swyddogol canlynol.**

The electronic official copy of the title plan follows this message.

Mae'r copi swyddogol electronig o'r cynllun teitl yn dilyn y neges hon.

Please note that this is the only official copy we will issue. We will not issue a paper official copy.

Sylwch mai hwn yw'r unig gopi swyddogol a ddarparwn. Ni fyddwn yn darparu copi swyddogol papur.

This official copy was delivered electronically and when printed will not be to scale. You can obtain a paper official copy by ordering one from HM Land Registry.

Anfonwyd y copi swyddogol hwn yn electronig a phan gaiff ei argraffu ni fydd wrth raddfa. Gallwch gael copi swyddogol papur trwy archebu un o Gofrestrfa Tir EF.

This official copy is issued on 30 April 2026 shows the state of this title plan on 30 April 2026 at 15:38:15. It is admissible in evidence to the same extent as the original (s.67 Land Registration Act 2002). This title plan shows the general position, not the exact line, of the boundaries. It may be subject to distortions in scale. Measurements scaled from this plan may not match measurements between the same points on the ground.  
This title is dealt with by the HM Land Registry, Wales Office .

Mae'r copi swyddogol hwn a gyhoeddir ar 30 Ebrill 2026 yn dangos sefyllfa'r cynllun teitl hwn ar 30 Ebrill 2026 am 15:38:15. Mae'n dderbyniol fel tystiolaeth i'r un graddau â'r gwreiddiol (adran 67 Deddf Cofrestru Tir 2002). Mae'r cynllun teitl hwn yn dangos safle cyffredinol, nid union linell, y terfynau. Gall fod gwyriadau yn y raddfa. Mae'n bosibl na fydd mesuriadau wedi eu graddio o'r cynllun hwn yn cyfateb â mesuriadau rhwng yr un pwyntiau ar y llawr.  
Gweinyddir y teitl hwn gan Gofrestrfa Tir EF Swyddfa Cymru.

# HM Land Registry

## Official copy of title plan

Title number **CYM23619**  
Ordnance Survey map reference **SS7597SW**  
Scale **1:1250**  
Administrative area **Neath Port Talbot /**  
**Castell-nedd Port Talbot**



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## Law Society Property Information Form (4th edition 2020 – second revision)

**Address of the property**

20 Mary Street

Neath

Postcode

**Full names of the seller**

[Redacted]

**Seller's solicitor**  
Name of solicitor's firm

Howells Legal

**Address**

4 Langdon House  
Langdon Road  
Swansea  
SA1 8QY

**Email**

[Redacted]

**Reference number**

[Redacted]

### About this form

This form is completed by the seller to supply the detailed information and documents which may be relied upon for the conveyancing process.

### Definitions

- 'Seller' means all sellers together where the property is owned by more than one person.
- 'Buyer' means all buyers together where the property is being bought by more than one person.
- 'Property' includes all buildings and land within its boundaries.

are named as owner on the deeds or Land Registry title or by the owner's legal representative(s) if selling under a power of attorney or grant of probate or representation. If there is more than one seller, you should prepare the answers together or, if only one seller prepares the form, the other(s) should check the answers given and all sellers should sign the form.

- If you do not know the answer to any question, you must say so. If you are unsure of the meaning of any questions or answers, please ask your solicitor. Completing this form is not mandatory, but omissions or delay in providing some information may delay the sale.
- If you later become aware of any information which would alter any replies you have given, you must inform your solicitor immediately. This is as important as giving the right answers in the first place. Do not change any arrangements concerning the property with anyone (such as a tenant or neighbour) without first consulting your solicitor.
- It is very important that your answers are accurate. If you give incorrect or incomplete information to the buyer (on this form or otherwise in writing or in conversation, whether through your estate agent or solicitor or directly to the buyer), the buyer may make a claim for compensation from you or refuse to complete the purchase.
- You should answer the questions based upon information known to you (or, in the case of legal representatives, you or the owner). You are not expected to have expert knowledge of legal or technical matters, or matters that occurred prior to your ownership of the property.
- Please give your solicitor any letters, agreements or other papers which help answer the questions. If you are aware of any which you are not supplying with the answers, tell your solicitor. If you do not have any documentation you may need to obtain copies at your own expense. Also pass to your solicitor any notices you have received concerning the property and any which arrive at any time before completion of the sale.
- If the seller gives you, separately from this form, any information concerning the property (in writing or in conversation, whether through an estate agent or solicitor or directly to you) on which you wish to rely when buying the property, you should tell your solicitor.
- You are entitled to rely on the replies given to enquiries but in relation to the physical condition of the property, the replies should not be treated as a substitute for undertaking your own survey or making your own independent enquiries, which you are recommended to do.
- The seller is only obliged to give answers based on their own information. They may not have knowledge of legal or technical matters. You should not expect the seller to have knowledge of, or give information about, matters prior to their ownership of the property.

## Instructions to the buyer

## 1. Boundaries

If the property is leasehold this section, or parts of it, may not apply.

1.1 Looking towards the property from the road, who owns or accepts responsibility to maintain or repair the boundary features:

(a) on the left?

\_\_\_\_\_

☐

Seller

☐

Shared

☐

Neighbour

☒

Not known

(b) on the right?

\_\_\_\_\_

☐

Seller

☐

Shared

☐

Neighbour

☒

Not known

(c) at the rear?

\_\_\_\_\_

☒

Seller

☐

Shared

☐

Neighbour

☐

Not known

(d) at the front?

\_\_\_\_\_

NONE

☐

Seller

☐

Shared

☐

Neighbour

☐

Not known

1.2 If the boundaries are irregular please indicate ownership by written description or by reference to a plan:

\_\_\_\_\_

1.3 Is the seller aware of any boundary feature having been moved in the last 10 years or during the seller's period of ownership if longer? If Yes, please give details:

☐

Yes

☒

No

\_\_\_\_\_

1.4 During the seller's ownership, has any adjacent land or property been purchased by the seller? If Yes, please give details:

☐

Yes

☒

No

\_\_\_\_\_

- 1.5 Does any part of the property or any building on the property overhang, or project under, the boundary of the neighbouring property or road, for example cellars under the pavement, overhanging eaves or covered walkways? If Yes, please give details:

☐ Yes ☒ No

- 1.6 Has any notice been received under the Party Wall etc. Act 1996 in respect of any shared/party boundaries? If Yes, please supply a copy, and give details of any works carried out or agreed:

☐ Yes ☒ No  
☐ Enclosed ☐ To follow

## 2. Disputes and complaints

- 2.1 Have there been any disputes or complaints regarding this property or a property nearby? If Yes, please give details:

☒ Yes ☐ No

IN NOVEMBER 2024 THERE WAS A COMPLAINT REGARDING A GUTTER OVERFLOWING RESULTING IN DAMP IN THE REAR BEDROOM OF 18 MARY STREET. OUR BUILDER CARRIED OUT REPAIRS TO THE GUTTER AND PAYING THE LANDLORD £1,400 FOR REPAIRS

- 2.2 Is the seller aware of anything which might lead to a dispute about the property or a property nearby? If Yes, please give details:

☐ Yes ☒ No

## 3. Notices and proposals

- 3.1 Have any notices or correspondence been received or sent (e.g. from or to a neighbour, council or government department), or any negotiations or discussions taken place, which affect the property or a property nearby? If Yes, please give details:

☐ Yes ☒ No

- 3.2 Is the seller aware of any proposals to develop property or land nearby, or of any proposals to make alterations to buildings nearby?  
If Yes, please give details:

|                              |                                        |
|------------------------------|----------------------------------------|
| <input type="checkbox"/> Yes | <input checked="" type="checkbox"/> No |
|------------------------------|----------------------------------------|

|                  |
|------------------|
| <br><br><br><br> |
|------------------|

## 4. Alterations, planning and building control

**Note to seller:** All relevant approvals and supporting paperwork referred to in section 4 of this form, such as listed building consents, planning permissions, Building Regulations consents and completion certificates should be provided. If the seller has had works carried out the seller should produce the documentation authorising this. Copies may be obtained from the relevant local authority website. Competent Persons Certificates may be obtained from the contractor or the scheme provider (e.g. FENSA or Gas Safe Register). Further information about Competent Persons Certificates can be found at: <https://www.gov.uk/guidance/competent-person-scheme-current-schemes-and-how-schemes-are-authorized>

**Note to buyer:** If any alterations or improvements have been made since the property was last valued for council tax, the sale of the property may trigger a revaluation. This may mean that following completion of the sale, the property will be put into a higher council tax band. Further information about council tax valuation can be found at:

<http://www.gov.uk/government/organisations/valuation-office-agency>

- 4.1 Have any of the following changes been made to the whole or any part of the property (including the garden)?

(a) Building works (e.g. extension, loft or garage conversion, removal of internal walls). If Yes, please give details including dates of all work undertaken:

|                              |                                        |
|------------------------------|----------------------------------------|
| <input type="checkbox"/> Yes | <input checked="" type="checkbox"/> No |
|------------------------------|----------------------------------------|

|                  |
|------------------|
| <br><br><br><br> |
|------------------|

(b) Change of use (e.g. from an office to a residence)

|                              |                                        |
|------------------------------|----------------------------------------|
| <input type="checkbox"/> Yes | <input checked="" type="checkbox"/> No |
| <input type="text"/> Year    |                                        |

(c) Installation of replacement windows, roof windows, roof lights, glazed doors since 1 April 2002

|                              |                                        |
|------------------------------|----------------------------------------|
| <input type="checkbox"/> Yes | <input checked="" type="checkbox"/> No |
| <input type="text"/> Year    |                                        |

(d) Addition of a conservatory

|                              |                                        |
|------------------------------|----------------------------------------|
| <input type="checkbox"/> Yes | <input checked="" type="checkbox"/> No |
| <input type="text"/> Year    |                                        |

**4.2 If Yes to any of the questions in 4.1 and if the work was undertaken during the seller's ownership of the property:**

(a) please supply copies of the planning permissions, Building Regulations approvals and Completion Certificates, OR:

(b) if none were required, please explain why these were not required – e.g. permitted development rights applied or the work was exempt from Building Regulations:

Further information about permitted development can be found at:

<https://www.planningportal.co.uk/info/200126/applications>

**4.3 Are any of the works disclosed in 4.1 above unfinished? If Yes, please give details:**

☐ Yes ☒ No

**4.4 Is the seller aware of any breaches of planning permission conditions or Building Regulations consent conditions, unfinished work or work that does not have all necessary consents? If Yes, please give details:**

☐ Yes ☒ No

**4.5 Are there any planning or building control issues to resolve? If Yes, please give details:**

☐ Yes ☒ No

**4.6 Have solar panels been installed?**

☐ Yes ☒ No

If Yes:

(a) In what year were the solar panels installed?

Year

(b) Are the solar panels owned outright?

☐ Yes ☐ No

(c) Has a long lease of the roof/air space been granted to a solar panel provider? If Yes, please supply copies of the relevant documents e.g. copies of electricity bills for feed in tariffs.

☐ Yes ☐ No  
☐ Enclosed ☐ To follow

**4.7 Is the property or any part of it:**

(a) a listed building?

|                                    |                                        |
|------------------------------------|----------------------------------------|
| <input type="checkbox"/> Yes       | <input checked="" type="checkbox"/> No |
| <input type="checkbox"/> Not known |                                        |

(b) in a conservation area?

|                                    |                                        |
|------------------------------------|----------------------------------------|
| <input type="checkbox"/> Yes       | <input checked="" type="checkbox"/> No |
| <input type="checkbox"/> Not known |                                        |

If Yes, please supply copies of any relevant documents.

|                                   |                                    |
|-----------------------------------|------------------------------------|
| <input type="checkbox"/> Enclosed | <input type="checkbox"/> To follow |
|-----------------------------------|------------------------------------|

**4.8 Are any of the trees on the property subject to a Tree Preservation Order?**

If Yes:

|                                    |                                        |
|------------------------------------|----------------------------------------|
| <input type="checkbox"/> Yes       | <input checked="" type="checkbox"/> No |
| <input type="checkbox"/> Not known |                                        |

(a) Have the terms of the Order been complied with?

|                                    |                             |
|------------------------------------|-----------------------------|
| <input type="checkbox"/> Yes       | <input type="checkbox"/> No |
| <input type="checkbox"/> Not known |                             |

(b) Please supply a copy of any relevant documents.

|                                   |                                    |
|-----------------------------------|------------------------------------|
| <input type="checkbox"/> Enclosed | <input type="checkbox"/> To follow |
|-----------------------------------|------------------------------------|

## 5. Guarantees and warranties

**Note to seller:** All available guarantees, warranties and supporting paperwork should be supplied before exchange of contracts.

