ASPECT SURVEYING

Regulated by RICS®

RICS HOME SURVEY

RICS Home Survey Level 2

Home Buyer Report

[redacted]



CLIENT	DATE OF INSPECTION	SURVEYOR	RICS NUMBER
[redacted]	[redacted]	[redacted]	[redacted]

Aspect Surveying

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RICS Home Survey — Level 2 · 4[redacted]

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A

SECTION A

About the inspection and report

CONTENTS

In line with what we agreed, this report comprises two parts:

- a hands-on inspection of the property (described under 'About the inspection' below) and
- our written findings arising from that inspection (described under 'About the report' below).

About the report

Our purpose is to provide you with professional advice that enables you to:

- decide, on a reasoned and well-informed basis, whether to proceed with the purchase
- factor in any repairs or replacements that the property requires and
- weigh up what additional advice you should obtain before you commit to buying.

Should you require any additional services that fall outside the terms and conditions agreed for this report, these will need to be arranged under a separate agreement.

About the inspection

- Our inspection is visual only.
- Roofs, chimneys and other external surfaces are viewed from ground level, using binoculars where helpful and, where required, from adjoining public land.
- Where safe access exists, we enter the roof space to look at the roof structure, but we do not move or lift insulation, stored items or other contents. We look at floor surfaces and the spaces beneath them where these can be reached safely, but again without moving or lifting furniture, floor coverings or other contents. Cupboards are not emptied. We cannot judge the internal condition of any chimney, boiler or other flue. Secured panels are left in place and electrical fittings are not dismantled.
- If any part of the property that our inspection would normally reach cannot be checked, we record this in the report. Where such areas give us cause for concern, the report will set out the further investigations that should be carried out.
- We do not price the work needed to remedy defects, nor do we advise on the method of carrying out those repairs. You should be aware that some of the maintenance and repair we suggest may prove costly.
- Both inside and outside, we inspect the main building together with all permanent outbuildings, but we do not force or open up the fabric. The visible portions of the electricity, gas or oil, water, heating and drainage services are inspected, though none of these services is tested. To convey the property's

condition, we apply condition ratings to the principal parts, or 'elements', of the building, garage and certain external features. A single element may comprise several distinct parts.

- Within the element boxes in sections D, E, F and G, the part carrying the worst condition rating is described first, followed by a short account of the remaining parts. Section B of this report explains what the condition ratings mean. The report deals with matters that, in the surveyor's judgement, require attention or may have a bearing on the property's value.

Reminder

For a full list of exclusions, please refer to your Terms and Conditions report, which was sent to you on the 8th October 2026.

A About the inspection

Surveyor's name

[redacted]

Surveyor's RICS number

[redacted]

Company name

Aspect Surveying

Date of the inspection

[redacted]

Report reference number

[redacted]

Related party disclosure

We confirm that we have no personal or financial interest in this property to disclose.

Full address and postcode of the property

[redacted]

Weather conditions when the inspection took place

At the time of our inspection the weather was overcast and mostly dry.

Status of the property when the inspection took place

At the time of our inspection, the property was occupied and fully furnished.

B

SECTION B

Overall opinion

CONTENTS

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

Overall opinion of property

The property is considered to represent a reasonable purchase at the time of inspection. No evidence of significant defects or shortcomings was found, and normal ongoing maintenance will be required to keep the property in satisfactory condition.

This report must be read in its entirety. The main body identifies any actions required prior to exchange of contracts, and particular attention should be paid to the section entitled 'What To Do Now' in respect of any elements assigned a condition rating 2 or 3. All repairs identified should be investigated by reputable contractors before purchase so that their scope and financial implications are fully understood.

The condition ratings assigned throughout this report are based on what was visible at the time of inspection. No comment can be given on areas that are covered, concealed or not otherwise readily visible. Where detectable signs of concealed defects exist, recommendations were made within the report. In the absence of such evidence, it is assumed for the purposes of this report that those areas are free from significant defect.

Where greater assurance is required regarding concealed areas, it will be necessary to expose and investigate them further. Unless this is done before purchase, the risk must be accepted that additional defects and consequent repair costs may be discovered at a later date.

A copy of this report should be passed to the client's legal adviser with the request that, in addition to the necessary standard searches and enquiries, each of the items referred to within Section H is checked and confirmed. Prior to purchase, quotes for full building insurance cover should be obtained and cover arranged to commence on the date of exchange of contracts.

B Condition ratings

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

R Documents we may suggest you request before you sign contracts

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

Element no.	Document name	Received
No documents were noted beyond those highlighted in Section H.		

3 Elements that require urgent attention

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

Element no.	Element name	Comments (if applicable)
E4	Floors	Inadequate sub-floor void ventilation must be improved by specialist contractor to prevent condensation and timber decay risk.
F2	Gas/oil	Gas Safe registered engineer must inspect, test, and certify the installation and all appliances prior to exchange of contracts.
F4	Heating	Gas Safe registered engineer must inspect, test and service boiler to confirm safety and operational condition before exchange of contracts.

2 Elements that require attention but are not serious or urgent

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

Element no.	Element name	Comments (if applicable)
E3	Walls and partitions	
E5	Fireplaces, chimney breasts and flues	
F3	Water	
F5	Water heating	
F6	Drainage	
G1	Garage	
G3	Other	

1 Elements with no current issues

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

Element no.	Element name	Comments (if applicable)
D1	Chimney stacks	
D2	Roof coverings	
D3	Rainwater pipes and gutters	
D4	Main walls	
D5	Windows	
D6	Outside doors (including patio doors)	
D7	Conservatory and porches	
D8	Other joinery and finishes	
E1	Roof structure	
E2	Ceilings	
E6	Built-in fittings (built-in kitchen and other fittings, not including appliances)	
E7	Woodwork (for example, staircase joinery)	
E8	Bathroom fittings	
F1	Electricity	

NI Elements not inspected

We carry out a visual inspection, so a number of elements may not have been inspected. These are listed here.

Element no.	Element name
None	

N/A

Elements not applicable

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

Element no.	Element name
D9	Other
E9	Other
F7	Common services
G2	Permanent outbuildings and other structures

C

SECTION C

About the property

CONTENTS

Type of property

The property is a detached house of two storeys. The tenure is not known, and your legal adviser should establish whether the property is freehold or leasehold and confirm any associated obligations.

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

Approximate year the property was built

The property is estimated to have been constructed between 1950 and 1966. The title deeds may give a more accurate indication of the age of the property, and your legal adviser should be consulted to confirm this.

Approximate year the property was extended

A conservatory is present at the property. Further observations regarding the conservatory are provided in Section D7.

The approximate date of any extension should be confirmed through the legal documentation.

Approximate year the property was converted

The property has been constructed as a residential dwelling and has not been converted from a previous use.

Information relevant to flats and maisonettes

This section is not applicable to the property.

Construction

The property is of traditional construction with a pitched roof, cavity brick walls, and suspended timber floors.

Given the age of the property, asbestos-containing materials may be present. Where potential asbestos-containing materials were visibly identified, these are noted in the relevant sections of this report. In most instances this does not represent a significant risk unless the materials are disturbed or damaged, though the risk of encountering asbestos during future works is a continuing one. Any such materials should not be drilled or disturbed without prior advice from a licensed specialist. Further information is available from the Health and Safety Executive at http://www.hse.gov.uk/asbestos/index.htm

Accommodation

Floor	Living rooms	Bedrooms	Bath or shower	Kitchen	Conservatory
Ground floor	1	–	–	1	1
First floor	–	3	1	–	–

Fire and means of escape precautions

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

The principal means of escape from the property is via the front door at ground floor level. Escape from the upper floor is provided via the internal staircase leading to that exit.

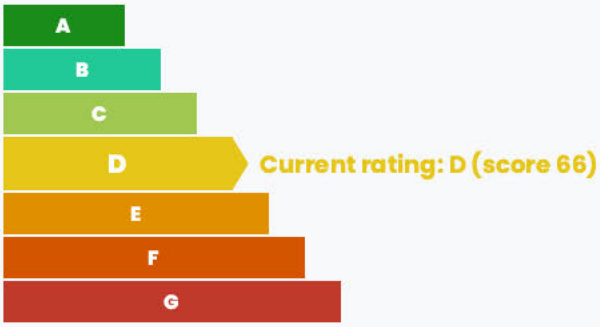
Battery-operated smoke detectors are installed within the property. Battery-operated detectors may fail to operate if their batteries are depleted or missing, which could reduce occupants' warning time in the event of a fire.

No fire doors were identified within the property. The absence of fire doors represents a fire safety risk, particularly in a multi-storey dwelling where habitable rooms open onto the escape route.

