ASPECT SURVEYING

Regulated by RICS®

RICS HOME SURVEY

RICS Home Survey Level 3

Building Survey

[redacted]



CLIENT	DATE OF INSPECTION	SURVEYOR	RICS NUMBER
[redacted]	01 October 2026	[redacted]	[redacted]

Aspect Surveying

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RICS Home Survey — Level 3 · [redacted]

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RC Repair costings
☆ Using this report in negotiations

A

SECTION A

About the inspection

CONTENTS

Under the terms agreed, this report will cover the following:

- a comprehensive inspection of the property (refer to 'The inspection' in section M) and
- a full written report drawn from that inspection (refer to 'The report' in section M).

About the report

Our objective is to provide you with professional guidance that will:

- support a reasoned, well-informed choice, whether you are buying the property or planning its repair, maintenance or improvement
- set out a thorough assessment of its condition
- identify the risk of defects that may be concealed or yet to develop
- suggest the most likely cause or causes of those defects, on the basis of what the inspection revealed
- where it is practicable to do so and has been agreed, indicate the likely cost and timescale for the repairs and other work identified and
- recommend any further steps you should take, or additional advice you should seek, before you commit to a purchase.

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

About the inspection

- As part of our work we undertake a desk-based review and raise verbal enquiries to establish matters that may affect the property.
- Our inspection is conducted with care and thoroughness, and we apply our best endeavours to view as much of the property as is physically reachable. Wherever access is not achievable, we explain the reason.
- The outer surfaces of the building, including roofs and chimneys, are examined visually from ground level. Where required, we supplement this from adjoining public land and by using binoculars.
- Provided access exists, the roof structure is examined from within the roof space. Floor surfaces and the voids beneath them are examined so far as access is safe and the owner has given permission. We cannot judge the internal condition of chimneys, boilers or other flues.

- Should any area that falls outside the scope of our inspection give us cause for concern, the report will set out the further investigations that we consider necessary.
- Where it is practicable and has been agreed, we report on the likely cost of repairs we have identified and advise on how that work should be undertaken. You should be aware that some of the maintenance and repairs we recommend may prove costly.
- We examine both the interior and exterior of the main building together with every permanent outbuilding. The visible portions of the electricity, gas or oil, water, heating, drainage and other services are also inspected, though we do not test these beyond their normal operation in everyday use.
- To convey the condition of the property, we assign condition ratings to the principal parts, the 'elements', of the building, garage and certain external areas. An individual element may itself comprise several separate parts.
- Within the element boxes of sections D, E, F and G, we deal first with the part carrying the worst condition rating and then describe the condition of the remaining parts.

! Reminder

For a full list of exclusions, please refer to your Terms and Conditions report, which was sent to you on the 22nd September 2026.

A About the inspection

Surveyor's name

[redacted]

Surveyor's RICS number

[redacted]

Company name

Aspect Surveying

Date of the inspection

01 October 2026

Report reference number

Rep/01/10/26

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 mostly dry.

Status of the property when the inspection took place

At the time of our inspection the property was occupied and the vendor was present. The property was fully furnished, and all surfaces were fully covered.

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 a three-bedroom mid-terraced house arranged over two floors. The ground floor accommodation comprises an open-plan living room and kitchen, while the first floor provides three bedrooms and one bathroom.

Overall, the property appeared to be in generally reasonable condition and represents a reasonable proposition for purchase, subject to the significant roof defect described below and the purchaser allowing for the associated repair works.

The most important issue identified relates to the main roof structure. A noticeable deflection was present along the ridge line when viewed externally. Inspection from within the roof space identified that timber struts which would ordinarily provide support to the roof structure have been removed from the central area. The ridge board has also split, and associated movement and displacement of some of the rafters was noted.

These defects indicate that the roof structure has been weakened and is no longer adequately supported in its present form. The external deflection is consistent with the internal structural alterations and timber movement noted during the inspection. If left unaddressed, further movement, sagging and deterioration of the roof structure and covering may occur.

In our opinion, localised repair alone is unlikely to provide a satisfactory long-term solution. Substantial roof works should therefore be anticipated. This is likely to involve stripping the existing slate covering and battens, removing and replacing the worst affected rafters and defective timber components, reinstating appropriate structural supports and reinforcement, and then recovering the roof with a suitable roofing system. This would effectively amount to a major reroofing and structural repair project.