**Note to buyer:** Some guarantees only operate to protect the person who had the work carried out or may not be valid if their terms have been breached. You may wish to contact the company to establish whether it is still trading and if so, whether the terms of the guarantee will apply to you.

**5.1 Does the property benefit from any of the following guarantees or warranties?**  
If Yes, please supply a copy.

(a) New home warranty (e.g. NHBC or similar)

|                                                                      |                                        |
|----------------------------------------------------------------------|----------------------------------------|
| <input type="checkbox"/> Yes                                         | <input checked="" type="checkbox"/> No |
| <input type="checkbox"/> Enclosed <input type="checkbox"/> To follow |                                        |

(b) Damp proofing

|                                                                      |                                        |
|----------------------------------------------------------------------|----------------------------------------|
| <input type="checkbox"/> Yes                                         | <input checked="" type="checkbox"/> No |
| <input type="checkbox"/> Enclosed <input type="checkbox"/> To follow |                                        |

(c) Timber treatment

|                                                                      |                                        |
|----------------------------------------------------------------------|----------------------------------------|
| <input type="checkbox"/> Yes                                         | <input checked="" type="checkbox"/> No |
| <input type="checkbox"/> Enclosed <input type="checkbox"/> To follow |                                        |

(d) Windows, roof lights, roof windows or glazed doors

|                                                                      |                                        |
|----------------------------------------------------------------------|----------------------------------------|
| <input type="checkbox"/> Yes                                         | <input checked="" type="checkbox"/> No |
| <input type="checkbox"/> Enclosed <input type="checkbox"/> To follow |                                        |

(e) Electrical work

|                                                                      |                                        |
|----------------------------------------------------------------------|----------------------------------------|
| <input type="checkbox"/> Yes                                         | <input checked="" type="checkbox"/> No |
| <input type="checkbox"/> Enclosed <input type="checkbox"/> To follow |                                        |

(f) Roofing

|                                   |                                        |
|-----------------------------------|----------------------------------------|
| <input type="checkbox"/> Yes      | <input checked="" type="checkbox"/> No |
| <input type="checkbox"/> Enclosed | <input type="checkbox"/> To follow     |

(g) Central heating

|                                              |                                    |
|----------------------------------------------|------------------------------------|
| <input checked="" type="checkbox"/> Yes      | <input type="checkbox"/> No        |
| <input checked="" type="checkbox"/> Enclosed | <input type="checkbox"/> To follow |

(h) Underpinning

|                                   |                                        |
|-----------------------------------|----------------------------------------|
| <input type="checkbox"/> Yes      | <input checked="" type="checkbox"/> No |
| <input type="checkbox"/> Enclosed | <input type="checkbox"/> To follow     |

(i) Other (please state):

|                                   |                                        |
|-----------------------------------|----------------------------------------|
| <input type="checkbox"/> Yes      | <input checked="" type="checkbox"/> No |
| <input type="checkbox"/> Enclosed | <input type="checkbox"/> To follow     |

|              |
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| <br><br><br> |
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5.2 Have any claims been made under any of these guarantees or warranties? If Yes, please give details:

|                              |                                        |
|------------------------------|----------------------------------------|
| <input type="checkbox"/> Yes | <input checked="" type="checkbox"/> No |
|------------------------------|----------------------------------------|

|              |
|--------------|
| <br><br><br> |
|--------------|

## 6. Insurance

6.1 Does the seller insure the property?

|                                         |                             |
|-----------------------------------------|-----------------------------|
| <input checked="" type="checkbox"/> Yes | <input type="checkbox"/> No |
|-----------------------------------------|-----------------------------|

6.2 If not, why not?

|              |
|--------------|
| <br><br><br> |
|--------------|

6.3 If the property is a flat, does the landlord insure the building?

|                              |                             |
|------------------------------|-----------------------------|
| <input type="checkbox"/> Yes | <input type="checkbox"/> No |
|------------------------------|-----------------------------|

6.4 Has any buildings insurance taken out by the seller ever been:

(a) subject to an abnormal rise in premiums?

|                              |                                        |
|------------------------------|----------------------------------------|
| <input type="checkbox"/> Yes | <input checked="" type="checkbox"/> No |
|------------------------------|----------------------------------------|

(b) subject to high excesses?

|                              |                                        |
|------------------------------|----------------------------------------|
| <input type="checkbox"/> Yes | <input checked="" type="checkbox"/> No |
|------------------------------|----------------------------------------|

(c) subject to unusual conditions?

|                              |                                        |
|------------------------------|----------------------------------------|
| <input type="checkbox"/> Yes | <input checked="" type="checkbox"/> No |
|------------------------------|----------------------------------------|

(d) refused?

|                              |                                        |
|------------------------------|----------------------------------------|
| <input type="checkbox"/> Yes | <input checked="" type="checkbox"/> No |
|------------------------------|----------------------------------------|

If Yes, please give details:

|                  |
|------------------|
| <br><br><br><br> |
|------------------|

**6.5** Has the seller made any buildings insurance claims?  
If Yes, please give details:

|                              |                                        |
|------------------------------|----------------------------------------|
| <input type="checkbox"/> Yes | <input checked="" type="checkbox"/> No |
|------------------------------|----------------------------------------|

|                  |
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| <br><br><br><br> |
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## 7. Environmental matters

### Flooding

**Note:** Flooding may take a variety of forms: it may be seasonal or irregular or simply a one-off occurrence. The property does not need to be near a sea or river for flooding to occur. Further information about flooding can be found at:

[www.gov.uk/government/organisations/department-for-environment-food-rural-affairs](http://www.gov.uk/government/organisations/department-for-environment-food-rural-affairs).

The flood risk check can be found at: [www.gov.uk/check-flood-risk](http://www.gov.uk/check-flood-risk).

Read our updated Flood Risk Practice Note at <https://www.lawsociety.org.uk/support-services/advice/practice-notes/flood-risk/>

**7.1** Has any part of the property (whether buildings or surrounding garden or land) ever been flooded?  
If Yes, please state when the flooding occurred and identify the parts that flooded:

|                              |                                        |
|------------------------------|----------------------------------------|
| <input type="checkbox"/> Yes | <input checked="" type="checkbox"/> No |
|------------------------------|----------------------------------------|

|                  |
|------------------|
| <br><br><br><br> |
|------------------|

If No to question 7.1 please continue to 7.3 and do not answer 7.2 below.

**7.2** What type of flooding occurred?

(a) Ground water

|                              |                             |
|------------------------------|-----------------------------|
| <input type="checkbox"/> Yes | <input type="checkbox"/> No |
|------------------------------|-----------------------------|

(b) Sewer flooding

|                              |                             |
|------------------------------|-----------------------------|
| <input type="checkbox"/> Yes | <input type="checkbox"/> No |
|------------------------------|-----------------------------|

(c) Surface water

|                              |                             |
|------------------------------|-----------------------------|
| <input type="checkbox"/> Yes | <input type="checkbox"/> No |
|------------------------------|-----------------------------|

(d) Coastal flooding

☐ Yes ☐ No

(e) River flooding

☐ Yes ☐ No

(f) Other (please state):

**7.3 Has a Flood Risk Report been prepared?**  
If Yes, please supply a copy.

☐ Yes ☒ No  
☐ Enclosed ☐ To follow

Further information about the types of flooding and Flood Risk Reports can be found at: [www.gov.uk/government/organisations/environment-agency](http://www.gov.uk/government/organisations/environment-agency).

## Radon

**Note:** Radon is a naturally occurring inert radioactive gas found in the ground. Some parts of England and Wales are more adversely affected by it than others. Remedial action is advised for properties with a test result above the 'recommended action level'. Further information about Radon can be found at: [www.gov.uk/government/organisations/public-health-england](http://www.gov.uk/government/organisations/public-health-england) and [www.publichealthwales.wales.nhs.uk](http://www.publichealthwales.wales.nhs.uk).

**7.4 Has a Radon test been carried out on the property?**

☐ Yes ☒ No

If Yes:

(a) please supply a copy of the report

☐ Enclosed ☐ To follow

(b) was the test result below the 'recommended action level'?

☐ Yes ☐ No

**7.5 Were any remedial measures undertaken on construction to reduce Radon gas levels in the property?**

☐ Yes ☐ No  
☐ Not known

## Energy efficiency

**Note:** An Energy Performance Certificate (EPC) is a document that gives information about a property's energy usage. Further information about EPCs can be found at: <https://www.gov.uk/buy-sell-your-home/energy-performance-certificates>

**7.6 Please supply a copy of the EPC for the property.**

☐ Enclosed ☐ To follow  
☒ Already supplied

AVAILABLE FROM PETER ALAN  
LETTINGS DEATH

- 7.7 Have any installations in the property been financed under the Green Deal scheme? If Yes, please give details of all installations and supply a copy of your last electricity bill.

|                                   |                                        |
|-----------------------------------|----------------------------------------|
| <input type="checkbox"/> Yes      | <input checked="" type="checkbox"/> No |
| <input type="checkbox"/> Enclosed | <input type="checkbox"/> To follow     |

|                  |
|------------------|
| <br><br><br><br> |
|------------------|

Further information about the Green Deal can be found at:  
[www.gov.uk/green-deal-energy-saving-measures](http://www.gov.uk/green-deal-energy-saving-measures)

### Japanese knotweed

**Note:** Japanese knotweed is an invasive non-native plant that can cause damage to property if left untreated. The plant consists of visible above ground growth and an invisible rhizome (root) below ground in the soil. It can take several years to control and manage through a management and treatment plan and rhizomes may remain alive below the soil even after treatment.

- 7.8 Is the property affected by Japanese knotweed?

|                                    |                                        |
|------------------------------------|----------------------------------------|
| <input type="checkbox"/> Yes       | <input checked="" type="checkbox"/> No |
| <input type="checkbox"/> Not known |                                        |

If Yes, please state whether there is a Japanese knotweed management and treatment plan in place and supply a copy with any insurance cover linked to the plan.

|                                    |                                    |
|------------------------------------|------------------------------------|
| <input type="checkbox"/> Yes       | <input type="checkbox"/> No        |
| <input type="checkbox"/> Not known |                                    |
| <input type="checkbox"/> Enclosed  | <input type="checkbox"/> To follow |

## 8. Rights and informal arrangements

**Note:** Rights and arrangements may relate to access or shared use. They may also include leases of less than seven years, rights to mines and minerals, manorial rights, chancel repair and similar matters. If you are uncertain about whether a right or arrangement is covered by this question, please ask your solicitor.