C Energy efficiency

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

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



Environmental impact (CO_2) rating: **D**

The building attributes observed during the inspection are broadly consistent with the rating recorded on the existing Energy Performance Certificate for the property.

When the property was built, preventing heat loss was not a significant consideration of Building Regulations and standards. As a result, the property will not perform to the thermal standards of modern construction and may be subject to condensation and mould growth, with heating, occupant behaviour and seasonal variation all capable of having a significant effect. It should be accepted that improvements and upgrades may become necessary in the future as such issues arise.

Mains services

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

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

Central heating

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

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

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

No additional services or energy sources were noted at the property.

Other energy matters

No other energy matters were identified at this property.

C Location and facilities

Grounds

The grounds are regular in shape and predominantly level in gradient.

The property has front and rear gardens.

There is a single detached garage, and the property has driveway parking. There are no permanent outbuildings.

The access road serving the property is assumed to be adopted and maintained at public expense, although this has not been verified. Your legal adviser should confirm this with the relevant highway authority.

Location

The property is located in an established residential area.

Prospective purchasers are advised to visit the property and the surrounding area on several occasions and at different times of day, as this will help to identify any potential issues that may affect future enjoyment of the property and the decision to proceed with the purchase.

Facilities

Normal amenities and facilities are available in the vicinity, including public transport and schools within a reasonable travelling distance.

Prospective purchasers should familiarise themselves with the locality and available facilities prior to purchase to ensure they are aware of what is provided within the local area. The strength of mobile signals should also be checked, as this can vary depending on the provider, and the availability of reliable internet options, such as fibre or high-speed broadband, should be confirmed, particularly where connectivity is an essential requirement.

Local environment

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

Publicly available data indicates that the property lies in an area of low flood risk. The risk of surface water flooding is assessed as very low, representing less than a 0.1% yearly chance, and the risk from rivers and the sea is similarly very low at the same level. No risk of flooding from reservoirs was identified, and the property lies outside any groundwater flood alert area.

The property is located in an area designated as low radon risk, with fewer than 3% of homes in the area estimated to be at or above the radon Action Level.

The subsoil in this area contains a high clay content, which may shrink during extended periods of dry weather. Any significant signs of movement will be noted in Sections D4 or E3. Your legal adviser should confirm whether the title or local authority records disclose any history of subsidence, heave, or structural movement associated with the shrinkable clay subsoil in this area.

Security

CCTV and window locks were noted at the property.

Security devices and systems present have not been tested as part of this survey, and no assurance can be given as to their condition or operational status.

Other local factors

Land beyond the rear boundary has overgrown trees and vegetation, which may have implications for the property in terms of root spread, shading, and boundary maintenance responsibilities. Your legal adviser should confirm the ownership of the boundary and any obligations relating to the neighbouring land.

SECTION D

D Outside the Property

CONTENTS

Limitations on the inspection

Visible external elements were inspected from ground level, with a 3-metre ladder used where appropriate. Binoculars and close-up photographs taken with a smartphone were also employed to assist the inspection of elements not readily accessible from ground level.

The chimney stack was inspected from ground level using binoculars where necessary. A suitable vantage point could not be gained to view all faces and flashings, and some areas may therefore remain unexamined.

The underside of the roof covering was inspected only where visible and accessible. Concealed areas were not opened up, and no materials or obstructions were lifted, removed or disturbed. Consequently, concealed defects in the roof covering and associated components may not have been visible.

The damp-proof course could not be identified at the time of inspection. It may be obscured by mortar pointing, render, or decorative finishes.

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

D1 Chimney stacks

1

The property has one brick-built chimney stack, with lead flashings dressed between the base of the stack and the roof covering and chimney pots present at the top. The central stack and bedroom chimney stack have been removed from the property.

The remaining stack is in reasonable condition considering the age of the property, with no evidence of significant bulging, leaning, or outward movement. No indications of leakage or excessive weathering were observed, and the flashings appear adequately dressed to the roof covering and properly pointed into the masonry.

A television aerial is attached to the stack. The adequacy of the fixings could not be confirmed and these should be checked during routine maintenance.

Chimney stacks are exposed elements and deterioration to the flaunching and flashings will occur over time. The stack should be regularly inspected and maintained accordingly.

The flaunching securing the chimney pots could not be fully assessed from ground level and should be periodically inspected to confirm the pots are adequately secured and that no cracks have formed.

Your legal adviser should confirm that the removal of the central and bedroom chimney stacks has the benefit of Building Regulations approval and an appropriate completion certificate, and should obtain any guarantee or warranty relating to the works, confirming that it is transferable to the new owner on completion.



Photo - 1



Photo - 2



Photo - 3

D2 Roof coverings

1

The main roof is hipped in form and covered with concrete tiles. A mechanical dry ridge system is fitted in place of traditional mortar bedding, and the roof is lined with a modern breathable underlay. The pitched roof covering was replaced in its entirety.

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

The roof covering should be inspected at regular intervals and maintained in good condition, as small items of disrepair, if left unattended, can lead to more costly remedial works.

Your legal adviser should confirm that the complete replacement of the roof covering has the benefit of Building Regulations approval and an appropriate completion certificate, obtain any guarantee or warranty associated with the works, and confirm that such documentation is transferable upon completion of the purchase.



Photo - 4



Photo - 5



Photo - 6



Photo - 7

D3 Rainwater pipes and gutters

1

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

The gutters and pipes appear to be adequately aligned, with no significant twisting or distortion noted. A suitable number of support brackets were provided at regular intervals.

As conditions were dry at the time of inspection, the weather-tightness of the gutters and associated weatherproofing details could not be confirmed. These should be checked during a period of wet weather.

Rainwater goods should be regularly inspected and cleared to prevent blockages, as accumulated debris can lead to leaks that cause rot to timber elements and damage to the wider fabric of the building.



Photo - 8



Photo - 9



Photo - 10



Photo - 11

D4 Main walls

1

The main walls are of cavity brick construction, in which the internal leaf carries the majority of the structural load while the external leaf provides weatherproofing and lateral stability.

A bitumen damp-proof course is visible between courses of masonry at low level within the main walls. A chemical-injected damp-proof course has also been retro-fitted, and your legal adviser should obtain any guarantee relating to this work and confirm it is transferable to the new owner on completion.

Evidence of cavity wall tie repairs was noted to the original walls. Your legal adviser should obtain any documentation and guarantee relating to these works, confirm the guarantee is valid and transferable, and satisfy themselves that appropriate regulatory confirmation of the works is available.

Given the age of the dwelling, it is unlikely the walls contain cavity wall insulation and there is no evidence to suggest any has been installed since construction. Consideration should be given to insulation to improve thermal efficiency, and the Energy Performance Certificate should be consulted for further information.

Sub-floor ventilation to the timber suspended floor is provided by air bricks within the main walls.

MOVEMENT

Minor hairline cracking was noted in places, consistent with typical settlement or thermal movement in a building of this type and age, and is not considered to be of structural concern.

Evidence of past structural movement, even where repairs were completed, can affect the future saleability of the property and the ability to obtain mortgage finance and buildings insurance. Your legal adviser should make enquiries with insurers to confirm whether the existing buildings insurance policy covers ongoing or historic structural movement and whether any claims history must be disclosed to future insurers or mortgage lenders.

Buildings undergo movement and distortion over their lifetime due to uneven load distribution, which can cause sections to be out of square, particularly around door openings. Provided this remains within acceptable limits, no remedial action is necessary beyond cosmetic repairs.

The property is thought to be built on clay ground, which is prone to shrinkage during dry weather, particularly where trees are present, and this can lead to structural movement. The drainage system should be properly maintained to minimise the associated risk.

My observations regarding structural movement are based on a single visual inspection and are therefore my best assessment of the movement and its cause based on limited information.

DAMPNESS

Isolated instances of elevated damp levels were noted at low level within some ground-floor walls, typical of properties of this age and construction. There was no evidence of widespread rising damp or significant failure of either damp-proof course, and no timber decay, visible staining, or friable plaster was observed. The level of damp recorded is not considered sufficient to justify major remedial works at this time.

Damp was noted around the chimney breast, with the source attributed to condensation or hygroscopic salts. A specialist should investigate and remediate the source to prevent further moisture ingress and associated damage to the finishes. The area will need to be replastered with renovating plaster. There may also be insufficient throughflow ventilation due to the solid-floor conservatory to the rear, and with the addition of subfloor ventilation, this can create a condensation risk and should be investigated further.

The assessment of damp and its cause is based on a single inspection. Moisture meters measure electrical resistance, and elevated readings do not necessarily indicate high moisture content, as contamination with natural salts can also produce high readings. The interpretation is therefore indicative only.

WALL FINISHES

The wall finishes are generally satisfactory, allowing for the degree of weathering typically associated with their age. The pointing and masonry are in acceptable condition with no evidence of significant deterioration.