Before exchange of contracts, a suitably qualified structural engineer should inspect the roof and provide a detailed repair specification. This should then be costed by a competent roofing contractor so that the purchaser has a clear understanding of the likely expenditure before becoming legally committed to the purchase.

Subject to satisfactory investigation and repair of the roof structure, the remainder of the property appears generally reasonable for its age and type. However, the roof defect represents a significant item of expenditure and should be reflected in the purchaser's budget and negotiations.

This report must be read in its entirety. The main body of the report identifies actions required prior to exchange of contracts, and particular attention is drawn to the section entitled 'What To Do Now' in respect of all elements assigned a condition rating 2 or 3.

All repairs identified must be investigated by reputable contractors so that their full scope and financial implications are understood before any legal commitment is made. The condition ratings assigned throughout this report are based on what was visible at the time of inspection and cannot account for areas that are covered, concealed, or not otherwise readily accessible. Where detectable signs of concealed defects were noted, recommendations are made within the relevant sections of the report. In the absence of such evidence, it was assumed for the purposes of this report that those areas are free from significant defect.

If greater assurance is required regarding concealed areas, those areas must be exposed and investigated further. Unless this is carried out before purchase, the risk must be accepted that additional defects and consequent repair costs may be identified at a later date.

A copy of this report should be passed to the 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. Building insurance cover should be obtained prior to purchase, with the policy commencing no later than 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)
D2	Roof coverings	Complete roof slate replacement required with new underlay; timber battens and ridge board must be replaced due to decay and structural deflection.
E1	Roof structure	Serious structural distortion requires further investigation and strengthening works by experienced contractor.
E7	Woodwork (for example, staircase joinery)	Handrail installation required to staircase for Building Regulations compliance; timber decay risk assessment needed once damp issues are investigated.
F1	Electricity	An Electrical Installation Condition Report from a registered electrician is required to confirm safety; plastic consumer unit lacks fire resistance of modern metal-clad type.
F2	Gas/oil	Gas Safe registered engineer must inspect and test entire installation and appliances; current safety certificate required before exchange of contracts.
F4	Heating	Gas Safe inspection and testing of boiler and gas fire required urgently before exchange; heating system adequacy should be assessed by competent engineer.

2 Elements that require attention but are not serious or urgent

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

Element no.	Element name	Comments (if applicable)
D1	Chimney stacks	
D3	Rainwater pipes and gutters	
D4	Main walls	
D8	Other joinery and finishes	
E3	Walls and partitions	
E4	Floors	
E6	Built-in fittings (built-in kitchen and other fittings, not including appliances)	
F6	Drainage	
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)
D5	Windows	
D6	Outside doors (including patio doors)	
E2	Ceilings	
E5	Fireplaces, chimney breasts and flues	
E8	Bathroom fittings	
F3	Water	
F5	Water heating	

NI

Elements not inspected

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

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
D7	Conservatory and porches
D9	Other
E9	Other
F7	Common services
G1	Garage
G2	Permanent outbuildings and other structures

Summary of repairs and cost guidance

All figures are exclusive of VAT and of any professional or specialist fees, unless stated otherwise. Formal quotations should be obtained prior to making a legal commitment to purchase the property.

Repairs	Cost guidance (optional)
D1 — Vegetation should be removed from the stack and affected mortar re-pointed; flaunching condition should be periodically examined and ownership/maintenance responsibilities clarified.	£500–£1k
D2 — Complete replacement of slate roof covering required due to age and deterioration; underlying timber battens and ridge board must be replaced; hidden timber damage likely once covering removed.	£10,000–£15,000
D3 — Gutters require clearing of accumulated silt and vegetation; weather-tightness verification needed during wet weather conditions.	Under £500

Repairs	Cost guidance (optional)
D4 — Remove impervious masonry paint mechanically and re-point defective mortar with lime mortar to prevent moisture ingress into solid walls.	Under £500
D8 — Timber fascia boards require preparation and redecoration to restore adequate weather protection.	Under £500
E1 — Serious structural distortion requires further investigation and strengthening works by experienced contractor.	Further investigation required
E3 — High moisture readings require investigation and remedial action as detailed in Section D4; breathable finishes should be used to prevent moisture entrapment.	N/A
E4 — Creaking floorboards should be secured by a qualified joinery contractor, with contingency allowed for underlying damage when floor coverings are removed.	Under £500
E6 — Cooker hood extraction should be upgraded to discharge externally to prevent condensation; worktop and sink seals require renewal to prevent water ingress.	Under £500
E7 — A handrail must be installed to the staircase in accordance with Building Regulations; timber rot risk exists behind inaccessible joinery due to high moisture readings.	Under £500
F1 — An Electrical Installation Condition Report by a registered electrician is required; the plastic consumer unit lacks modern fire-resistant standards.	Pending enquiries
F2 — Gas Safe registered engineer must inspect and test entire installation and all appliances before exchange of contracts.	Pending enquiries
F4 — Gas Safe engineer must urgently inspect, test and service boiler and gas fire before exchange of contracts to eliminate carbon monoxide risk.	Pending enquiries
F6 — CCTV survey of underground drainage recommended to confirm condition and identify concealed defects; cast iron pipes require inspection of joints for rust and potential leakage.	Under £500
G3 — Mortar pointing to masonry boundary walls requires repointing in deteriorated areas to prevent further deterioration.	Under £500