- 8.1 Does ownership of the property carry a responsibility to contribute towards the cost of any jointly used services, such as maintenance of a private road, a shared driveway, a boundary or drain?  
If Yes, please give details:

|                              |                                        |
|------------------------------|----------------------------------------|
| <input type="checkbox"/> Yes | <input checked="" type="checkbox"/> No |
|------------------------------|----------------------------------------|

|                  |
|------------------|
| <br><br><br><br> |
|------------------|

- 8.2 Does the property benefit from any rights or arrangements over any neighbouring property (this includes any rights of way)?  
If Yes, please give details:

|                              |                                        |
|------------------------------|----------------------------------------|
| <input type="checkbox"/> Yes | <input checked="" type="checkbox"/> No |
|------------------------------|----------------------------------------|

|                  |
|------------------|
| <br><br><br><br> |
|------------------|

**8.3 Has anyone taken steps to prevent access to the property, or to complain about or demand payment for access to the property? If Yes, please give details:**

|                              |                                        |
|------------------------------|----------------------------------------|
| <input type="checkbox"/> Yes | <input checked="" type="checkbox"/> No |
|------------------------------|----------------------------------------|

|                  |
|------------------|
| <br><br><br><br> |
|------------------|

**8.4 Does the seller know if any of the following rights benefit the property:**

(a) Rights of light

|                              |                                        |
|------------------------------|----------------------------------------|
| <input type="checkbox"/> Yes | <input checked="" type="checkbox"/> No |
|------------------------------|----------------------------------------|

(b) Rights of support from adjoining properties

|                              |                                        |
|------------------------------|----------------------------------------|
| <input type="checkbox"/> Yes | <input checked="" type="checkbox"/> No |
|------------------------------|----------------------------------------|

(c) Customary rights (e.g. rights deriving from local traditions)

|                              |                                        |
|------------------------------|----------------------------------------|
| <input type="checkbox"/> Yes | <input checked="" type="checkbox"/> No |
|------------------------------|----------------------------------------|

**8.5 Does the seller know if any of the following arrangements affect the property:**

(a) Other people's rights to mines and minerals under the land

|                              |                                        |
|------------------------------|----------------------------------------|
| <input type="checkbox"/> Yes | <input checked="" type="checkbox"/> No |
|------------------------------|----------------------------------------|

(b) Chancel repair liability

|                              |                                        |
|------------------------------|----------------------------------------|
| <input type="checkbox"/> Yes | <input checked="" type="checkbox"/> No |
|------------------------------|----------------------------------------|

(c) Other people's rights to take things from the land (such as timber, hay or fish)

|                              |                                        |
|------------------------------|----------------------------------------|
| <input type="checkbox"/> Yes | <input checked="" type="checkbox"/> No |
|------------------------------|----------------------------------------|

If Yes, please give details:

|                  |
|------------------|
| <br><br><br><br> |
|------------------|

**8.6 Are there any other rights or arrangements affecting the property? This includes any rights of way. If Yes, please give details:**

|                              |                                        |
|------------------------------|----------------------------------------|
| <input type="checkbox"/> Yes | <input checked="" type="checkbox"/> No |
|------------------------------|----------------------------------------|

|                                  |
|----------------------------------|
| <br><br><br><br><br><br><br><br> |
|----------------------------------|

### Services crossing the property or neighbouring property

8.7 Do any drains, pipes or wires serving the property cross any neighbour's property?

☐ Yes ☐ No  
☒ Not known

8.8 Do any drains, pipes or wires leading to any neighbour's property cross the property?

☐ Yes ☐ No  
☒ Not known

8.9 Is there any agreement or arrangement about drains, pipes or wires?

☐ Yes ☒ No  
☐ Not known

If Yes, please supply a copy or give details:

☐ Enclosed ☐ To follow

## 9. Parking

9.1 What are the parking arrangements at the property?

ON ROAD PARKING ONLY

9.2 Is the property in a controlled parking zone or within a local authority parking scheme?

☐ Yes ☒ No  
☐ Not known

## 10. Other charges

**Note:** If the property is leasehold, details of lease expenses such as service charges and ground rent should be set out on the separate TA7 Leasehold Information Form. If the property is freehold, there may still be charges: for example, payments to a management company or for the use of a private drainage system.

10.1 Does the seller have to pay any charges relating to the property (excluding any payments such as council tax, utility charges, etc.), for example payments to a management company? If Yes, please give details:

☐ Yes ☒ No

## 11. Occupiers

11.1 Does the seller live at the property?

|                              |                                        |
|------------------------------|----------------------------------------|
| <input type="checkbox"/> Yes | <input checked="" type="checkbox"/> No |
|------------------------------|----------------------------------------|

11.2 Does anyone else, aged 17 or over, live at the property?

|                              |                                        |
|------------------------------|----------------------------------------|
| <input type="checkbox"/> Yes | <input checked="" type="checkbox"/> No |
|------------------------------|----------------------------------------|

If No to question 11.2, please continue to section 12 'Services' and do not answer 11.3–11.5 below.

11.3 Please give the full names of any occupiers (other than the sellers) aged 17 or over:

|              |
|--------------|
| <br><br><br> |
|--------------|

11.4 Are any of the occupiers (other than the sellers), aged 17 or over, tenants or lodgers?

|                              |                                        |
|------------------------------|----------------------------------------|
| <input type="checkbox"/> Yes | <input checked="" type="checkbox"/> No |
|------------------------------|----------------------------------------|

11.5 Is the property being sold with vacant possession?

|                              |                             |
|------------------------------|-----------------------------|
| <input type="checkbox"/> Yes | <input type="checkbox"/> No |
|------------------------------|-----------------------------|

If Yes, have all the occupiers aged 17 or over:

(a) agreed to leave prior to completion?

|                              |                             |
|------------------------------|-----------------------------|
| <input type="checkbox"/> Yes | <input type="checkbox"/> No |
|------------------------------|-----------------------------|

(b) agreed to sign the sale contract? If No, please supply other evidence that the property will be vacant on completion.

|                                   |                                    |
|-----------------------------------|------------------------------------|
| <input type="checkbox"/> Yes      | <input type="checkbox"/> No        |
| <input type="checkbox"/> Enclosed | <input type="checkbox"/> To follow |

## 12. Services

**Note:** If the seller does not have a certificate requested below this can be obtained from the relevant Competent Persons Scheme. Further information about Competent Persons Schemes can be found at: <https://www.gov.uk/guidance/competent-person-scheme-current-schemes-and-how-schemes-are-authorised>

### Electricity

12.1 Has the whole or any part of the electrical installation been tested by a qualified and registered electrician?

|                                         |                             |
|-----------------------------------------|-----------------------------|
| <input checked="" type="checkbox"/> Yes | <input type="checkbox"/> No |
|-----------------------------------------|-----------------------------|

If Yes, please state the year it was tested and provide a copy of the test certificate.

|                                              |                                    |
|----------------------------------------------|------------------------------------|
| <input type="text" value=""/>                | Year                               |
| <input checked="" type="checkbox"/> Enclosed | <input type="checkbox"/> To follow |

*EICR AVAILABLE FROM PETER ALAN LETTINGS 10 NEATH*  
12.2 Has the property been rewired or had any electrical installation work carried out since 1 January 2005?

|                                    |                                        |
|------------------------------------|----------------------------------------|
| <input type="checkbox"/> Yes       | <input checked="" type="checkbox"/> No |
| <input type="checkbox"/> Not known |                                        |

If Yes, please supply one of the following:

(a) a copy of the signed BS7671 Electrical Safety Certificate

|                                   |                                    |
|-----------------------------------|------------------------------------|
| <input type="checkbox"/> Enclosed | <input type="checkbox"/> To follow |
|-----------------------------------|------------------------------------|

(b) the installer's Building Regulations Compliance Certificate

|                                   |                                    |
|-----------------------------------|------------------------------------|
| <input type="checkbox"/> Enclosed | <input type="checkbox"/> To follow |
|-----------------------------------|------------------------------------|

(c) the Building Control Completion Certificate

|                                   |                                    |
|-----------------------------------|------------------------------------|
| <input type="checkbox"/> Enclosed | <input type="checkbox"/> To follow |
|-----------------------------------|------------------------------------|

## Central heating

### 12.3 Does the property have a central heating system?

|                                         |                             |
|-----------------------------------------|-----------------------------|
| <input checked="" type="checkbox"/> Yes | <input type="checkbox"/> No |
|-----------------------------------------|-----------------------------|

If Yes:

(a) What type of system is it (e.g. mains gas, liquid gas, oil, electricity, etc.)?

|           |
|-----------|
| MAINS GAS |
|-----------|

(b) When was the heating system installed? If on or after 1 April 2005 please supply a copy of the 'completion certificate' (e.g. CORGI or Gas Safe Register) or the 'exceptional circumstances' form.

|                                               |                                    |
|-----------------------------------------------|------------------------------------|
| <input type="text"/>                          | Date                               |
| <input checked="" type="checkbox"/> Not known |                                    |
| <input type="checkbox"/> Enclosed             | <input type="checkbox"/> To follow |

(c) Is the heating system in good working order?

|                                         |                             |
|-----------------------------------------|-----------------------------|
| <input checked="" type="checkbox"/> Yes | <input type="checkbox"/> No |
|-----------------------------------------|-----------------------------|

(d) In what year was the heating system last serviced/maintained? Please supply a copy of the inspection report.

|                                                   |                                    |
|---------------------------------------------------|------------------------------------|
| 2024                                              | Year                               |
| <input type="checkbox"/> Not known                |                                    |
| <input type="checkbox"/> Enclosed                 | <input type="checkbox"/> To follow |
| <input checked="" type="checkbox"/> Not available |                                    |

## Drainage and sewerage

**Note:** Further information about drainage and sewerage can be found at:  
[www.gov.uk/government/organisations/environment-agency](http://www.gov.uk/government/organisations/environment-agency)

### 12.4 Is the property connected to mains:

(a) foul water drainage?

|                                         |                             |                                    |
|-----------------------------------------|-----------------------------|------------------------------------|
| <input checked="" type="checkbox"/> Yes | <input type="checkbox"/> No | <input type="checkbox"/> Not known |
|-----------------------------------------|-----------------------------|------------------------------------|

(b) surface water drainage?

|                                         |                             |                                    |
|-----------------------------------------|-----------------------------|------------------------------------|
| <input checked="" type="checkbox"/> Yes | <input type="checkbox"/> No | <input type="checkbox"/> Not known |
|-----------------------------------------|-----------------------------|------------------------------------|

If Yes to both questions in 12.4, please continue to section 13 'Connection to utilities and services' and do not answer 12.5–12.10 below.

### 12.5 Is sewerage for the property provided by:

(a) a septic tank?

|                              |                             |
|------------------------------|-----------------------------|
| <input type="checkbox"/> Yes | <input type="checkbox"/> No |
|------------------------------|-----------------------------|

If the property is in England and you answered Yes to question 12.5 and your septic tank discharges directly into surface water, you must do one of the following as soon as possible:

- connect to mains sewer
- install a drainage field (also known as an infiltration system) so the septic tank can discharge to ground instead
- replace your septic tank with a small sewage treatment plant

You must have plans in place to carry out this work within a reasonable timescale, typically 12 months.

#### 12.5.1 When was the septic tank last replaced or upgraded?

|                      |       |
|----------------------|-------|
| <input type="text"/> | Month |
| <input type="text"/> | Year  |

(b) a sewage treatment plant?

|                              |                             |
|------------------------------|-----------------------------|
| <input type="checkbox"/> Yes | <input type="checkbox"/> No |
|------------------------------|-----------------------------|

(c) cesspool?

|                              |                             |
|------------------------------|-----------------------------|
| <input type="checkbox"/> Yes | <input type="checkbox"/> No |
|------------------------------|-----------------------------|

**12.6 Is the use of the septic tank, sewage treatment plant or cesspool shared with other properties? If Yes, how many properties share the system?**

|                                       |                             |
|---------------------------------------|-----------------------------|
| <input type="checkbox"/> Yes          | <input type="checkbox"/> No |
| <input type="text"/> Properties share |                             |

**12.7 When was the system last emptied?**

|                           |
|---------------------------|
| <input type="text"/> Year |
|---------------------------|

**12.8 If the property is served by a sewage treatment plant, when was the treatment plant last serviced?**

|                           |
|---------------------------|
| <input type="text"/> Year |
|---------------------------|

**12.9 When was the system installed?**

|                           |
|---------------------------|
| <input type="text"/> Year |
|---------------------------|

**Note:** Some systems installed after 1 January 1991 require Building Regulations approval, environmental permits or registration. Further information about permits and registration can be found at: [www.gov.uk/government/organisations/environment-agency](http://www.gov.uk/government/organisations/environment-agency)

**12.10 Is any part of the septic tank, sewage treatment plant (including any soakaway or outfall) or cesspool, or the access to it, outside the boundary of the property? If Yes, please supply a plan showing the location of the system and how access is obtained.**

|                                   |                                    |
|-----------------------------------|------------------------------------|
| <input type="checkbox"/> Yes      | <input type="checkbox"/> No        |
| <input type="checkbox"/> Enclosed | <input type="checkbox"/> To follow |

Specific information about permits and general binding rules can be found at [www.gov.uk/permits-you-need-for-septic-tanks](http://www.gov.uk/permits-you-need-for-septic-tanks)

### 13. Connection to utilities and services

Please mark the Yes or No boxes to show which of the following utilities and services are connected to the property and give details of any providers.