Routine inspection and maintenance of the wall finishes is recommended, with prompt repair of any cracking, defective pointing, or localised deterioration to reduce the risk of water penetration.



Photo - 12



Photo - 13

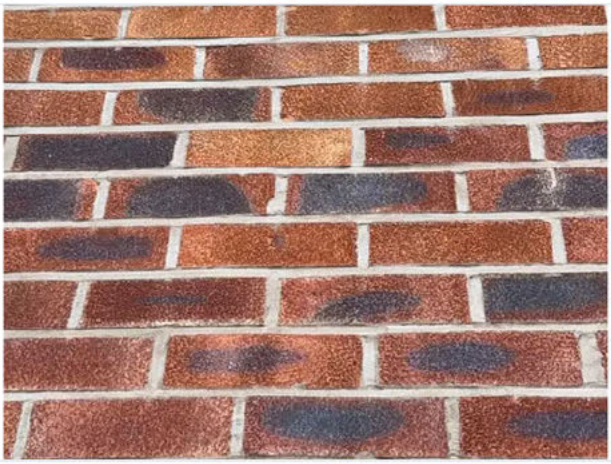


Photo - 14



Photo - 15



Photo - 16

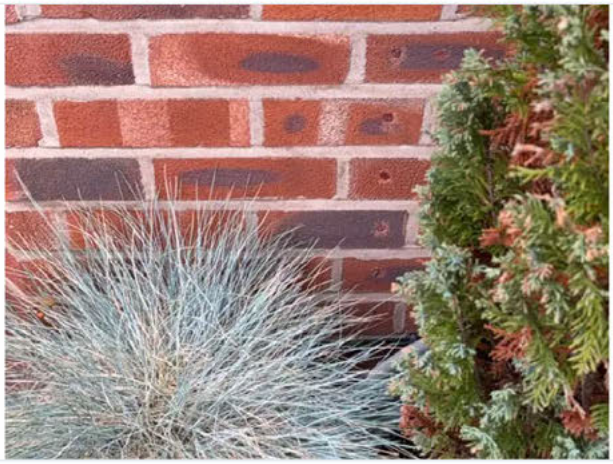


Photo - 17



Photo - 18



Photo - 19



Photo - 20



Photo - 21



Photo - 22



Photo - 23



Photo - 24



Photo - 25



Photo - 26



Photo - 27



Photo - 28



Photo - 29

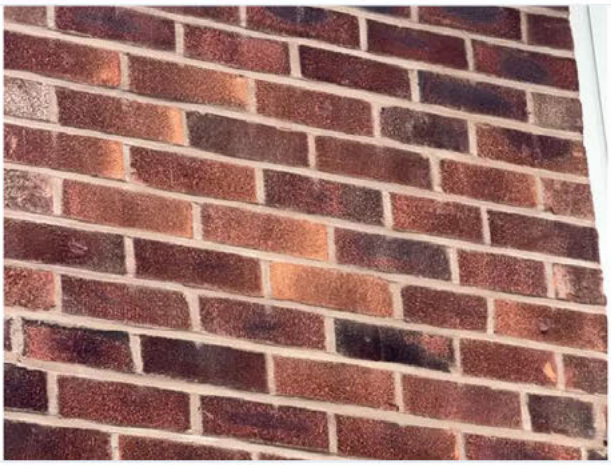


Photo - 30



Photo - 31



Photo - 32

D5 Windows

1

The windows are of uPVC casement construction, containing double-glazed units, and appear to be of relatively recent installation. One or more of the windows were replaced from those originally installed at the time of construction. The windows are fitted with window locks.

The windows show minor wear and weathering consistent with their age and are in satisfactory overall condition. Operation was checked and the windows were found to be generally serviceable, though some wear to the window furniture was noted from general use. The sealant and mortar pointing to the frame surrounds appeared free from significant deterioration, and no damp was recorded at the window sills or frame reveals.

The seals between the window frames and the walls should be regularly checked and maintained in good condition to reduce the risk of water ingress.

Double-glazed units are susceptible to seal failure, which results in condensation or misting between the panes. Affected units require replacement, and provision should be made for periodic replacement over the life of the installation.

The vendor should be requested to confirm that all keys for the window locks are included in the sale.

Your legal adviser should confirm that the replacement windows have the appropriate Building Regulations approval or, where applicable, FENSA or equivalent competent person scheme certification, and should obtain any such certificates or installer's guarantees, confirming that these are transferable to the new owner on completion.



Photo - 33



Photo - 34



Photo - 35



Photo - 36



Photo - 37



Photo - 38



Photo - 39



Photo - 40

D6 Outside doors (including patio doors)

1

The external doors are of uPVC construction, containing double-glazed units, and are of varying ages. Each door is fitted with a multi-point locking mechanism, and the glazing carries safety markings confirming the presence of toughened or laminated safety glass.

Some doors show signs of general wear and tear, with maintenance to the hinges and handles required to keep them in serviceable condition.

Small cracks were noted in the sealant between the door frames and the surrounding masonry. No damp was recorded internally as a result, however the affected sealant will require renewal to reduce the risk of water ingress.

The seals between the door frames and the walls should be regularly inspected and maintained in good condition to reduce the ongoing risk of water ingress and damp penetration.

It is recommended that all locks are changed upon occupation to enhance security.



Photo - 41



Photo - 42



Photo - 43

D7 Conservatory and porches

1

The conservatory is an attached structure situated to the rear of the property, constructed off a concrete base with a uPVC frame and double-glazed units throughout. The roof is formed with polycarbonate sheeting.

The conservatory was found to be in satisfactory condition allowing for age and normal wear and tear. The doors and windows were checked and found to be in serviceable condition.

The polycarbonate roof panels have a limited design life, typically ten to fifteen years, and the cost of replacement should be budgeted for as the conservatory ages.

The structure is subject to temperature extremes and may not be suitable for year-round use as a habitable room without the provision of additional heating and ventilation measures.

Regular maintenance is required to the conservatory, including periodic inspection and renewal of sealant joints, cleaning of drainage channels, and checking of opening mechanisms to keep the structure weathertight and operational.



Photo - 44



Photo - 45



Photo - 46



Photo - 47



Photo - 48



Photo - 49



Photo - 50



Photo - 51

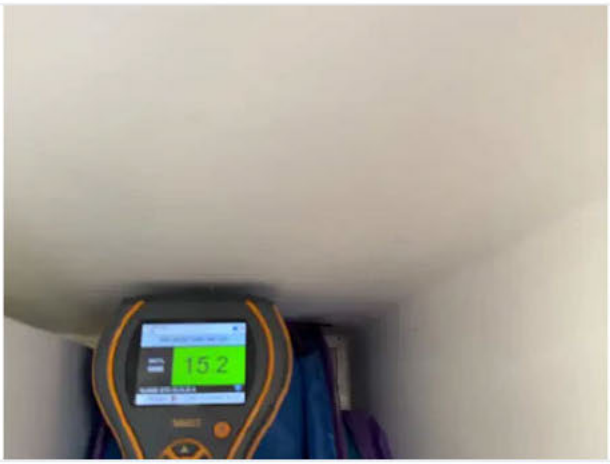


Photo - 52



Photo - 53

D8 Other joinery and finishes

1

The external joinery comprises uPVC fascia and soffit boards, which appear to be a recent installation.

The uPVC fascia and soffit boards were found to be in satisfactory condition, consistent with their apparent age and the effects of normal weathering, subject to the limitations of the inspection.

uPVC joinery and associated fittings require periodic cleaning and maintenance to preserve their condition and functionality.

There is a possibility that the uPVC sections have been installed over the original joinery rather than as a replacement. Where this is the case, hidden timber decay may be present behind the plastic sections, and this cannot be assessed without removing the uPVC boards, which falls outside the scope of this survey. Additionally, there is a risk that the original soffit boards behind the uPVC may be of asbestos cement composition, which would require specialist assessment if the uPVC sections are disturbed or removed.

Your legal adviser should obtain any guarantees or warranties relating to the uPVC joinery installation and confirm that these are transferable to the new owner upon completion.



Photo - 54



Photo - 55



Photo - 56

D9 Other

N/A

There is no other external feature (canopy, balcony, fire escape) at this property.

E

SECTION E

Inside the Property

CONTENTS

Limitations on the inspection

The roof space was only partially inspected due to the presence of stored items, which restricted safe access and visibility across the full extent of the void. Areas concealed by stored contents could not be assessed, and defects may exist that were not identified during the inspection.

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

The condition of wall surfaces behind or beneath decorative coverings could not be assessed, as these were not removed during the inspection.

Ceilings were inspected visually from floor level. Where decorative coverings are present, the condition of the substrate beneath cannot be determined without removal or intrusive investigation, which falls outside the scope of this survey.