Further investigations

Further investigations should be carried out before making a legal commitment to purchase the property.

C

SECTION C

About the property

CONTENTS

Type of property

The property is a 3 bedroom mid-terrace house arranged over two storeys. The tenure is not known at the time of inspection, and your legal adviser should establish whether the property is freehold or leasehold and confirm the associated arrangements and 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 1900 and 1929. The title deeds may give a more accurate indication of the age of the property, and your legal adviser should be consulted on this matter.

Approximate year the property was extended

The property has not been extended.

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 this property.

Construction

The property is of traditional construction with solid 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 main body of this report. In most instances this would not normally represent a significant risk unless the materials are disturbed or damaged, however any such materials should not be drilled or disturbed without prior advice from a licensed specialist. During any future works there is a continuing risk that asbestos may be discovered, and 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
Ground floor	1	–	–	1
First floor	–	3	1	–

Fire and means of escape precautions

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

The 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 the front door.

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

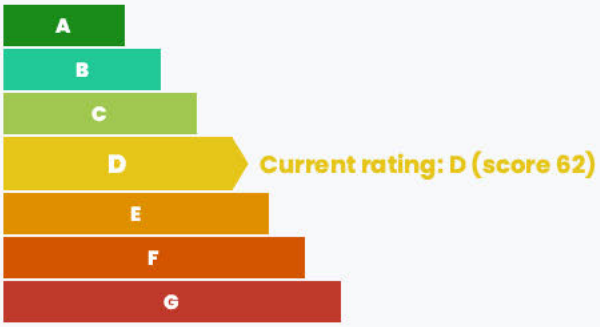
No fire doors are installed within the property. The absence of fire doors represents a fire safety risk, particularly in a multi-storey dwelling where habitable rooms open onto the escape route.

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.

We will advise on the appropriateness of any energy improvements recommended by the EPC.



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

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

When this property was built, preventing heat loss was not a significant consideration of Building Regulations and standards, and as a result the property will not perform to the standards and requirements of modern construction. The property could be subject to condensation and mould, and heating, everyday use patterns of the occupants and seasonal differences can also have a significant effect. It must be accepted that improvements and upgrades may become necessary in the future as problems arise.

Main 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 no garage and no permanent outbuildings are present. The property does not have off-road parking provision.

The access road or pathway serving the property is assumed to be adopted and maintained at public expense, and your legal adviser should confirm this with the relevant highway authority.

Location

The property is located in an established residential area.

It is recommended that the property and surrounding areas are visited on several occasions and at different times of the day, in order 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, with public transport accessible and schools within a reasonable travelling distance.

Prospective purchasers should familiarise themselves with the locality and available facilities prior to exchange to ensure the provision meets their requirements. The strength of mobile signals should also be checked, as coverage can vary between providers, 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.

According to publicly available data, the property lies in an area of low flood risk. The risk of surface water flooding is recorded as very low, at less than a 0.1% yearly chance, and the risk from rivers and the sea is similarly very low. Groundwater flooding is not identified as a concern, and no risk from reservoir flooding was recorded.

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 are 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

No specific security devices or systems were noted at the property.

Security devices and systems present at the property 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

No other local factors were noted that would affect this property.

D

SECTION D

Outside the Property

CONTENTS

Limitations on the inspection

Visible external elements were inspected from ground level, using a 3-metre ladder, binoculars, and close-up photographs taken with a smartphone where appropriate.

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

An inspection of one or more roof slopes was restricted due to limited vantage points from ground level. The horizontal gutter between the pitched roof intersections was not 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

2

Estimated repair: £500–£1k

The property has one brick masonry chimney stack, served by chimney pots and with lead flashings at the junction between the base of the stack and the roof covering. The stack is shared with the adjoining property.