#### Mains electricity

☒ Yes ☐ No

Provider's name

OVO ENERGY

Location of meter

ABOVE FRONT DOOR

#### Mains gas

☒ Yes ☐ No

Provider's name

OVO ENERGY

Location of meter

CUPBOARD IN LIVING ROOM

#### Mains water

☒ Yes ☐ No

Provider's name

DŴR CYMRU

Location of stopcock

OUTSIDE STORE

Location of meter, if any

OUTSIDE STORE

#### Mains sewerage

☐ Yes ☐ No

Provider's name

#### Telephone

☐ Yes ☒ No

Provider's name

#### Cable

☐ Yes ☒ No

Provider's name

## 14. Transaction information

14.1 Is this sale dependent on the seller completing the purchase of another property on the same day?

☐ Yes ☒ No

14.2 Does the seller have any special requirements about a moving date? If Yes, please give details:

☐ Yes ☒ No

14.3 Will the sale price be sufficient to repay all mortgages and charges secured on the property?

☐ Yes ☐ No  
☒ No mortgage

14.4 Will the seller ensure that:

(a) all rubbish is removed from the property (including from the loft, garden, outbuildings, garages and sheds) and that the property will be left in a clean and tidy condition?

☒ Yes ☐ No

(b) if light fittings are removed, the fittings will be replaced with ceiling rose, flex, bulb holder and bulb?

☒ Yes ☐ No

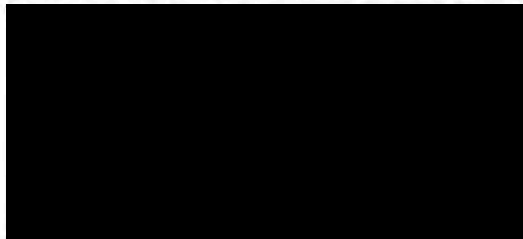
(c) reasonable care will be taken when removing any other fittings or contents?

☒ Yes ☐ No

(d) keys to all windows and doors and details of alarm codes will be left at the property or with the estate agent?

☒ Yes ☐ No

Signed:



Dated: 28-4-26

Signed:

Dated: 28/4/26

Signed:

Dated:

Signed:

Dated:

Each seller should sign this form.



The Law Society is the representative body for solicitors in England and Wales.

TA6

Law Society Property Information Form

Page 18 of 18

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# Law Society Fittings and Contents Form (3rd edition)

Address of the property

20 Mary Street

Neath

Postcode SA1 1PN

Full names of the seller

Seller's solicitor

Name of solicitor's firm

Howells Legal

Address

4 Langdon House  
Langdon Road  
Swansea

SA1 8QY

Email

Reference number

About this form

The aim of this form is to make clear to the buyer which items are included in the sale. It must be completed accurately by the seller as the form may become part of the contract between the buyer and seller.

**It is important that sellers and buyers check the information in this form carefully.**

Definitions

- 'Seller' means all sellers together where the property is owned by more than one person.
- 'Buyer' means all buyers together where the property is being bought by more than one person.



## Instructions to the seller and the buyer

In each row, the seller should tick the appropriate box to show whether:

- the item is included in the sale ('Included');
- the item is excluded from the sale ('Excluded');
- there is no such item at the property ('None').

Where an item is excluded from the sale the seller may offer it for sale by inserting a price in the appropriate box. The buyer can then decide whether to accept the seller's offer.

A seller who inserts a price in this form is responsible for negotiating the sale of that item directly with the buyer or through their estate agent. If the seller or buyer instructs their solicitor to negotiate the sale of such an item, there may be an additional charge.

### Sellers and buyers should inform their solicitors of any arrangements made about items offered for sale.

If the seller removes any fixtures, fittings or contents, the seller should be reasonably careful to ensure that any damage caused is minimised.

Unless stated otherwise, the seller will be responsible for ensuring that all rubbish is removed from the property (including from the loft, garden, outbuildings, garages and sheds), and that the property is left in a reasonably clean and tidy condition.

## 1 Basic fittings

|                                | Included                            | Excluded                 | None                                | Price                | Comments             |
|--------------------------------|-------------------------------------|--------------------------|-------------------------------------|----------------------|----------------------|
| Boiler/immersion heater        | <input type="checkbox"/>            | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="text"/> | <input type="text"/> |
| Radiators/wall heaters         | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/>            | <input type="text"/> | <input type="text"/> |
| Night-storage heaters          | <input type="checkbox"/>            | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="text"/> | <input type="text"/> |
| Free-standing heaters          | <input type="checkbox"/>            | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="text"/> | <input type="text"/> |
| Gas fires (with surround)      | <input type="checkbox"/>            | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="text"/> | <input type="text"/> |
| Electric fires (with surround) | <input type="checkbox"/>            | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="text"/> | <input type="text"/> |
| Light switches                 | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/>            | <input type="text"/> | <input type="text"/> |
| Roof insulation                | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/>            | <input type="text"/> | <input type="text"/> |
| Window fittings                | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/>            | <input type="text"/> | <input type="text"/> |
| Window shutters/grilles        | <input type="checkbox"/>            | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="text"/> | <input type="text"/> |
| Internal door fittings         | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/>            | <input type="text"/> | <input type="text"/> |
| External door fittings         | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/>            | <input type="text"/> | <input type="text"/> |
| Doorbell/chime                 | <input type="checkbox"/>            | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="text"/> | <input type="text"/> |

## 1 Basic fittings (continued)

|                                     | Included                            | Excluded                 | None                                | Price | Comments |
|-------------------------------------|-------------------------------------|--------------------------|-------------------------------------|-------|----------|
| Electric sockets                    | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/>            |       |          |
| Burglar alarm                       | <input type="checkbox"/>            | <input type="checkbox"/> | <input checked="" type="checkbox"/> |       |          |
| <i>Other items (please specify)</i> |                                     |                          |                                     |       |          |
|                                     | <input type="checkbox"/>            | <input type="checkbox"/> |                                     |       |          |
|                                     | <input type="checkbox"/>            | <input type="checkbox"/> |                                     |       |          |
|                                     | <input type="checkbox"/>            | <input type="checkbox"/> |                                     |       |          |
|                                     | <input type="checkbox"/>            | <input type="checkbox"/> |                                     |       |          |

## 2 Kitchen

**Note:** In this section please also indicate whether the item is fitted or freestanding.

|                                     | Fitted                              | Free-standing                       | Included                            | Excluded                 | None                                | Price | Comments |
|-------------------------------------|-------------------------------------|-------------------------------------|-------------------------------------|--------------------------|-------------------------------------|-------|----------|
| Hob                                 | <input checked="" type="checkbox"/> | <input type="checkbox"/>            | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/>            |       |          |
| Extractor hood                      | <input type="checkbox"/>            | <input checked="" type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/>            |       |          |
| Oven/grill                          | <input checked="" type="checkbox"/> | <input type="checkbox"/>            | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/>            |       |          |
| Cooker                              | <input type="checkbox"/>            | <input type="checkbox"/>            | <input type="checkbox"/>            | <input type="checkbox"/> | <input checked="" type="checkbox"/> |       |          |
| Microwave                           | <input type="checkbox"/>            | <input type="checkbox"/>            | <input type="checkbox"/>            | <input type="checkbox"/> | <input checked="" type="checkbox"/> |       |          |
| Refrigerator/fridge-freezer         | <input type="checkbox"/>            | <input type="checkbox"/>            | <input type="checkbox"/>            | <input type="checkbox"/> | <input checked="" type="checkbox"/> |       |          |
| Freezer                             | <input type="checkbox"/>            | <input type="checkbox"/>            | <input type="checkbox"/>            | <input type="checkbox"/> | <input checked="" type="checkbox"/> |       |          |
| Dishwasher                          | <input type="checkbox"/>            | <input type="checkbox"/>            | <input type="checkbox"/>            | <input type="checkbox"/> | <input checked="" type="checkbox"/> |       |          |
| Tumble-dryer                        | <input type="checkbox"/>            | <input type="checkbox"/>            | <input type="checkbox"/>            | <input type="checkbox"/> | <input checked="" type="checkbox"/> |       |          |
| Washing machine                     | <input type="checkbox"/>            | <input type="checkbox"/>            | <input type="checkbox"/>            | <input type="checkbox"/> | <input checked="" type="checkbox"/> |       |          |
| <i>Other items (please specify)</i> |                                     |                                     |                                     |                          |                                     |       |          |
|                                     | <input type="checkbox"/>            | <input type="checkbox"/>            | <input type="checkbox"/>            | <input type="checkbox"/> |                                     |       |          |
|                                     | <input type="checkbox"/>            | <input type="checkbox"/>            | <input type="checkbox"/>            | <input type="checkbox"/> |                                     |       |          |
|                                     | <input type="checkbox"/>            | <input type="checkbox"/>            | <input type="checkbox"/>            | <input type="checkbox"/> |                                     |       |          |
|                                     | <input type="checkbox"/>            | <input type="checkbox"/>            | <input type="checkbox"/>            | <input type="checkbox"/> |                                     |       |          |

### 3 Bathroom

|                              | Included                            | Excluded                 | None                                | Price | Comments |
|------------------------------|-------------------------------------|--------------------------|-------------------------------------|-------|----------|
| Bath                         | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/>            |       |          |
| Shower fitting for bath      | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/>            |       |          |
| Shower curtain               | <input type="checkbox"/>            | <input type="checkbox"/> | <input checked="" type="checkbox"/> |       |          |
| Bathroom cabinet             | <input type="checkbox"/>            | <input type="checkbox"/> | <input checked="" type="checkbox"/> |       |          |
| Taps                         | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/>            |       |          |
| Separate shower and fittings | <input type="checkbox"/>            | <input type="checkbox"/> | <input checked="" type="checkbox"/> |       |          |
| Towel rail                   | <input type="checkbox"/>            | <input type="checkbox"/> | <input checked="" type="checkbox"/> |       |          |
| Soap/toothbrush holders      | <input type="checkbox"/>            | <input type="checkbox"/> | <input checked="" type="checkbox"/> |       |          |
| Toilet roll holders          | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/>            |       |          |
| Bathroom mirror              | <input type="checkbox"/>            | <input type="checkbox"/> | <input checked="" type="checkbox"/> |       |          |

### 4 Carpets

|                                     | Included                            | Excluded                 | None                                | Price | Comments |
|-------------------------------------|-------------------------------------|--------------------------|-------------------------------------|-------|----------|
| Hall, stairs and landing            | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/>            |       |          |
| Living room                         | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/>            |       |          |
| Dining room                         | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/>            |       |          |
| Kitchen                             | <input type="checkbox"/>            | <input type="checkbox"/> | <input checked="" type="checkbox"/> |       |          |
| Bedroom 1                           | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/>            |       |          |
| Bedroom 2                           | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/>            |       |          |
| Bedroom 3                           | <input type="checkbox"/>            | <input type="checkbox"/> | <input type="checkbox"/>            |       |          |
| <i>Other rooms (please specify)</i> |                                     |                          |                                     |       |          |
|                                     | <input type="checkbox"/>            | <input type="checkbox"/> |                                     |       |          |
|                                     | <input type="checkbox"/>            | <input type="checkbox"/> |                                     |       |          |
|                                     | <input type="checkbox"/>            | <input type="checkbox"/> |                                     |       |          |
|                                     | <input type="checkbox"/>            | <input type="checkbox"/> |                                     |       |          |