Fitted floor coverings restricted inspection of the floor structure, including checks for damp. Floor coverings were not lifted and concealed floor voids were not visible or accessible. Consequently, it cannot be confirmed that concealed areas are free from defect.

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

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

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

E1 Roof structure

1

The roof structure was inspected via the ceiling hatch in the landing area. It is constructed with timber rafters spanning between the ridge board and wall plates, with purlins spanning between the walls, transferring imposed loads from the roof covering and external elements to the load-bearing walls. There are no party walls present at this property.

Where accessible and visible, the roof timbers are in reasonable order, with no significant distortion noted. The space appears adequately ventilated by means of a modern breathable underlay, and fibreglass insulation between the ceiling joists is considered to be at an acceptable level.

Ventilation is provided solely by the breathable underlay, and it is generally considered good practice to supplement such membranes with additional ventilation at the eaves or ridge. The roof space should be monitored periodically for signs of condensation or dampness.

In a property of this age, there is a risk of wood boring beetle activity in the roof timbers. No signs of active infestation were observed; however, the inspection was limited in scope and extent, and the risk of an undiscovered infestation cannot be excluded. A specialist timber survey, in which all obstructions are moved and as much of the structure as possible is examined, should be arranged before any commitment to purchase is made.

Your legal adviser should establish whether a specialist timber survey has previously been carried out on the roof structure and, if so, obtain copies of any reports or guarantees arising from it.



Photo - 1



Photo - 2



Photo - 3



Photo - 4



Photo - 5



Photo - 6



Photo - 7



Photo - 8



Photo - 9



Photo - 10



Photo - 11

E2 Ceilings

1

The ceilings are of mixed construction, comprising older lath and plaster with plaster finishes in some areas and modern plasterboard with plaster skim finishes in others. All ceiling surfaces are finished with paint.

Shrinkage cracks were noted at wall and ceiling junctions and between plasterboard sheets. Such cracks are common in properties of this type and none are of structural significance. They can be filled and made good when the rooms are next redecorated.

The ceiling decorations throughout the property are generally to a satisfactory standard. Renewal to suit personal taste may be considered as part of routine future maintenance and property improvements.



Photo - 12



Photo - 13



Photo - 14



Photo - 15

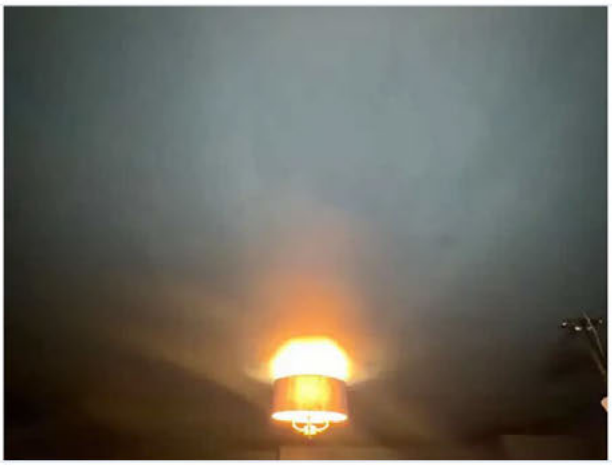


Photo - 16



Photo - 17

E3 Walls and partitions

2

The internal walls and partitions comprise a mixture of solid masonry and studwork partitioning, with some of the studwork believed to be of older lath and plaster construction. Wall finishes are a mix of solid plaster and plasterboard or skim, decorated with both paint and wallpaper.

Damp is present around the chimney breast, with the source attributed to condensation or hygroscopic salts. A specialist should investigate and remediate the source to prevent further moisture ingress and associated damage to the finishes. The area will need to be replastered with renovating plaster.

Hairline cracks were noted in places; such cracks are very common and none are of structural importance. They can be filled when the rooms are next decorated.

Cracking and distortion were noted at some room corners, over door openings and around windows. This is relatively common in buildings of this age and is not of structural concern. Minor cracks can be filled when the rooms are next redecorated.

Elsewhere, the walls and partitions are in satisfactory condition, allowing for normal wear and tear.

The walls throughout the property are decorated to a satisfactory standard. The decorations may be renewed to suit personal taste as part of routine future maintenance and property improvements.

Additional blemishes and defects may become apparent only when the property is emptied, which can sometimes create a disappointing first impression when taking first occupation.

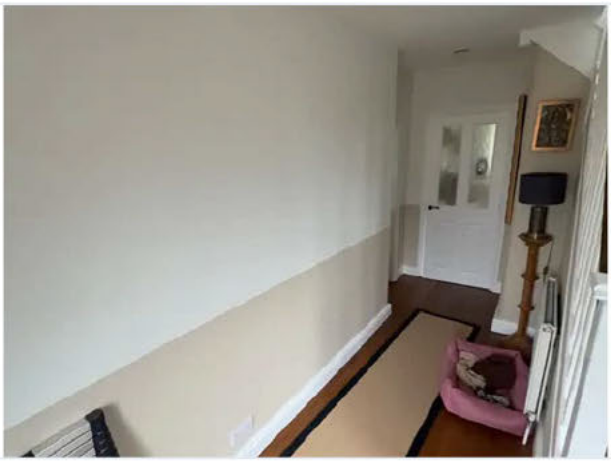


Photo - 18



Photo - 19



Photo - 20



Photo - 21



Photo - 22



Photo - 23



Photo - 24



Photo - 25



Photo - 26



Photo - 27



Photo - 28



Photo - 29



Photo - 30



Photo - 31



Photo - 32



Photo - 33



Photo - 34



Photo - 35



Photo - 36



Photo - 37



Photo - 38



Photo - 39



Photo - 40



Photo - 41

E4 Floors

3

The ground floor is principally of suspended timber construction, with a sub-floor void beneath and air bricks installed to provide ventilation to that void. The finished floor coverings comprise laminate and carpet. The Energy Performance Certificate indicates that the floors are insulated, though without exposing the floor construction or witnessing supporting documentation this cannot be verified.

The ventilation to the sub-floor void is inadequate, and this is assessed as the primary reason for the serious condition rating assigned to this element. The underfloor insulation and the solid floor conservatory to the rear are preventing through-flow ventilation across the void, and damp recorded within the adjacent walls presents a direct risk of condensation accumulation and consequent timber decay within the floor structure. Ventilation to the void must be improved, and a specialist contractor, such as a member of the Property Care Association or similar, should be instructed to assess the void condition and provide remedial options. Additional defects to the surrounding timbers may be uncovered once that work is underway.

Wear and tear was noted to the floor coverings, which should be renewed as part of routine maintenance.

The tiles laid on the timber floors may crack as the floor naturally flexes, and allowance should be made for future repair and replacement of those tiles as part of ongoing maintenance.

When the floor coverings are removed, damage to the floorboards beneath may be revealed. It would be prudent to budget for repairs to the floorboards and replacement of floor coverings at that stage.