Plants are growing out of the chimney stack and require removal, including their root systems, as continued growth is likely to cause progressive structural damage to the masonry.

Once vegetation growth has been removed, minor re-pointing of the mortar to the stack will be required in the affected areas to reduce the risk of further defects developing.

The remainder of the chimney stack is otherwise in satisfactory condition, allowing for its age and exposure.

A television aerial is fixed to the stack. The adequacy of the fixings cannot be confirmed from the inspection and these should be checked during routine maintenance.

The flaunching securing the chimney pots to the top of the stack could not be fully inspected from ground level and should be periodically examined to confirm that the pots are adequately secured and that no cracking has formed.

Given the exposed nature of the stack, all elements including the flaunchings and lead flashings are subject to gradual deterioration over time and the stack should be inspected and maintained at regular intervals.

Your legal adviser should confirm ownership of the shared chimney stack, the maintenance responsibilities of each party, and whether any party wall agreement is in place with the adjoining property.



Photo - 1



Photo - 2



Photo - 3



Photo - 4



Photo - 5

D2 Roof coverings

3

Estimated repair: £10,000–£15,000

The main roof is dual pitched and covered with natural slates. The ridge is finished with ridge tiles, and lead-lined valley gutters are present at the pitched roof intersections. No underlay is present to the roof structure.

The natural slate covering is original, dated, and in poor overall condition, and has reached the end of its serviceable life. The absence of underlay means there is no secondary weather barrier, and the roof covering requires full replacement by a roofing contractor. Additional repairs to concealed timbers are likely to be required once the covering is stripped.

Timber battens, viewed from the internal roof space, are decayed or missing in places, and this deterioration has caused deflection of the ridge line. The ridge board is also cracked internally. The defective and missing battens require replacement, which will necessitate removal of the surrounding slates, and the cracked ridge board requires further investigation and repair as part of the roofing works.

The dated and failing condition of the roof covering may conceal further timber defects that cannot be assessed until the slates are removed. The absence of underlay, combined with the age and condition of the covering, means the roof requires urgent replacement to prevent progressive deterioration to the structure below.

Some slates are held in place with metal strips, indicating past slippage has occurred. The nails securing the original covering are likely to be failing more comprehensively, and further slippage is to be expected until the roof is replaced.

To the rear slope, the mortar at the verge is defective. The verge mortar should be raked out and repointed using a suitable mix to restore weathertightness.



Photo - 6



Photo - 7



Photo - 8



Photo - 9



Photo - 10



Photo - 11



Photo - 12



Photo - 13



Photo - 14



Photo - 15



Photo - 16



Photo - 17



Photo - 18

D3 Rainwater pipes and gutters

2

Estimated repair: Under £500

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

Silt and vegetation have accumulated within the gutters and require clearing to prevent overflowing and to reduce the risk of further defects developing.

Elsewhere, the rainwater fittings are in serviceable condition, allowing for age and normal weathering.

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.

The rainwater gutters show signs of general wear and discolouration consistent with age and exposure. This is not a cause for concern at present but should be monitored and allowed for in future routine maintenance.

Rainwater goods should be regularly inspected and cleared as necessary to prevent blockages, as accumulated debris can cause overflowing and lead to rot in adjacent timbers and deterioration of the building fabric.

Although plastic rainwater goods require relatively little maintenance, gutter joint gaskets can perish after extended service and UV exposure may cause brittleness and cracking in the pipework and gutters. Periodic inspection is recommended and any defective sections should be replaced as identified.



Photo - 19



Photo - 20



Photo - 21

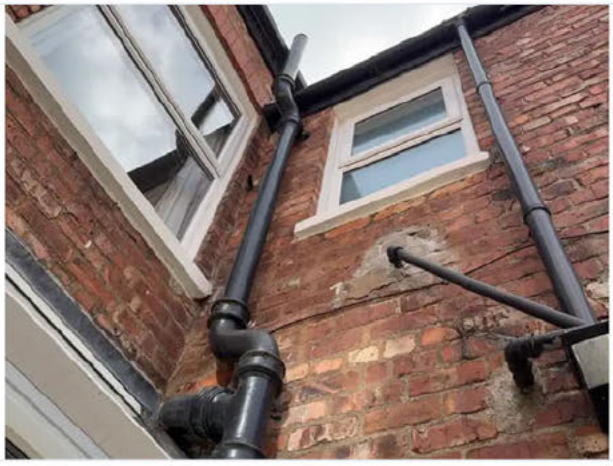


Photo - 22



Photo - 23



Photo - 24



Photo - 25

D4 Main walls

2

Estimated repair: Under £500

The walls appear to be of solid brick construction. Solid walls rely on the thickness of the material alone to prevent weather penetration, rather than a cavity, and are therefore more susceptible to penetrating damp where surface finishes are defective or impermeable.