## 5 Curtains and curtain rails

|                                     | Included                 | Excluded                 | None                                | Price | Comments |
|-------------------------------------|--------------------------|--------------------------|-------------------------------------|-------|----------|
| <b>Curtain rails/poles/pelmets</b>  |                          |                          |                                     |       |          |
| Hall, stairs and landing            | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |       |          |
| Living room                         | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |       |          |
| Dining room                         | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |       |          |
| Kitchen                             | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |       |          |
| Bedroom 1                           | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |       |          |
| Bedroom 2                           | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |       |          |
| Bedroom 3                           | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/>            |       |          |
| <i>Other rooms (please specify)</i> |                          |                          |                                     |       |          |
|                                     | <input type="checkbox"/> | <input type="checkbox"/> |                                     |       |          |
|                                     | <input type="checkbox"/> | <input type="checkbox"/> |                                     |       |          |
|                                     | <input type="checkbox"/> | <input type="checkbox"/> |                                     |       |          |
|                                     | <input type="checkbox"/> | <input type="checkbox"/> |                                     |       |          |
| <b>Curtains/blinds</b>              |                          |                          |                                     |       |          |
| Hall, stairs and landing            | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |       |          |
| Living room                         | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |       |          |
| Dining room                         | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |       |          |
| Kitchen                             | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |       |          |
| Bedroom 1                           | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |       |          |
| Bedroom 2                           | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |       |          |
| Bedroom 3                           | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/>            |       |          |
| <i>Other rooms (please specify)</i> |                          |                          |                                     |       |          |
|                                     | <input type="checkbox"/> | <input type="checkbox"/> |                                     |       |          |
|                                     | <input type="checkbox"/> | <input type="checkbox"/> |                                     |       |          |
|                                     | <input type="checkbox"/> | <input type="checkbox"/> |                                     |       |          |
|                                     | <input type="checkbox"/> | <input type="checkbox"/> |                                     |       |          |

## 6 Light fittings

**Note:** If the seller removes a light fitting, it is assumed that the seller will replace the fitting with a ceiling rose, a flex, bulb holder and bulb and that they will be left in a safe condition.

|                                     | Included                            | Excluded                 | None                     | Price | Comments |
|-------------------------------------|-------------------------------------|--------------------------|--------------------------|-------|----------|
| Hall, stairs and landing            | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |       |          |
| Living room                         | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |       |          |
| Dining room                         | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |       |          |
| Kitchen                             | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |       |          |
| Bedroom 1                           | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |       |          |
| Bedroom 2                           | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |       |          |
| Bedroom 3                           | <input type="checkbox"/>            | <input type="checkbox"/> | <input type="checkbox"/> |       |          |
| <i>Other rooms (please specify)</i> |                                     |                          |                          |       |          |
| UTILITY                             | <input checked="" type="checkbox"/> | <input type="checkbox"/> |                          |       |          |
|                                     | <input type="checkbox"/>            | <input type="checkbox"/> |                          |       |          |
|                                     | <input type="checkbox"/>            | <input type="checkbox"/> |                          |       |          |
|                                     | <input type="checkbox"/>            | <input type="checkbox"/> |                          |       |          |

## 7 Fitted units

**Note:** Fitted units include, for example, fitted cupboards, fitted shelves, and fitted wardrobes.

|                          | Included                            | Excluded                 | None                                | Price | Comments |
|--------------------------|-------------------------------------|--------------------------|-------------------------------------|-------|----------|
| Hall, stairs and landing | <input type="checkbox"/>            | <input type="checkbox"/> | <input checked="" type="checkbox"/> |       |          |
| Living room              | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/>            |       |          |
| Dining room              | <input type="checkbox"/>            | <input type="checkbox"/> | <input checked="" type="checkbox"/> |       |          |
| Kitchen                  | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/>            |       |          |
| Bedroom 1                | <input type="checkbox"/>            | <input type="checkbox"/> | <input checked="" type="checkbox"/> |       |          |
| Bedroom 2                | <input type="checkbox"/>            | <input type="checkbox"/> | <input checked="" type="checkbox"/> |       |          |
| Bedroom 3                | <input type="checkbox"/>            | <input type="checkbox"/> | <input type="checkbox"/>            |       |          |

## 7 Fitted units (continued)

|                                     | Included                 | Excluded                 | None | Price | Comments |
|-------------------------------------|--------------------------|--------------------------|------|-------|----------|
| <i>Other rooms (please specify)</i> |                          |                          |      |       |          |
|                                     | <input type="checkbox"/> | <input type="checkbox"/> |      |       |          |
|                                     | <input type="checkbox"/> | <input type="checkbox"/> |      |       |          |
|                                     | <input type="checkbox"/> | <input type="checkbox"/> |      |       |          |
|                                     | <input type="checkbox"/> | <input type="checkbox"/> |      |       |          |

## 8 Outdoor area

|                                     | Included                            | Excluded                 | None                                | Price | Comments |
|-------------------------------------|-------------------------------------|--------------------------|-------------------------------------|-------|----------|
| Garden furniture                    | <input type="checkbox"/>            | <input type="checkbox"/> | <input checked="" type="checkbox"/> |       |          |
| Garden ornaments                    | <input type="checkbox"/>            | <input type="checkbox"/> | <input checked="" type="checkbox"/> |       |          |
| Trees, plants, shrubs               | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/>            |       |          |
| Barbecue                            | <input type="checkbox"/>            | <input type="checkbox"/> | <input checked="" type="checkbox"/> |       |          |
| Dustbins                            | <input type="checkbox"/>            | <input type="checkbox"/> | <input checked="" type="checkbox"/> |       |          |
| Garden shed                         | <input type="checkbox"/>            | <input type="checkbox"/> | <input checked="" type="checkbox"/> |       |          |
| Greenhouse                          | <input type="checkbox"/>            | <input type="checkbox"/> | <input checked="" type="checkbox"/> |       |          |
| Outdoor heater                      | <input type="checkbox"/>            | <input type="checkbox"/> | <input checked="" type="checkbox"/> |       |          |
| Outside lights                      | <input type="checkbox"/>            | <input type="checkbox"/> | <input checked="" type="checkbox"/> |       |          |
| Water butt                          | <input type="checkbox"/>            | <input type="checkbox"/> | <input checked="" type="checkbox"/> |       |          |
| Clothes line                        | <input type="checkbox"/>            | <input type="checkbox"/> | <input checked="" type="checkbox"/> |       |          |
| Rotary line                         | <input type="checkbox"/>            | <input type="checkbox"/> | <input checked="" type="checkbox"/> |       |          |
| <i>Other items (please specify)</i> |                                     |                          |                                     |       |          |
|                                     | <input type="checkbox"/>            | <input type="checkbox"/> |                                     |       |          |
|                                     | <input type="checkbox"/>            | <input type="checkbox"/> |                                     |       |          |
|                                     | <input type="checkbox"/>            | <input type="checkbox"/> |                                     |       |          |
|                                     | <input type="checkbox"/>            | <input type="checkbox"/> |                                     |       |          |
|                                     | <input type="checkbox"/>            | <input type="checkbox"/> |                                     |       |          |

## 9 Television and telephone

|                     | Included                            | Excluded                 | None                                | Price                | Comments             |
|---------------------|-------------------------------------|--------------------------|-------------------------------------|----------------------|----------------------|
| Telephone receivers | <input type="checkbox"/>            | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="text"/> | <input type="text"/> |
| Television aerial   | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/>            | <input type="text"/> | <input type="text"/> |
| Radio aerial        | <input type="checkbox"/>            | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="text"/> | <input type="text"/> |
| Satellite dish      | <input type="checkbox"/>            | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="text"/> | <input type="text"/> |

## 10 Stock of fuel

|                               | Included                 | Excluded                 | None                                | Price                | Comments             |
|-------------------------------|--------------------------|--------------------------|-------------------------------------|----------------------|----------------------|
| Oil                           | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="text"/> | <input type="text"/> |
| Wood                          | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="text"/> | <input type="text"/> |
| Liquefied Petroleum Gas (LPG) | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="text"/> | <input type="text"/> |

## 11 Other items

|  | Included                 | Excluded                 | Price                | Comments             |
|--|--------------------------|--------------------------|----------------------|----------------------|
|  | <input type="checkbox"/> | <input type="checkbox"/> | <input type="text"/> | <input type="text"/> |
|  | <input type="checkbox"/> | <input type="checkbox"/> | <input type="text"/> | <input type="text"/> |
|  | <input type="checkbox"/> | <input type="checkbox"/> | <input type="text"/> | <input type="text"/> |
|  | <input type="checkbox"/> | <input type="checkbox"/> | <input type="text"/> | <input type="text"/> |

Signed:

Signed:

Signed:

Signed:

Dated: 28-4-26

Dated: 28/4/26

Dated:

Dated:

Each seller should sign this form.

*The Law Society is the representative body for solicitors in England and Wales.*

# BUILDING REGULATIONS COMPLIANCE

## This is a Building Regulations Compliance Certificate:

It confirms the work detailed below has been carried out by a Gas Safe registered business. It is also confirmation from the business that the work:

- was carried out in accordance with the Gas Safety (Installation and Use) Regulations, as well as all other relevant industry standards
- has been self certified as being compliant with Section 4 and 7 of the Building Regulations in England, Wales and Isle of Man. This certificate is evidence, but not conclusive evidence, that the requirements of the building regulations have been complied with.

It is a legal requirement for anyone carrying out gas work on your behalf to be Gas Safe registered, please remember to check your engineer's licence card before you have any gas work carried out.

Registered businesses can self certify that their work complies with building regulations requirements in England, Wales and Isle of Man. This assists you in complying with your obligation to notify your local authority building control as the property owner, and this certificate confirms this notification has been done for you.

Thank you for using a Gas Safe registered business. Gas Safe Register recommends that you have your gas appliances checked for safety annually.

### Property Address:

20 Mary Street  
NEATH  
West Glamorgan  
SA11 1PN

Certificate No. 19366361

Gas Safe Register has been notified that the work detailed below has been undertaken.

### Work completed by:

Mr Christopher Gill

### On behalf of:

Chris Gill Plumbing and Heating

### Registration Number:

622469

### Date of work:

01-11-2018

Install a gas-fired boiler  
Baxi Potterton DUOTEC Combi 24

Gas Safe Register®  
PO Box 6804  
Basingstoke RG24 4NB

[www.GasSafeRegister.co.uk](http://www.GasSafeRegister.co.uk)

Gas Safe Register has notified your local authority building control of the work detailed on this certificate. Gas Safe Register inspects the work of registered businesses to ensure safety and standards are maintained. Should your property be selected for inspection your co-operation in gaining access to inspect the work will be appreciated.

Please note that the contract for the work carried out is between yourself and the named business. Gas Safe Register can take no responsibility for the standard of work carried out. However, if you have any concerns regarding gas safety please contact your engineer.



# DOMESTIC ELECTRICAL INSTALLATION CONDITION REPORT

## Small installations up to 100 A single phase supply

Issued in accordance with BS 7671: 2018 – Requirements for Electrical Installations

### PART 1 : DETAILS OF THE CONTRACTOR, CLIENT AND INSTALLATION

#### DETAILS OF THE CONTRACTOR

Trading Title: Lewis Gas & Electrical

Address: 4 Min Y Coed, Glynneath,  
Neath, West Glamorgan

Postcode: SA11 5RY

Tel No:

#### DETAILS OF THE CLIENT

#### DETAILS OF THE INSTALLATION

Occupier: N/A

Address: 20 Mary Street, Neath

Postcode: SA11 1PN

Tel No: N/A

### PART 2 : PURPOSE OF THE REPORT

Purpose for which this report is required: EICR due

Date(s) when inspection and testing was carried out: 05/12/2023

Records available: (X)

Previous inspection report available: (X)

Previous report date: (N/A)

### PART 3 : SUMMARY OF THE CONDITION OF THE INSTALLATION

General condition of the installation (in terms of electrical safety):

Partly good, most items new, wiring is aging

Estimated age of electrical installation: (20) years

Evidence of additions or alterations: (✓)

Overall assessment of the installation is: Satisfactory/Unsatisfactory\* (delete as appropriate)

### PART 4 : DECLARATION

#### INSPECTION AND TESTING

I, being the person responsible for the inspection and testing of the electrical installation, particulars of which are described in PART 7, having exercised reasonable skill and care when carrying out the inspection and testing of the existing installation, hereby CERTIFY that the information in this report, including the observations (page 2) and the attached schedules, provides an accurate assessment of the condition of the electrical installation taking into account the stated extent of the installation and the limitations on the inspection and testing.