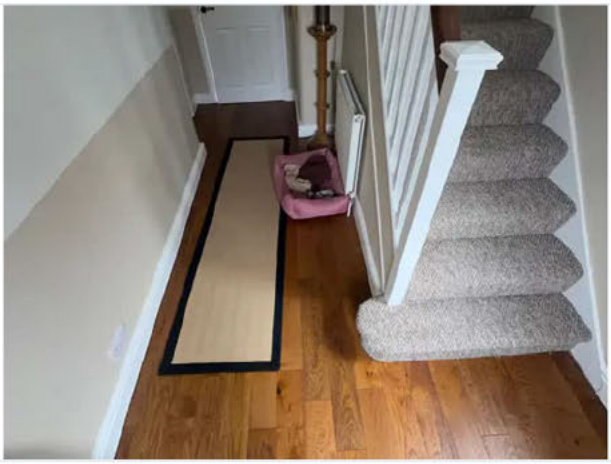


Photo - 42

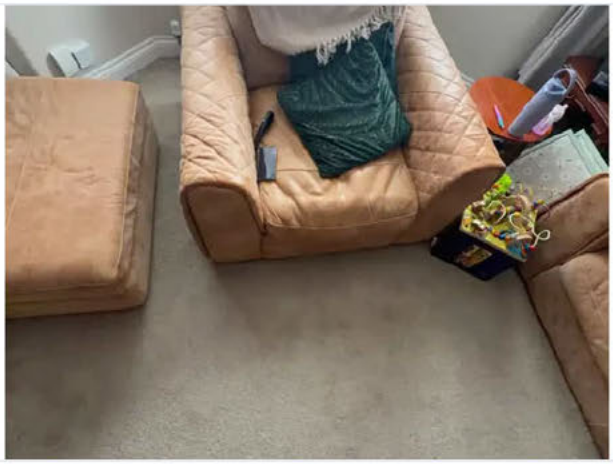


Photo - 43



Photo - 44

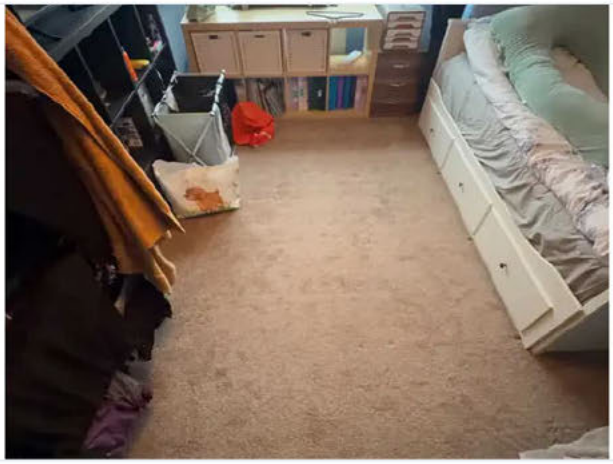


Photo - 45

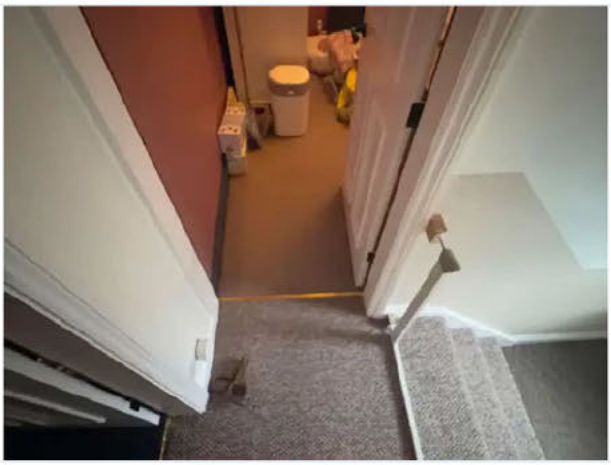


Photo - 46



Photo - 47



Photo - 48

E5 Fireplaces, chimney breasts and flues

2

The property contains a chimney breast in the rear section of the living room for which the bedroom elements of this chimney breast and the chimney stack have been removed. The chimney breast in the front section of the living room has been removed, while the chimney stack remains. Your legal adviser should obtain the necessary Building Regulations approvals for this work.

Evidence of damp was recorded to the chimney breast. The most likely cause is condensation within the flue allowing old combustion deposits to leach through the plaster, combined with trapped moisture where decorative finishes are preventing the plaster from breathing. The affected plasterwork should be examined, the finish assessed, and appropriate remedial treatment carried out to allow the plaster to breathe and prevent further staining.

No ventilation is provided to the redundant flue. An air vent should be installed at the sealed fireplace opening to reduce the risk of condensation and associated dampness within the flue.

Your legal adviser should confirm that the removed chimney breast has the benefit of Building Regulations approval and a completion certificate, that adequate structural support was provided at the time of removal, and should obtain any builder's guarantee or warranty relating to the works, confirming that it is transferable on completion.

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

1

The kitchen is fitted with a range of built-in storage cupboards and worktops. The units are of timber-effect finish and the worktops are of solid timber. An extraction fan is installed within the kitchen. The age of the fittings is not known.

The fittings are in satisfactory condition, consistent with normal wear and tear from use.

The mastic seals around the solid timber worktops show early signs of deterioration, with slight cracking and localised shrinkage noted. The seals are currently serviceable and are not permitting water ingress, though renewal should be programmed as part of the next scheduled maintenance cycle to maintain an effective seal and prevent moisture penetration to adjacent surfaces and units.

No testing of the built-in appliances has been carried out. If the appliances are material to the purchase, a specialist should be instructed to assess them prior to exchange of contracts.

The kitchen appliances have not been removed during the survey and the adequacy of their connections cannot be verified. Leaks may occur at any time between the date of the survey and occupation, and any found on taking occupation should not be assumed to have been visible, accessible, or in existence at the time of inspection. Any such leaks should be promptly rectified. Removal of appliances can reveal or cause defects in plasterwork and services, and this must be accepted when proceeding with the purchase.



Photo - 49

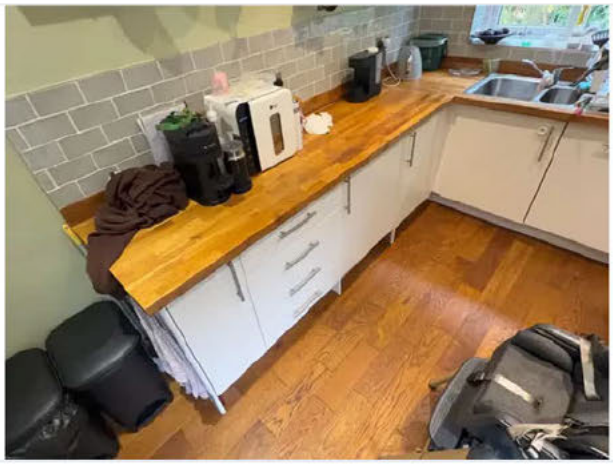


Photo - 50



Photo - 51



Photo - 52



Photo - 53



Photo - 54



Photo - 55

E7 Woodwork (for example, staircase joinery)

1

The internal joinery comprises the doors, door surrounds, and skirting boards, with a staircase present within the property.

The joinery items are in satisfactory condition, allowing for normal wear and tear from use.



Photo - 56



Photo - 57



Photo - 58

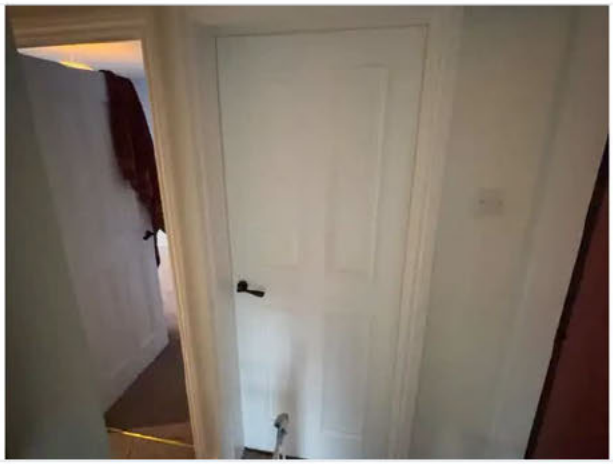


Photo - 59

E8 Bathroom fittings

1

The bathroom fittings comprise a relatively modern installation incorporating a range of sanitary fittings. The walls are finished with ceramic or porcelain tiles, and an extract fan is installed.

The fittings are in satisfactory condition with evidence of normal wear and tear consistent with use.

Seals around sanitary fittings and other wet areas should be regularly inspected and maintained. Where deterioration is evident, sealant should be renewed promptly, as defective seals can permit water penetration and concealed damage.

The condition of concealed areas beneath and around the sanitary fittings could not be confirmed without intrusive inspection, which falls outside the scope of this survey. Any future refurbishment or maintenance works should include inspection of these areas, as concealed leaks may not be immediately apparent.

The flow rates of the extract fan have not been tested, as this falls outside the scope of the inspection. This should be checked as part of the electrical assessment recommended in Section F1.

Your legal adviser should obtain any installer's guarantee or warranty relating to the bathroom fittings and confirm that it is transferable on completion.



Photo - 60



Photo - 61



Photo - 62



Photo - 63



Photo - 64



Photo - 65

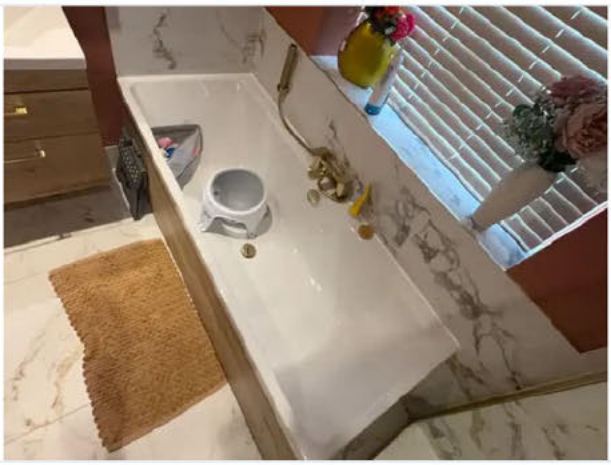


Photo - 66

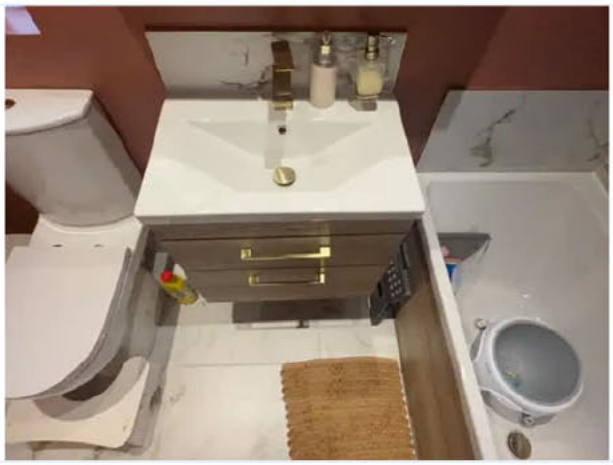


Photo - 67



Photo - 68

E9 Other

N/A

Other — not applicable to this property.