A damp-proof course was not visible within the main walls. It may be obscured by mortar pointing, render, or decorative finishes.

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

WALL FINISHES

Impervious masonry paint is present and blistering in places, including at the rear elevation where elevated damp readings were recorded. This type of paint traps moisture within the masonry, preventing it from evaporating, and can cause damage to the wall fabric and dampness internally. Removal is recommended, using mechanical methods rather than sandblasting, which can damage the masonry surface.

Sand and cement mortar was used to point the brickwork. This is harder and less permeable than the surrounding masonry, trapping moisture and causing the face of the brickwork to perish over time. Re-pointing with a lime mortar is recommended to restore compatibility with the original construction.

Mortar pointing is perished or missing in places, allowing water to penetrate the wall thickness. Localised re-pointing is required to reduce the risk of moisture ingress and further deterioration of the masonry.

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.

DAMPNESS

Isolated instances of elevated damp levels were noted at low level within some ground floor walls, consistent with properties of this age and solid-wall construction. There was no evidence of widespread rising damp or significant failure of the 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.

Period properties of solid-wall construction are designed to manage moisture rather than exclude it, relying on high ventilation and breathable finishes such as lime plaster, lime mortar, and breathable paint. Common causes of damp in older properties include raised external ground levels, blocked air bricks, and the introduction of impermeable modern finishes such as cement mortar, cement render, plastic paints, and wallpaper. Full eradication of damp may not be achievable, and this should be considered prior to exchange of contracts.

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

MOVEMENT

Minor hairline cracking was noted to the main walls. This is not considered to be of structural concern and appears consistent with typical settlement or thermal movement associated with buildings of this type and age.

The property is thought to be built on clay ground, which is prone to shrinkage during dry weather, particularly where trees are present. The drainage system should be properly maintained to minimise the risk of ground movement affecting the structure.

It is possible that structural movement has previously affected the property. Your legal adviser should make enquiries to confirm the full extent of any previous movement, establish whether repairs were undertaken, obtain any guarantees for structural repair works, and confirm that buildings insurance is in place with a policy covering structural movement and related defects, including 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. Such movement is normal and, where it remains within acceptable limits, no remedial action is necessary beyond cosmetic repairs.

Observations regarding structural movement are based on a single inspection on a visual basis only and represent the surveyor's best assessment given the limited information available at the time of inspection.