Name (capitals): TARAN JONES

Signature

Date: 05/12/2023

#### REVIEWED BY

Name (capitals): TARAN JONES

Signature

Date: 05/12/2023

\*An unsatisfactory assessment indicates that dangerous (CODE C1) and/or potentially dangerous (CODE C2) conditions have been identified in PART 6, or that Further Investigation (CODE FI) without delay is required.



# DOMESTIC ELECTRICAL INSTALLATION CONDITION REPORT

## Small installations up to 100 A single phase supply

Issued in accordance with BS 7671: 2018 – Requirements for Electrical Installations

### PART 7 : DETAILS AND LIMITATIONS ON THE INSPECTION AND TESTING

The inspection and testing has been carried out in accordance with BS 7671: 2018, as amended. Cables concealed within trunking and conduits, or cables and conduits concealed under floors, in inaccessible roof spaces and generally within the fabric of the building or underground, have not been visually inspected unless specifically agreed between the Client and the Inspector prior to inspection.

Details of the installation covered by this report: Whole installation ..... (see additional page No. N/A ...)

Agreed limitations including the reasons, if any, on the inspection and testing: None .....

Extent of sampling (inspection only): None ..... (see additional page No. N/A ...)

Operational limitations including the reasons: None ..... (see additional page No. N/A ...)

### PART 8 : SUPPLY CHARACTERISTICS AND EARTHING ARRANGEMENTS

#### System type and earthing arrangements

TN-C-S: (N/A) TN-S: (N/A) TT: (✓)

Other (state): N/A

#### Supply protective device

(BS (EN) 1361)

Type: (II) Rated current: (60) A

#### Number and type of live conductors

AC 1-phase, 2-wire: (✓)

Other (state): N/A

Confirmation of supply polarity: (✓)

Other sources of supply (as detailed on attached schedule) Page No: (N/A)

#### Nature of supply parameters

Nominal line voltage to Earth,  $U_0$ : (230) V <sup>(1) By enquiry, measurement, or by calculation</sup>  
 Nominal frequency,  $f$ : (50) Hz  
 Prospective fault current,  $I_{pf}^{(1)*}$ : (4.9) kA  
 External loop impedance,  $Z_e^{(1)*}$ : (170)  $\Omega$

### PART 9 : PARTICULARS OF INSTALLATION REFERRED TO IN THIS REPORT

#### Means of Earthing

Distributor's facility: (N/A)

Installation earth electrode: (✓)

#### Where an earth electrode is used insert

Type – rod(s), tape, etc: (Earth Rod)

Location: (Front door)

Electrode resistance to Earth: (155)  $\Omega$

#### Main protective conductors

Earthing conductor:

(material Copper) csa 16 mm<sup>2</sup>

Connection / continuity verified: (✓)

#### Main protective bonding conductors:

(material Copper) csa 10 mm<sup>2</sup>

Connection / continuity verified: (✓)

#### Main protective bonding connections

Water installation pipes: (✓)

Gas installation pipes: (✓)

Structural steel: (N/A)

Oil installation pipes: (N/A)

Lightning protection: (N/A)

Other (state): N/A

N/A

#### Main switch / Switch-fuse / Circuit-breaker / RCD

Type: (BS (EN) 60947-3)

Location: (Above front door)

No. of poles: (2) Rating / setting of device: (N/A) A

Current rating: (100) A Voltage rating: (230) V

#### Where an RCD is used as the main switch

RCD rated residual operating current,  $I_{\Delta n}$ : (N/A) mA

Measured operating time: (N/A) ms Rated time delay: (N/A) ms

\*Where the installation is supplied by more than one source, the higher or highest values of prospective fault current,  $I_{pf}$ , and external earth fault loop impedance,  $Z_e$ , must be recorded.

**All fields must be completed.** Enter either, as appropriate: '✓' if Acceptable condition; 'N/A' if Not applicable; 'LIM' if a Limitation exists; or Code appropriately – CODE 'C1', 'C2', 'C3' or 'FI' (codes to be recorded in PART 6, with additional comments (where appropriate) on attached numbered sheets)

# DOMESTIC ELECTRICAL INSTALLATION CONDITION REPORT

## Small installations up to 100 A single phase supply

Issued in accordance with BS 7671: 2018 – Requirements for Electrical Installations

### PART 10 : SCHEDULE OF ITEMS INSPECTED

|                                                                                                                                                                                                                             |         |                                                                                                                                                                     |         |                                                                                                                                                                    |         |
|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|---------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------|---------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------|---------|
| <b>1. External condition of intake equipment (visual inspection only)</b><br>(If inadequacies are identified with the intake equipment, it is recommended the person ordering the report informs the appropriate authority) |         | <b>4. Consumer unit(s) / Distribution board(s)</b>                                                                                                                  |         | <b>4.15 Protection against electromagnetic effects where cables enter metallic consumer unit / enclosure:</b> (N/A)                                                |         |
| 1.1 Service cable:                                                                                                                                                                                                          | (.....) | 4.1 Adequacy of working space / accessibility to consumer unit / distribution board:                                                                                | (.....) | 4.16 RCDs provided for fault protection – includes RCBOs:                                                                                                          | (.....) |
| 1.2 Service head:                                                                                                                                                                                                           | (.....) | 4.2 Security of fixing:                                                                                                                                             | (.....) | 4.17 RCDs provided for additional protection – includes RCBOs:                                                                                                     | (.....) |
| 1.3 Earthing arrangement:                                                                                                                                                                                                   | (.....) | 4.3 Condition of enclosure(s) in terms of IP rating:                                                                                                                | (.....) | 4.18 Confirmation of indication that SPD is functional:                                                                                                            | (N/A)   |
| 1.4 Meter tails:                                                                                                                                                                                                            | (.....) | 4.4 Condition of enclosure(s) in terms of fire rating:                                                                                                              | (.....) | 4.19 Adequacy of AFDD(s), where specified:                                                                                                                         | (N/A)   |
| a) Cutout fuse to meter                                                                                                                                                                                                     | (.....) | 4.5 Enclosure not damaged / deteriorated so as to impair safety:                                                                                                    | (.....) | 4.20 Confirmation that conductor connections, including connections to busbars, are correctly located in terminals and are tight and secure:                       | (.....) |
| b) Meter to consumer unit                                                                                                                                                                                                   | (.....) | 4.6 Presence of linked main switch:                                                                                                                                 | (.....) | <b>5. Distribution / final circuits</b>                                                                                                                            |         |
| 1.5 Metering equipment:                                                                                                                                                                                                     | (.....) | 4.7 Operation of main switch(es) (functional check):                                                                                                                | (.....) | 5.1 Identification of conductors:                                                                                                                                  | (.....) |
| 1.6 Isolator (where present):                                                                                                                                                                                               | (.....) | 4.8 Main switch capable of being secured in the OFF position:                                                                                                       | (.....) | 5.2 Cables correctly supported throughout:                                                                                                                         | (.....) |
| <b>2. Presence of adequate arrangements for other sources</b>                                                                                                                                                               |         | 4.9 Operation of circuit-breakers and RCDs to prove disconnection (functional check):                                                                               | (.....) | 5.3 Condition of insulation of live parts:                                                                                                                         | (.....) |
| 2.1 Adequate arrangements where a generating set operates as a switched alternative to the public supply:                                                                                                                   | (N/A)   | 4.10 Correct identification of circuits and protective devices:                                                                                                     | (.....) | 5.4 Non-sheathed live conductors protected by enclosure in conduit, ducting or trunking (including confirmation of the integrity of conduit and trunking systems): | (.....) |
| 2.2 Adequate arrangements where generating set operates in parallel with the public supply:                                                                                                                                 | (N/A)   | 4.11 Presence of appropriate circuit charts, warning and other notices:                                                                                             | (.....) | 5.5 Adequacy of cables for current-carrying capacity with regard to the type and nature of installation:                                                           | (.....) |
| 2.3 Presence of alternative / additional supply warning notices:                                                                                                                                                            | (N/A)   | a) Provision of circuit charts/schedules or equivalent forms of information                                                                                         | (N/A)   | 5.6 Adequacy of protective devices; type and rated current for fault protection:                                                                                   | (.....) |
| <b>3. Earthing and bonding arrangements</b>                                                                                                                                                                                 |         | b) Warning notice of method of isolation where live parts not capable of being isolated by a single device                                                          | (.....) | 5.7 Presence and adequacy of circuit protective conductors:                                                                                                        | (.....) |
| 3.1 Presence and condition of distributor's earthing arrangement:                                                                                                                                                           | (.....) | c) Periodic inspection and testing notice                                                                                                                           | (.....) | 5.8 Co-ordination between conductors and overload protection devices:                                                                                              | (.....) |
| 3.2 Presence and condition of earth electrode connection, where appropriate:                                                                                                                                                | (.....) | d) Presence of RCD six-monthly notice, where required                                                                                                               | (.....) | 5.9 Wiring system(s) appropriate for the type and nature of the installation and external influences:                                                              | (.....) |
| 3.3 Confirmation of adequate earthing conductor size:                                                                                                                                                                       | (.....) | e) Warning notice of non-standard (mixed) colours of conductors present                                                                                             | (N/A)   | 5.10 Cables adequately protected against mechanical damage and abrasion:                                                                                           | (.....) |
| 3.4 Accessibility and condition of earthing conductor at Main Earthing Terminal (MET):                                                                                                                                      | (.....) | f) All other required labelling provided                                                                                                                            | (.....) | 5.11 Provision of additional protection by 30 mA RCD ( <i>see Note</i> ):                                                                                          | (.....) |
| 3.5 Confirmation of adequate main protective bonding conductor sizes:                                                                                                                                                       | (.....) | 4.12 Compatibility of protective device(s), base(s) and other components; correct type and rating (no signs of unacceptable thermal damage, arcing or overheating): | (.....) | a) For all socket-outlets with a rated current not exceeding 32 A                                                                                                  | (.....) |
| 3.6 Accessibility and condition of main protective bonding conductor connections:                                                                                                                                           | (.....) | 4.13 Single-pole switching or protective devices in the line conductors only:                                                                                       | (.....) | b) For mobile equipment not exceeding a rating of 32 A for use outdoors                                                                                            | (N/A)   |
| 3.7 Accessibility and condition of other protective bonding connections:                                                                                                                                                    | (.....) | 4.14 Protection against mechanical damage where cables enter consumer unit / distribution board:                                                                    | (.....) | c) For cables concealed in walls / partitions at a depth of less than 50 mm                                                                                        | (.....) |
| 3.8 Provision of earthing and bonding labels at all appropriate locations:                                                                                                                                                  | (.....) |                                                                                                                                                                     |         |                                                                                                                                                                    |         |

**All fields must be completed.** Enter either, as appropriate: '✓' if Acceptable condition; 'N/A' if Not applicable; 'LIM' if a Limitation exists; or Code appropriately – CODE 'C1', 'C2', 'C3' or 'FI' (codes to be recorded in PART 6, with additional comments (where appropriate) on attached numbered sheets)

# DOMESTIC ELECTRICAL INSTALLATION CONDITION REPORT

## Small installations up to 100 A single phase supply

Issued in accordance with BS 7671: 2018 – Requirements for Electrical Installations