F

SECTION F

Services

CONTENTS

Limitations on the inspection

Services were not tested during the inspection. The inspection was limited to those parts of the service installations that were readily visible and accessible at the time of inspection, and no comment can be made on the condition, adequacy or safety of any concealed services, including pipework and cabling located within walls, floors, ceilings, ducts or other inaccessible areas.

Access panels were not opened where doing so would have required disturbance to finishes or decorations.

For the purposes of this report, only significant defects and deficiencies apparent from a visual inspection are reported. Where no recent independent safety certification or inspection was available and no obvious defects were identified, the relevant service installation was given a Condition Rating 3 due to the limitations of the inspection.

The vendor should be asked whether up-to-date inspection certificates can be provided. If this cannot be arranged before exchange of contracts, suitably qualified contractors should be instructed to inspect and test the installations to confirm they are safe to use and to identify any hidden defects that may result in future expenditure.

The underground drainage system was not tested or traced during the inspection. The drainage chamber covers were screwed shut and could not be lifted without specialist tools, and the internal condition of the drainage runs and chambers was therefore not inspected.

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

F1 Electricity

1

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

The electricity meter and consumer unit are located in the hallway. The consumer unit is fitted with miniature circuit breakers (MCBs) and RCD protection.

The electrical installation appears to be in satisfactory order, and a current Electrical Installation Condition Report (EICR) is understood to be in place.

Your legal adviser should confirm that any electrical alterations or rewiring works carried out since the property was built were notified to the local authority under Building Regulations Part P, that the appropriate completion certificates or third-party installer certificates are held, and should obtain a copy of the current EICR to confirm it remains valid and that any remedial actions noted within it was completed.



Photo - 1



Photo - 2

F2 Gas/oil

3

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

The property is served by a mains gas supply, with the incoming supply entering at the hallway. Gas supply pipework visible within the property is copper, and gas appliances are present in the kitchen.

No evidence of a recent Gas Safe safety certificate was found at the time of inspection. An untested gas installation may contain hidden defects presenting a risk of gas leakage, explosion, or carbon monoxide poisoning. A Gas Safe registered engineer must inspect and test the installation and all gas appliances prior to exchange of contracts, with servicing carried out annually thereafter.

Your legal adviser should obtain evidence of a current Gas Safe safety certificate and confirm that the installation and all appliances were inspected and tested by a Gas Safe registered engineer prior to exchange of contracts.



Photo - 3

F3 Water

2

The property is connected to a mains water supply. The internal stop tap is located in the kitchen, and an external stop tap is situated in the pavement within the grounds of the property, each allowing the water supply to be isolated when required.

The internal stop tap was not accessible at the time of inspection and could not be tested to confirm it operates correctly. Access should be obtained and the stop tap tested to verify that the supply can be isolated in the event of an emergency.

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

Most of the internal distribution pipework is concealed within the structure or behind fittings. Whilst no obvious signs of significant leakage were observed, the possibility of concealed defects cannot be excluded.

Water pressure can vary seasonally and during periods of high demand. Where pressure-sensitive fittings such as a power shower are to be installed, further enquiries regarding the available pressure should be made beforehand.

Your legal adviser should establish whether the incoming supply pipe is constructed of lead, and confirm the locations of the internal and external stop taps and any water meter serving the property.



Photo - 4



Photo - 5



Photo - 6

F4 Heating

3

The property is served by a gas-fired central heating system comprising a combination boiler located in an outside cupboard, providing both space heating via radiators and hot water. The boiler is fitted with a balanced flue through which combustion gases are discharged, and accessible pipework is of copper construction where visible.

The boiler is a condensing appliance of mid-life age. No current service certificate was available or could be confirmed at the time of inspection, and the appliance was not tested as part of this survey, meaning its safety and operational condition cannot be verified. A Gas Safe registered engineer must inspect, test and service the boiler before exchange of contracts, with annual servicing carried out thereafter.

Given that the boiler is of mid-life age and its condition cannot be confirmed without specialist testing, provision should be made in the purchaser's financial planning for its eventual replacement.

The absence of a current service certificate means the safety of the appliance is unconfirmed, and occupants face a risk of carbon monoxide exposure until the boiler was inspected and verified as safe by a Gas Safe registered engineer.



Photo - 7



Photo - 8



Photo - 9

F5 Water heating

2

Hot water to the property is provided by the combination boiler, as described in Section F4. The hot water pipework appears to be mainly of copper construction.

The unvented and sealed system from the combination boiler was not tested at the time of inspection and should be tested as part of the boiler service and certification process.

The flow of hot water from a combination boiler system tends to be significantly slower than from a traditional system with a hot water cylinder, and this should be taken into account when assessing the suitability of the system for the occupants' needs.

F6 Drainage

2

The property is believed to be connected to the public sewer. Above-ground waste and soil pipes, where visible, are of plastic construction. The soil and vent pipe is fitted with a protection cage at its termination point.

Given the age of the property, it is likely that a combined drainage system is in place, whereby both foul water and rainwater discharge into the same system.

Debris was noted to the above-ground gullies and these should be cleared to prevent blockages.

No active drainage problems were noted on site. As a precaution, a CCTV survey of the underground drainage by a reputable contractor is recommended to confirm its condition and identify any concealed defects, with the system cleaned and flushed through as part of that process.

The majority of the drainage system is concealed within the ground or within the structure and its full condition cannot be confirmed from a visual inspection alone. All drainage systems should be periodically inspected, cleaned, and maintained.

Your legal adviser should confirm whether the drainage system is shared with the adjoining property, and whether responsibility for that shared system has transferred to the local water company under the Water Industry (Schemes for Adoption of Private Sewers) Regulations 2011. Your legal adviser should also confirm responsibility for the ownership, routes, maintenance, and repair of the drainage system, together with any rights or obligations affecting it, and establish whether there is any known history of drainage problems.



Photo - 10



Photo - 11



Photo - 12



Photo - 13



Photo - 14

F7 Common services

N/A

Common services — not applicable to this property.

G

SECTION G

Grounds (including shared areas for flats)

CONTENTS

Limitations on the inspection

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

The garage interior was not fully inspected due to the presence of stored items occupying the floor area and obstructing access to the walls and floor.

The full extent of the property boundaries could not be traced.

Garden areas can conceal invasive plant species, particularly where vegetation was cut back or is less visible at certain times of year. No responsibility is taken for the presence of any noxious weeds, including Japanese Knotweed, Ragwort, or other invasive species within the site. If this is a concern, a specialist inspection should be arranged.

G1 Garage

2

The property includes a detached garage of brick masonry construction. The roof is pitched and covered with tiles. The main vehicular door is of up-and-over design, and an additional uPVC door provides secondary access. The windows are of plastic-framed construction with double-glazed units. An electrical supply is present within the garage.

Moss growth was noted on the tile roof covering. If loosened by heavy rainfall, moss can migrate into the guttering and cause blockages, and it should be carefully removed.

Patch repointing is required to the brick masonry walls. While the defects are minor individually, they require attention to prevent further deterioration.

The electrical supply and fittings within the garage should be included in the Electrical Installation Condition Report recommended in Section F1.

If vehicle storage is planned, the internal dimensions of the garage should be confirmed as suitable for the relevant vehicles prior to purchase.



Photo - 1



Photo - 2



Photo - 3



Photo - 4



Photo - 5



Photo - 6



Photo - 7



Photo - 8



Photo - 9



Photo - 10



Photo - 11



Photo - 12

G2 Permanent outbuildings and other structures

N/A

There are no outbuildings or other structures to this property.

G3 Other

2

The site boundaries are defined by a combination of materials, with a timber gate providing pedestrian access to the rear garden. Paving formed from concrete slabs and block paving is present within the site.

The boundary walls appear to be in satisfactory condition overall.

To the rear, some concrete paving slabs are loose and require securing to prevent further movement. The loose slabs present a trip hazard to occupants and visitors.

No evidence of Japanese Knotweed or other invasive species was visible during the inspection. This does not preclude its presence, as it can lie dormant or may have been cut back prior to the survey.

There are trees on neighbouring land in proximity to the property. The potential effects of root activity and future management of these trees should be monitored, and specialist advice sought if any structural concerns arise.

No evidence of vermin was identified during the inspection. Given the nature of the area beyond the rear boundary, however, the risk of infestation cannot be excluded, which may present a health risk to occupants if vermin gain access to the property.

Your legal adviser should confirm the ownership and maintenance responsibility for the boundary walls from the title plan and deeds, together with any rights a neighbour may hold over shared boundaries, and should also establish the maintenance liability for each boundary as defined in the title deeds to assist in reducing the possibility of future disputes with adjoining owners.



Photo - 13



Photo - 14



Photo - 15



Photo - 16



Photo - 17



Photo - 18



Photo - 19



Photo - 20



Photo - 21



Photo - 22



Photo - 23



Photo - 24



Photo - 25



Photo - 26



Photo - 27

H

SECTION H

Issues for your legal advisers

CONTENTS

We are not acting as your legal adviser and do not comment on legal matters. Your solicitor should carry out the usual conveyancing enquiries, including checks on boundaries, rights, planning and building regulation approvals, drainage, guarantees, warranties and relevant certification. Any matters highlighted below are additional issues identified during our inspection that we recommend your legal adviser investigates further.

H1 Regulation

Element no.	Element name	Details
D1	Chimney stacks	Confirm that the removal of the chimney stack has the appropriate Building Regulations approval and completion certificate.
D2	Roof coverings	Confirm that the complete replacement of the pitched roof covering has the appropriate Building Regulations approval and completion certificate.
D4	Main walls	Confirm that the cavity wall tie repair works have the appropriate documentation and that any associated guarantees are available for inspection.
D5	Windows	Confirm that the replacement windows have the appropriate Building Regulations approval or, where applicable, FENSA or equivalent competent person scheme certificates.
D5	Windows	Confirm that the replacement windows have the appropriate Building Regulations approval, or that they are exempt from such requirements, and that any relevant completion certificate or FENSA certificate has been obtained.
E5	Fireplaces, chimney breasts and flues	Confirm that the removed chimney breast holds the appropriate Building Regulations approval and completion certificate, and that adequate support was provided.

Element no.	Element name	Details
F1	Electricity	Confirm that any electrical alterations or rewiring works carried out since the property was built have been notified under Building Regulations Part P, with the appropriate completion certificates or third-party installer certificates held.

H2 Guarantees

Element no.	Element name	Details
D1	Chimney stacks	Obtain any guarantee or warranty relating to the removal of the chimney stack and confirm it is transferable to the new owner on completion.
D2	Roof coverings	Obtain any guarantee or warranty relating to the replacement pitched roof covering and confirm it is transferable on completion.
D4	Main walls	Obtain any guarantee relating to the chemical injected damp proof course retrofitted to the main walls and confirm it is transferable to the new owner on completion.
D4	Main walls	Obtain any guarantee or documentation relating to the cavity wall tie repairs carried out to the main walls and confirm the guarantee is valid and transferable.
D5	Windows	Obtain any FENSA certificate or installer's guarantee relating to the replacement windows and confirm they are transferable to the new owner on completion.
D5	Windows	Obtain any guarantees or warranties relating to the replacement windows and confirm they are transferable to the new owner on completion.
D8	Other joinery and finishes	Obtain any guarantees or warranties relating to the recently installed external joinery and confirm they are transferable to the new owner on completion.

Element no.	Element name	Details
E5	Fireplaces, chimney breasts and flues	Obtain any builder's guarantee or warranty relating to the removal of the chimney breast and confirm it is transferable on completion.
E8	Bathroom fittings	Obtain any installer's guarantee or warranty relating to the bathroom fittings and confirm it is transferable on completion.
F1	Electricity	Obtain any completion certificates or third-party installer certificates relating to electrical alterations or rewiring works carried out since the property was built, and confirm these comply with Building Regulations Part P.

H3 Other matters

Element no.	Element name	Details
C	Type of property	Establish whether the property is freehold or leasehold and confirm the tenure arrangements and any associated obligations.
C	Grounds	Confirm that the access road serving the property is adopted and maintained at public expense by the relevant highway authority.
C	Local environment	Confirm whether the title or local authority records disclose any history of subsidence, heave, or structural movement associated with the shrinkable clay subsoil in this area.
D4	Main walls	Legal adviser should check insurance implications of past structural movement including any claims history
D4	Main walls	Confirm whether the existing buildings insurance policy covers ongoing or historic structural movement and whether any claims history requires disclosure to future insurers or mortgage lenders.
D5	Windows	Confirm that keys for all window locks are available and will be included in the sale.

Element no.	Element name	Details
E1	Roof structure	Establish whether a specialist timber survey has ever been carried out on the roof structure to confirm the absence of wood boring beetle infestation.
F1	Electricity	Obtain a copy of the current Electrical Installation Condition Report (EICR) and confirm it remains valid and that any remedial actions noted have been completed.
F2	Gas/oil	Confirm that the gas installation and all appliances have been inspected and tested by a Gas Safe registered engineer prior to exchange of contracts, and obtain evidence of a current Gas Safe safety certificate.
F3	Water	Establish whether the incoming supply pipe is lead, and confirm the location of the internal and external stop taps and any water meter.
F6	Drainage	Confirm responsibility for the ownership, routes, maintenance, and repair of the drainage system, together with any rights or obligations affecting it, and establish whether there is any known history of drainage problems.
G3	Other	Confirm from the title plan and deeds the ownership and maintenance responsibility for the boundary and retaining walls, and any neighbour's rights over shared boundaries.

I

SECTION I

Risks

CONTENTS

This section summarises the principal risks and safety issues identified during our inspection that may affect the building, grounds or occupants. It is not a formal health and safety assessment and only includes matters noted during our visual inspection, with cross-references to the relevant sections of this report where applicable.

Risks to the building

Element no.	Element name	Details
C	Local environment	The clay subsoil is susceptible to seasonal shrinkage, presenting a risk of foundation movement and subsidence.
D4	Main walls	Clay subsoil is prone to shrinkage during dry weather which may cause structural movement to the property.
D4	Main walls	Past structural movement, even where repaired, may continue or recur and can affect the future condition of the property.
D8	Other joinery and finishes	Plastic joinery may conceal hidden timber decay and original asbestos cement soffit boards, neither visible on inspection.
E3	Walls and partitions	Damp penetration identified to the walls and partitions requires specialist investigation and remediation to prevent further moisture ingress, structural deterioration, and associated damage.
E4	Floors	Inadequate sub-floor ventilation causes moisture build-up risking rot and beetle infestation in floor timbers
E5	Fireplaces, chimney breasts and flues	Flue condensation causes combustion salts to leach through plaster, damaging internal finishes

Element no.	Element name	Details
E5	Fireplaces, chimney breasts and flues	Unventilated redundant flue causes condensation and damp within the chimney breast
F2	Gas/oil	Uninspected gas appliances and installation present a risk of undetected leaks, fire, or explosion causing damage to the building fabric.
F3	Water	Inaccessible stop tap prevents emergency water shut-off increasing the risk of water damage
F6	Drainage	Concealed underground drainage may have deteriorated joints, cracks, or root ingress not visible from the surface
G1	Garage	Moss growth on the garage roof risks blocking guttering and causing water damage
G1	Garage	Multiple minor defects if left unaddressed will cause progressive deterioration of the garage structure
G3	Other	Trees on neighbouring land may cause damage through root action, particularly on shrinkable clay, presenting a subsidence risk.

I2 Risks to the grounds

Element no.	Element name	Details
None identified		

I3 Risks to people

Element no.	Element name	Details
C	Construction	Given the age of the property, asbestos-containing materials may be present; disturbance or damage during future works could release harmful fibres, posing a risk to health.

Element no.	Element name	Details
C	Fire and means of escape precautions	Battery smoke detectors may fail to operate if batteries are depleted or missing, potentially reducing the occupants' warning time in the event of a fire.
C	Fire and means of escape precautions	Lack of fire doors represents a fire safety risk, particularly in multi-storey dwellings or where habitable rooms open onto the escape route
E3	Walls and partitions	Damp to the walls and partitions risks occupant health through mould growth and deterioration of internal finishes.
F2	Gas/oil	Untested gas installation may have hidden defects posing a risk of gas leakage, explosion, or carbon monoxide poisoning
F4	Heating	The untested heating appliance has no current service certificate, so its safety is unconfirmed, risking carbon monoxide exposure to occupants.
G3	Other	Loose paving slabs present a trip hazard to occupants and visitors
G3	Other	Adjacent area increases the risk of vermin infestation which may affect the health of occupants

I4 Other risks or hazards

Element no.	Element name	Details
None identified		

SECTION J

Surveyor's declaration

CONTENTS

Surveyor's RICS number

[redacted]

Phone number

0161 615 5549

Company

Aspect Surveying

Surveyor's address

Adamson House, Towers Business Park, Didsbury, Manchester M20 2YY

Qualifications

[redacted]

Email

info@aspectsurveying.com

Website

www.aspectsurveying.com

Property address

[redacted]

Client's name

[redacted]

Date this report was produced

[redacted]

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

Signature

[redacted]

K

SECTION K

What to do now

CONTENTS

Now that you have a clear picture of the work the property may require, the guidance set out below explains the steps you should take from here. As you gather prices for that work, it is sensible to keep a record of each quotation you obtain.