### PART 10 : SCHEDULE OF ITEMS INSPECTED

|                                                                                                                           |                                                                                                                            |                                                                                                                             |  |
|---------------------------------------------------------------------------------------------------------------------------|----------------------------------------------------------------------------------------------------------------------------|-----------------------------------------------------------------------------------------------------------------------------|--|
| d) For cables concealed in walls / partitions containing metal parts regardless of depth (.....) ✓                        | b) Acceptable location (local / remote) (.....) ✓                                                                          | 8.2 Where used as a protective measure, requirements for SELV or PELV are met: (.....) ✓                                    |  |
| e) For all AC final circuits supplying luminaires (.....) ✓                                                               | c) Clearly identified by position and / or durable marking(s) (.....) ✓                                                    | 8.3 Shaver sockets comply with BS EN 61558-2-5 (formerly BS 3535): (.....) N/A                                              |  |
| Note: Older installations designed prior to BS 7671: 2008 may not have been provided with RCDs for additional protection. |                                                                                                                            |                                                                                                                             |  |
| 5.12 Provision of fire barriers, sealing arrangements and protection against thermal effects: (.....) ✓                   | 6.3 For isolation only: (.....) ✓                                                                                          | 8.4 Presence of supplementary bonding conductors unless not required by BS 7671: 2018: (.....) N/A                          |  |
| 5.13 Band II cables segregated / separated from Band I cables: (.....) N/A                                                | a) Warning label(s) posted in situations where live parts cannot be isolated by the operation of a single device (.....) ✓ | 8.5 Low voltage (e.g. 230 volts) socket-outlets sited at least 3 m from Zone 1: (.....) ✓                                   |  |
| 5.14 Cables segregated / separated from communications cabling: (.....) ✓                                                 | <b>7. Current-using equipment</b> (permanently connected)                                                                  |                                                                                                                             |  |
| 5.15 Cables segregated / separated from non-electrical services: (.....) ✓                                                | 7.1 Condition of equipment in terms of IP rating: (.....) ✓                                                                | 8.6 Suitability of equipment for external influences for installed location in terms of IP rating: (.....) ✓                |  |
| 5.16 Termination of cables at enclosures (extent of sampling indicated in PART 7 of the report): (.....) ✓                | 7.2 Equipment does not constitute a fire hazard: (.....) ✓                                                                 | 8.7 Suitability of equipment for installation in a particular zone: (.....) ✓                                               |  |
| a) Connections soundly made and under no undue strain (.....) ✓                                                           | 7.3 Enclosure not damaged / deteriorated so as to impair safety: (.....) ✓                                                 | <b>9. Other Part 7 special installations or locations</b>                                                                   |  |
| b) No basic insulation of a conductor visible outside enclosure (.....) ✓                                                 | 7.4 Suitability for the environment and external influences: (.....) ✓                                                     | List of all other special installations or locations, if any, present: (.....) N/A                                          |  |
| c) Connection of live conductors adequately enclosed (.....) ✓                                                            | 7.5 Security of fixing: (.....) ✓                                                                                          | ..... (.....)                                                                                                               |  |
| d) Adequately connected at point of entry to enclosure (.....) ✓                                                          | 7.6 Cable entry holes in ceiling above luminaires, sized or sealed so as to restrict the spread of fire: (.....) N/A       | ..... (.....)                                                                                                               |  |
| 5.17 Condition of accessories including socket-outlets, switches and joint boxes is satisfactory: (.....) ✓               | List number and location of luminaires inspected on a separate page: Page No. (.....) N/A                                  | ..... (.....)                                                                                                               |  |
| <b>6. Isolation and switching</b><br>(isolation, switching off for mechanical maintenance and functional switching)       |                                                                                                                            | ..... (.....)                                                                                                               |  |
| 6.1 In general: (.....) ✓                                                                                                 | 7.7 Recessed luminaires (downlighters): (.....) ✓                                                                          | ..... (.....)                                                                                                               |  |
| a) Presence and condition of appropriate devices (.....) ✓                                                                | a) Correct type of lamps fitted (.....) ✓                                                                                  | ..... (.....)                                                                                                               |  |
| b) Correct operation verified (.....) ✓                                                                                   | b) Installed to minimise build-up of heat (.....) ✓                                                                        | ..... (.....)                                                                                                               |  |
| 6.2 For isolation and switching for mechanical maintenance only: (.....) ✓                                                | c) No signs of overheating to surrounding building fabric (.....) ✓                                                        | ..... (.....)                                                                                                               |  |
| a) Capable of being secured in the OFF position, where appropriate (.....) ✓                                              | d) No signs of overheating to conductors / terminations (.....) ✓                                                          | ..... (.....)                                                                                                               |  |
| <b>8. Location(s) containing a bath or shower</b>                                                                         |                                                                                                                            | Indicate if the relevant requirements of Part 7 are satisfied and append results of inspection on a separate numbered page. |  |
| 8.1 Additional protection by RCD not exceeding 30 mA: (.....) ✓                                                           |                                                                                                                            | <b>SCHEDULE OF ITEMS INSPECTED BY</b>                                                                                       |  |
| a) For low voltage circuits serving the location (.....) ✓                                                                |                                                                                                                            | Name (capital): TARAN JONES                                                                                                 |  |
| b) For low voltage circuits passing through Zone 1 and Zone 2 not serving the location (.....) ✓                          |                                                                                                                            | Signature: [Redacted] Date: 05/12/2023                                                                                      |  |

### PART 11 : SCHEDULES AND ADDITIONAL PAGES

| Schedule of Inspections   | Schedule of Circuit Details and Test Results for the installation | Additional pages, including data sheets for additional sources | Special installations or locations (indicated in item 9. above) | Continuation sheets      |
|---------------------------|-------------------------------------------------------------------|----------------------------------------------------------------|-----------------------------------------------------------------|--------------------------|
| Page No(s): (.....) 4 & 5 | Page No(s): (.....) 6                                             | Page No(s): (.....) None                                       | Page No(s): (.....) None                                        | Page No(s): (.....) None |

The pages identified are an essential part of this report (see Regulation 653.2).

**All fields must be completed.** Enter either, as appropriate: '✓' if Acceptable condition; 'N/A' if Not applicable; 'LIM' if a Limitation exists; or Code appropriately – CODE 'C1', 'C2', 'C3' or 'FI' (codes to be recorded in PART 6, with additional comments (where appropriate) on attached numbered sheets)

DOMESTIC ELECTRICAL INSTALLATION CONDITION REPORT

Small installations up to 100 A single phase supply

Issued in accordance with BS 7671: 2018 – Requirements for Electrical Installations

PART 12 : SCHEDULE OF CIRCUIT DETAILS AND TEST RESULTS

Circuits/equipment vulnerable to damage when testing : .....

CODES for Type of wiring

(A) Thermoplastic insulated / sheathed cables

(B) Thermoplastic cables in metallic conduit

(C) Thermoplastic cables in non-metallic conduit

(D) Thermoplastic cables in metallic trunking

(E) Thermoplastic cables in non-metallic trunking

(F) Thermoplastic / SWA cables

(G) Thermosetting / SWA cables

(H) Mineral-insulated cables

(I) other - state: N/A

| Circuit number | Circuit description<br><br>* Where this consumer unit is remote from the origin of the installation, record details of the circuit supplying this consumer unit on the first line. | Type of wiring (see Codes) | Reference Method (BS 7671) | Number of points served | Circuit conductor csa   |                        | Max. disconnection time (BS 7671) (s) | Protective device |      |            |                             | RCD Operating current, I <sub>Δn</sub> (mA) | Maximum permitted Z <sub>s</sub> for installed protective device** (Ω) | Circuit impedances (Ω)                         |                          |                      |                                             |                | Insulation resistance |                   |                     | Polarity (✓) | Max. measured earth fault loop impedance, Z <sub>s</sub> (Ω) | RCD operating time (ms) | Test buttons |          |
|----------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------------------------|----------------------------|-------------------------|-------------------------|------------------------|---------------------------------------|-------------------|------|------------|-----------------------------|---------------------------------------------|------------------------------------------------------------------------|------------------------------------------------|--------------------------|----------------------|---------------------------------------------|----------------|-----------------------|-------------------|---------------------|--------------|--------------------------------------------------------------|-------------------------|--------------|----------|
|                |                                                                                                                                                                                    |                            |                            |                         | Live (mm <sup>2</sup> ) | cpc (mm <sup>2</sup> ) |                                       | BS (EN)           | Type | Rating (A) | Short-circuit capacity (kA) |                                             |                                                                        | Ring final circuits only (measured end to end) |                          |                      | All circuits (complete at least one column) |                | Live / Live (MΩ)      | Live / Earth (MΩ) | Test voltage DC (V) |              |                                                              |                         | RCD (✓)      | AFDD (✓) |
|                |                                                                                                                                                                                    |                            |                            |                         |                         |                        |                                       |                   |      |            |                             |                                             |                                                                        | (Line) r <sub>1</sub>                          | (Neutral) r <sub>n</sub> | (cpc) r <sub>2</sub> | (R <sub>1</sub> + R <sub>2</sub> )          | R <sub>2</sub> |                       |                   |                     |              |                                                              |                         |              |          |
|                |                                                                                                                                                                                    |                            |                            |                         |                         |                        |                                       |                   |      |            |                             |                                             |                                                                        |                                                |                          |                      |                                             |                |                       |                   |                     |              |                                                              |                         |              |          |
| 1              | House lights                                                                                                                                                                       | A                          | C                          | 7                       | 1.5                     | 1                      | 0.4                                   | 60898             | B    | 6          | 6                           | 30                                          | 7.28                                                                   | N/A                                            | N/A                      | N/A                  | 1.68                                        | N/A            | 111                   | 116               | 250                 | ✓            | 159                                                          | 17.6                    | ✓            | ✗        |
| 2              | Extension lights                                                                                                                                                                   | A                          | C                          | 1                       | 1.5                     | 1                      | 0.4                                   | 60898             | B    | 6          | 6                           | 30                                          | 7.28                                                                   | N/A                                            | N/A                      | N/A                  | 1.52                                        | N/A            | 166                   | 165               | 250                 | ✓            | 137                                                          | 17.6                    | ✓            | ✗        |
| 3              | Up sockets                                                                                                                                                                         | A                          | C                          | 4                       | 2.5                     | 1.5                    | 0.4                                   | 60898             | B    | 32         | 6                           | 30                                          | 1.37                                                                   | 0.45                                           | 0.45                     | 0.72                 | 0.97                                        | N/A            | 200                   | 200               | 250                 | ✓            | 179                                                          | 17.9                    | ✓            | ✗        |
| 4              | Down sockets                                                                                                                                                                       | A                          | C                          | 4                       | 2.5                     | 1.5                    | 0.4                                   | 60898             | B    | 32         | 6                           | 30                                          | 1.37                                                                   | 0.60                                           | 0.64                     | 0.90                 | 1.79                                        | N/A            | 94                    | 97                | 250                 | ✓            | 181                                                          | 17.9                    | ✓            | ✗        |
|                |                                                                                                                                                                                    |                            |                            |                         |                         |                        |                                       |                   |      |            |                             |                                             |                                                                        |                                                |                          |                      |                                             |                |                       |                   |                     |              |                                                              |                         |              |          |
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# NOTES FOR RECIPIENT

## THIS CONDITION REPORT IS AN IMPORTANT AND VALUABLE DOCUMENT WHICH SHOULD BE RETAINED FOR FUTURE USE

The purpose of a domestic periodic inspection is to determine, so far as is reasonably practicable, whether the electrical installation of a single dwelling (house or flat) is in a satisfactory condition for continued service. This report provides an assessment of the condition of the electrical installation identified overleaf at the time it was inspected and tested, taking into account the stated extent of the installation and the limitations of the inspection and testing.

The report identifies any damage, deterioration, defects and/or conditions found by the inspector which may give rise to danger (see PART 6), together with any items for which improvement is recommended.

If you were the person ordering this report, but not the user of the installation, you should pass this report, or a full copy of it including these notes, the schedules and additional pages (if any), immediately to the user.

This report should be retained in a safe place and shown to any person inspecting or undertaking further work on the electrical installation in the future. If you later vacate the property, this report will provide the new user with an assessment of the condition of the electrical installation at the time the periodic inspection was carried out.

Where the installation incorporates a residual current device (RCD) there should be a notice at or near the device stating that it should be tested every six months. For safety reasons it is important that this instruction is followed.