Getting quotations

Because repair costs may affect what you are willing to pay, you should obtain reports and quotations covering every repair and further investigation this survey has identified before you enter into a legal commitment to purchase. Aim to secure a minimum of two quotations from experienced contractors who hold proper insurance.

In addition, you should:

- request references from previous clients they have worked for
- set out in writing precisely what you require them to carry out and
- ask them to supply their quotations in writing.

Certain repairs call for contractors with specialist skills who belong to regulated bodies, for instance electricians, gas engineers and plumbers. Depending on the work involved, you may also need to obtain planning permission or Building Regulations consent from your local authority.

Further investigations and what they involve

Where we have reservations about the state of a concealed part of the building, have been able to view only a portion of a defect, or lack the specialist expertise needed to appraise part of the property in full, we may have advised that further investigations be undertaken to establish the true scale of the problem.

What this involves varies according to the nature of the issue; however, carrying it out properly may require parts of the home to be opened up or disturbed, so you should raise the matter with the present owner. The cost of such investigation can, in some instances, be considerable.

Where we advise that a further investigation is needed, your report will set out:

- which part of the property is affected and the reason an investigation is called for
- the timing within which the investigation ought to be undertaken and
- a general indication of the type of person who should carry it out.

Who you should use for further investigations

The right professional to instruct is one with suitable qualifications, though we cannot direct you to a particular firm. This work can be carried out by specialists affiliated with several different types of organisation. Qualified electricians, for instance, may be registered under any one of five government-approved schemes. Should you need any further guidance, please get in touch with the surveyor.

L

SECTION L

Terms of engagement

CONTENTS

This survey has been carried out in accordance with the current edition of the RICS Home Survey Standard. Our full terms and conditions of engagement, including limitations of liability and complaints handling procedures, have been provided to you separately prior to the commencement of this inspection and form part of the contract between you and us.

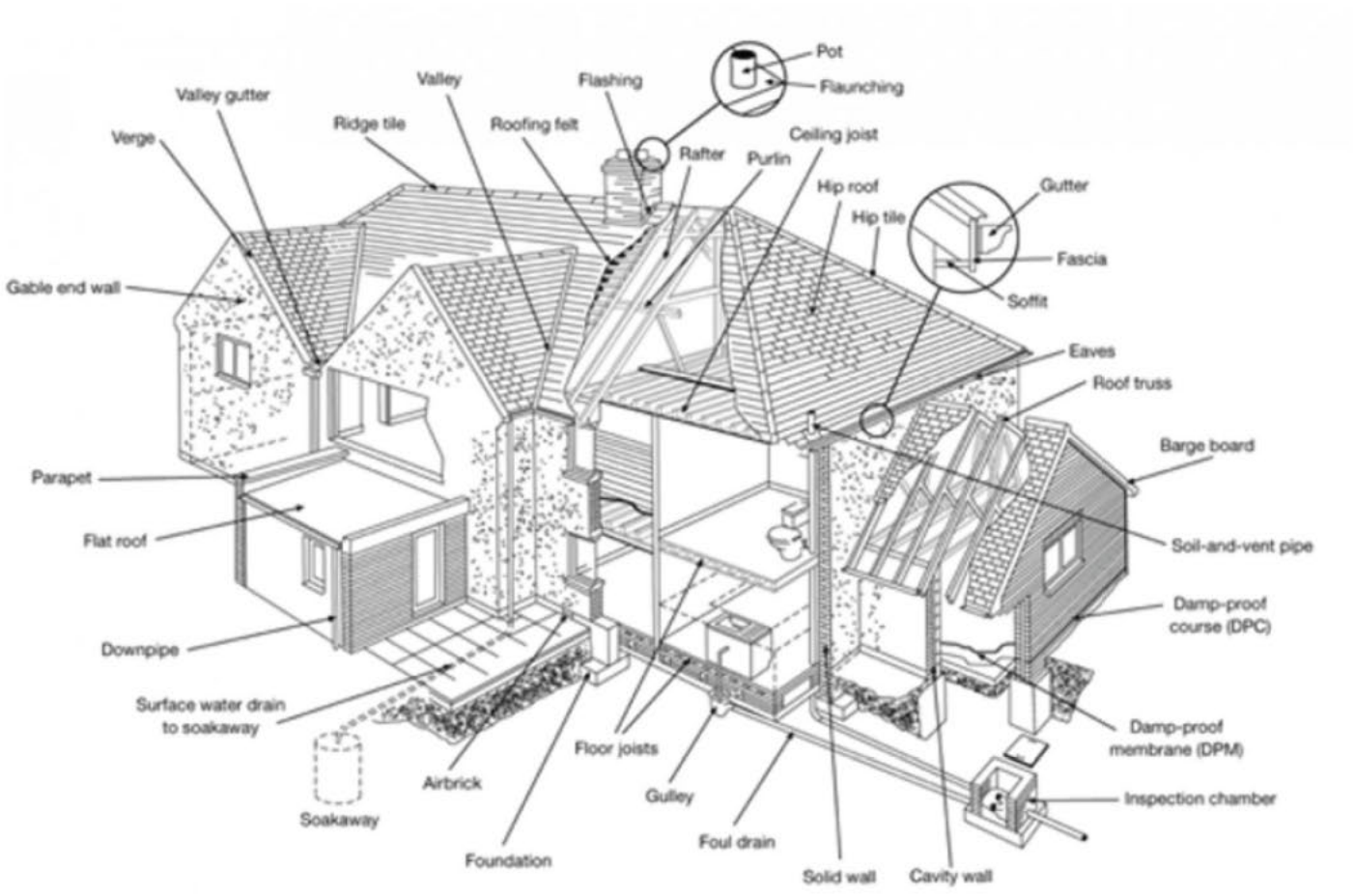
M

SECTION M

Typical house diagram

CONTENTS

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



APPENDIX

Disclaimer

CONTENTS

Disclaimer

You should know...

Where a surveyor prepares this report, they do so solely acting as an employee or agent of a firm, company or other business entity ('the Company'). What follows is issued by the Company rather than by the surveyor personally. Every statement and every opinion set out here is given wholly on the Company's behalf, and it is the Company alone that takes responsibility for them. The surveyor personally takes on no financial responsibility or liability for the report, and nothing here should be read or understood as implying otherwise.

Where the surveyor is a sole practitioner, they may sign the report in their own name, except where they trade through a sole trader limited liability company.

Where death or personal injury (which includes disease and any impairment of mental condition) arises from negligence, nothing set out in this report operates to exclude or restrict liability for it.

GUIDANCE

Using this report in negotiations

The following guidance is provided to help you make best use of this report when negotiating the purchase of the property.

1 **Do not share the full report with the estate agent**

The full survey report contains detailed information about the property that could be used against you in negotiations. The estate agent acts for the seller, not for you. Sharing the report in full may weaken your negotiating position.

2 **Share only relevant excerpts**

If you wish to evidence a defect to the seller or their agent, share only the specific paragraph or photograph relating to that issue. This demonstrates the concern without revealing the full scope of findings.

3 **Use the repair cost guidance as leverage**

Where indicative repair costs have been provided, these can be used to support a renegotiation of the purchase price. Present specific repair items and their estimated costs rather than a global figure, as this tends to be more persuasive.

4 **Obtain specialist quotations**

For significant defects, obtain formal quotations from suitably qualified contractors before renegotiating. A written quotation from a specialist carries more weight than an indicative estimate and demonstrates you have taken the matter seriously.

5 **Instruct your legal adviser**

Raise all issues identified in Section H (Issues for your legal advisers) and Section I (Risks) with your solicitor or conveyancer. Some matters may affect whether you proceed with the purchase or the terms upon which you do so.

6 **Consider the overall picture**

Take all findings into account, including those rated CR1. A property with many minor maintenance items may indicate a pattern of deferred maintenance that could become costly over time. Use the executive summary and overall opinion to inform your decision.

This guidance is provided for information purposes only and does not constitute legal or financial advice. You should always seek independent professional advice appropriate to your circumstances.