**For safety reasons, the electrical installation should be re-inspected at appropriate intervals by a skilled person or persons, competent in such work. The recommended date by which the next inspection should be carried out is stated in PART 5 of this report. There should also be a notice at or near the main switchboard or consumer unit indicating when the next inspection of the installation is due.**

This report has been issued in accordance with the national standard for the safety of electrical installations, *BS 7671: 2018 – Requirements for Electrical Installations*.

This green Electrical Installation Condition Report is intended for use by NICEIC or ELECSA contractors or installers working outside the scope of their registration and electrical contractors not registered with NICEIC or ELECSA.

This report form is intended to be issued only for the purpose of reporting on the condition of an existing domestic electrical installation and must not be issued to certify new electrical installation work including the replacement of a consumer unit.

The report consists of at least six numbered pages. Additional numbered pages may have been provided to permit further relevant information relating to the installation to be recorded. For installations having more than one consumer unit or more circuits than can be recorded in PART 12, one or more additional *Schedules of Circuit Details and Test Results* should form part of the report. The report is invalid if any of the schedules identified in PART 10 are missing.

You should have received the report marked 'Original' and the contractor should have retained the report marked 'Duplicate'.

PART 7 (Details and limitations) should identify fully the extent of the installation covered by this report and any limitations on the inspection and testing. The inspector should have agreed these aspects with the person ordering the report before the inspection was carried out.

Rarely, an operational limitation may have been encountered during the inspection such as inability to gain access to parts of the installation or to an item of equipment. The inspector should have noted any such limitations in PART 7. It should be noted that the greater the limitations applying to a report, the less its value from the safety aspect.

A declaration should have been given by the inspector in PART 4 of the report. The declaration must reflect the statement given in PART 3, which summarises the observations and recommendations made in PART 6. Where one or more observations have been made in PART 6, the Classification code given to each by the inspector indicates the degree of urgency with which remedial action needs to be taken to restore the installation to a safe working condition.

Where the inspector has indicated an observation as code C1 (danger present) **the safety of those using the installation is at risk**. Wherever practicable, items classified as (C1) should be made safe on discovery, and it is recommended that a skilled person(s) competent in electrical installation work undertakes the necessary remedial work immediately.

Where the inspector has indicated an observation as code C2 (potentially dangerous) **the safety of those using the installation may be at risk**, and it is recommended that a skilled person competent in electrical installation work undertakes the necessary remedial work as a matter of urgency.

Where the inspector has indicated that an item requires further investigation (FI), the investigation should be carried out without delay to determine whether danger or potential danger exists. For further guidance on the Classification codes, please see the reverse of page 2.

Where the installation can be supplied by more than one source, such as the public supply and a standby generator or microgenerator, this should be identified in PART 8 *Supply Characteristics and Earthing Arrangements*, and the *Schedules of Circuit Details and Test Results* (PART 12) compiled accordingly.

Where inadequacies in the intake equipment have been observed (Item 1 of PART 10), the person ordering the inspection should inform the distributor and/or supplier as appropriate.

Should the person ordering this report have reason to believe that it does not reasonably reflect the condition of the electrical installation reported on, that person should in the first instance raise the specific concerns in writing with the contractor.

# GUIDANCE FOR RECIPIENTS ON THE CLASSIFICATION CODES

## Only one Classification code should be given for each recorded Observation

### **Classification code C1 (Danger present)**

Where an observation has been given a Classification code C1, the safety of those using the installation is at risk and immediate remedial action is required.

The person ordering the work is advised to take action without delay to remedy the observed deficiency in the installation, or to take other appropriate action (such as switching off and isolating the affected part(s) of the installation) to remove the danger. The contractor issuing this report will be able to provide further advice.

NICEIC and ELECSA makes available 'Electrical Danger Notification' forms to enable inspectors to record, and then to communicate to the person ordering the report, any dangerous condition discovered.

### **Classification code C2 (Potentially dangerous)**

Classification code C2 indicates that, whilst those using the installation may not be at immediate risk, urgent remedial action is required to remove potential danger. The contractor issuing this report will be able to provide further advice.

It is important to note that the recommendation given at PART 5 of this report (Next Inspection) for the maximum interval until the next inspection is conditional upon all items which have been given a Classification code C1 and code C2 being remedied immediately and as a matter of urgency, respectively.

It would not be reasonable for the inspector to indicate that the installation is in a satisfactory condition if any observation in this report has been given a code C1 or code C2 classification.

### **Classification code C3 (Improvement recommended)**

Where an observation has been given a Classification code C3, the inspection and/or testing has revealed a non-compliance with the current safety standard which, whilst not presenting immediate or potential danger, would result in a significant safety improvement if remedied. Careful consideration should be given to the safety benefits of improving these aspects of the installation. The contractor issuing this report will be able to provide further advice.

### **Code FI (Further investigation required without delay)**

It should usually be possible for the inspector to attribute a Classification code to each observation without indicating a need for further investigation.

However, where 'FI' has been entered against an observation the inspector considers that further investigation of that observation is likely to reveal danger or potential danger that, due to the agreed extent or limitations of the inspection and/or testing, could not be fully identified at the time.

It would not be appropriate for the inspector to indicate that the installation is in a satisfactory condition if there is reasonable doubt as to whether danger or potential danger exists. Consequently, where the inspector has indicated 'Further investigation required without delay' (FI) the overall assessment of the installation (PART 3) should be marked as 'Unsatisfactory'.

If the inspector has indicated that an observation requires further investigation without delay, the person ordering this report is advised to arrange for the contractor issuing the report (or another skilled person or persons competent in such work) to undertake further examination of that aspect of the installation as a matter of urgency, to determine whether or not danger or potential danger exists.

### **Further information**

Further information on the application of Classification codes, primarily aimed at inspectors but of possible interest to persons ordering condition reports, can be found in Electrical Safety First's Best Practice Guide No 4 *Electrical installation condition reporting: Classification Codes for domestic and similar electrical installations*. The guide can be viewed or downloaded free of charge from [www.electricalsafetyfirst.org.uk](http://www.electricalsafetyfirst.org.uk)

# Energy performance certificate (EPC)

20, Mary Street  
NEATH  
SA11 1PN

Energy rating

E

Valid until:

9 April 2027

Certificate number:

9598-9023-6207-6403-8980

Property type

Mid-terrace house

Total floor area

75 square metres

## Rules on letting this property

Properties can be let if they have an energy rating from A to E.

You can read [guidance for landlords on the regulations and exemptions \(https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance\)](https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance).

## Energy rating and score

This property's energy rating is E. It has the potential to be B.

[See how to improve this property's energy efficiency.](#)

The graph shows this property's current and potential energy rating.

**Properties get a rating from A (best) to G (worst) and a score.** The better the rating and score, the lower your energy bills are likely to be.

For properties in England and Wales:

the average energy rating is D  
the average energy score is 60

| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+   | A             |         |           |
| 81-91 | B             |         | 82 B      |
| 69-80 | C             |         |           |
| 55-68 | D             |         |           |
| 39-54 | E             | 51 E    |           |
| 21-38 | F             |         |           |
| 1-20  | G             |         |           |

# Breakdown of property’s energy performance

## Features in this property

Features get a rating from very good to very poor, based on how energy efficient they are. Ratings are not based on how well features work or their condition.

Assumed ratings are based on the property’s age and type. They are used for features the assessor could not inspect.

| Feature              | Description                                               | Rating    |
|----------------------|-----------------------------------------------------------|-----------|
| Wall                 | Sandstone or limestone, as built, no insulation (assumed) | Very poor |
| Wall                 | Solid brick, as built, no insulation (assumed)            | Very poor |
| Roof                 | Pitched, 75 mm loft insulation                            | Average   |
| Roof                 | Pitched, no insulation (assumed)                          | Very poor |
| Window               | Fully double glazed                                       | Average   |
| Main heating         | Boiler and radiators, mains gas                           | Good      |
| Main heating control | Programmer, no room thermostat                            | Very poor |
| Hot water            | From main system                                          | Good      |
| Lighting             | Low energy lighting in 11% of fixed outlets               | Poor      |
| Floor                | Solid, no insulation (assumed)                            | N/A       |
| Secondary heating    | None                                                      | N/A       |

## Primary energy use

The primary energy use for this property per year is 382 kilowatt hours per square metre (kWh/m2).

## Additional information

Additional information about this property:

- Stone walls present, not insulated



## How this affects your energy bills

An average household would need to spend **£1,123 per year on heating, hot water and lighting** in this property. These costs usually make up the majority of your energy bills.

You could **save £488 per year** if you complete the suggested steps for improving this property's energy rating.

This is **based on average costs in 2017** when this EPC was created. People living at the property may use different amounts of energy for heating, hot water and lighting.

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## Heating this property

Estimated energy needed in this property is:

- 15,524 kWh per year for heating
  - 2,065 kWh per year for hot water
-

## Impact on the environment

This property's environmental impact rating is E. It has the potential to be C.

Properties get a rating from A (best) to G (worst) on how much carbon dioxide (CO<sub>2</sub>) they produce each year.

### Carbon emissions

An average household produces 6 tonnes of CO<sub>2</sub>

This property produces 5.1 tonnes of CO<sub>2</sub>

This property's potential production 1.7 tonnes of CO<sub>2</sub>

You could improve this property's CO<sub>2</sub> emissions by making the suggested changes. This will help to protect the environment.

These ratings are based on assumptions about average occupancy and energy use. People living at the property may use different amounts of energy.

## Steps you could take to save energy

| Step                                           | Typical installation cost | Typical yearly saving |
|------------------------------------------------|---------------------------|-----------------------|
| 1. Internal wall insulation                    | £4,000 - £14,000          | £281                  |
| 2. Floor insulation (solid floor)              | £4,000 - £6,000           | £37                   |
| 3. Low energy lighting                         | £40                       | £39                   |
| 4. Heating controls (room thermostat and TRVs) | £350 - £450               | £95                   |
| 5. Solar water heating                         | £4,000 - £6,000           | £36                   |
| 6. Solar photovoltaic panels                   | £5,000 - £8,000           | £289                  |

### Advice on making energy saving improvements

[Get detailed recommendations and cost estimates \(www.gov.uk/improve-energy-efficiency\)](http://www.gov.uk/improve-energy-efficiency)

[Speak to an advisor from Nest \(www.gov.wales/get-help-energy-efficiency-your-home-nest\)](http://www.gov.wales/get-help-energy-efficiency-your-home-nest)

### Help paying for energy saving improvements

You may be eligible for help with the cost of improvements:

- Free energy saving improvements: [Nest \(www.gov.wales/get-free-home-energy-efficiency-improvements-nest\)](http://www.gov.wales/get-free-home-energy-efficiency-improvements-nest)
- Heat pumps and biomass boilers: [Boiler Upgrade Scheme \(www.gov.uk/apply-boiler-upgrade-scheme\)](http://www.gov.uk/apply-boiler-upgrade-scheme)
- Help from your energy supplier: [Energy Company Obligation \(www.gov.uk/energy-company-obligation\)](http://www.gov.uk/energy-company-obligation)

## Who to contact about this certificate

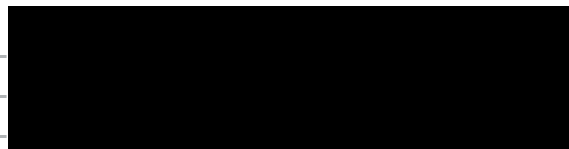
### Contacting the assessor

If you're unhappy about your property's energy assessment or certificate, you can complain to the assessor who created it.

Assessor's name

Telephone

Email



### Contacting the accreditation scheme

If you're still unhappy after contacting the assessor, you should contact the assessor's accreditation scheme.

Accreditation scheme

Stroma Certification Ltd

Assessor's ID

STRO019988

Telephone

0330 124 9660

Email

[certification@stroma.com](mailto:certification@stroma.com)

### About this assessment

Assessor's declaration

No related party

Date of assessment

11 March 2017

Date of certificate

10 April 2017

Type of assessment

[RdSAP](#)