Photo - 26



Photo - 27

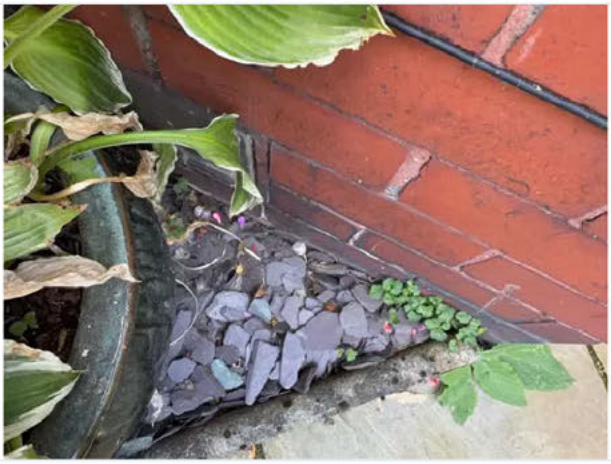


Photo - 28

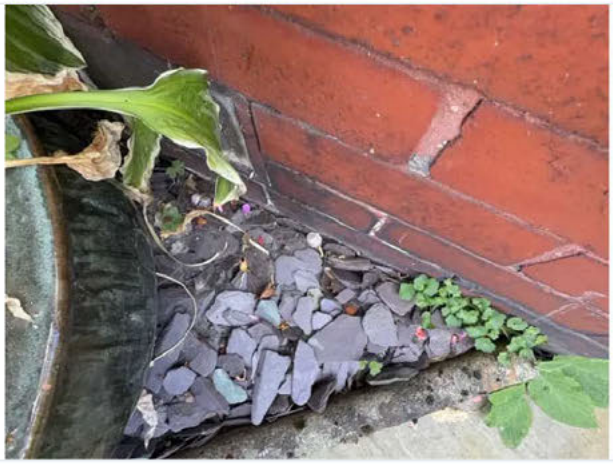


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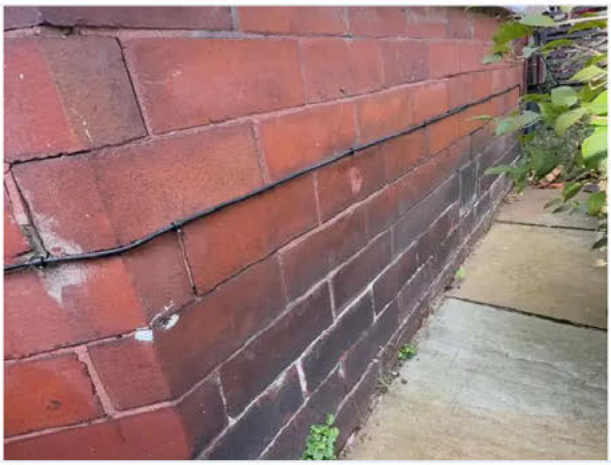


Photo - 30



Photo - 31



Photo - 32



Photo - 33



Photo - 34



Photo - 35



Photo - 36



Photo - 37



Photo - 38



Photo - 39



Photo - 40



Photo - 41



Photo - 42



Photo - 43



Photo - 44



Photo - 45



Photo - 46



Photo - 47



Photo - 48



Photo - 49



Photo - 50



Photo - 51

D5 Windows

1

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

The windows are slightly worn and weathered but are in satisfactory condition for their age. Operation was checked and the windows were found to be generally serviceable, although some wear and tear to the window furniture is evident from use. The sealant and mortar pointing to the frame surrounds showed no significant deterioration, and no damp was found at the window sills or frame reveals.

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

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

The windows are fitted with window locks, and all keys for these locks should be handed over on completion of 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 they are transferable to the new owner on completion.



Photo - 52



Photo - 53



Photo - 54



Photo - 55



Photo - 56



Photo - 57



Photo - 58



Photo - 59



Photo - 60



Photo - 61

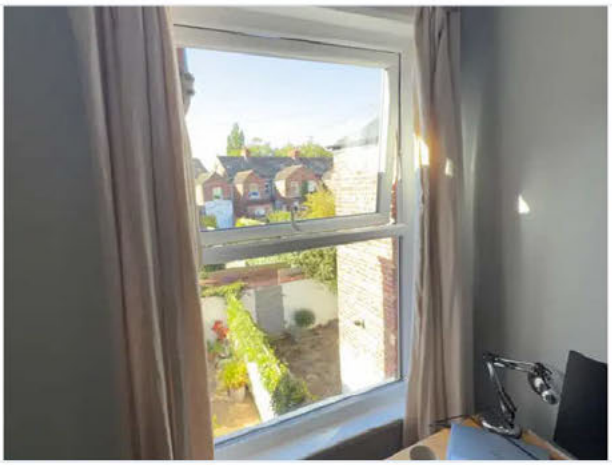


Photo - 62

D6 Outside doors (including patio doors)

1

The external doors are of composite and uPVC construction, each containing double-glazed units and fitted with multi-point locking mechanisms. The doors appear to be of recent installation.

The doors were checked for operation and found to be generally in a serviceable condition. The sealant and mortar pointing to the frame surrounds appeared free from any significant deterioration, and no damp was found at the door sills or frame reveals.

General wear and tear is evident to some of the doors, and maintenance to the hinges and handles will be required in due course.

Small cracks are present in the sealant and mortar pointing between the door frames and the surrounding masonry, though no damp was noted internally as a result. These will need to be raked out and reapplied as part of ongoing maintenance to reduce the risk of water ingress.

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

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

Your legal adviser should confirm that the replacement doors have the appropriate Building Regulations approval and completion certificate, and should obtain any guarantees or warranties relating to the installation, confirming that these are transferable on completion.



Photo - 63



Photo - 64



Photo - 65



Photo - 66

D7 Conservatory and porches

N/A

There is no conservatory or porch to this property.

D8 Other joinery and finishes

2

Estimated repair: Under £500

The fascia boards are formed from timber and, based on their appearance and overall condition, are most likely original to the property, representing joinery of considerable age.

The timber fascia boards are weathered and require preparation and redecoration to restore adequate weather protection.



Photo - 67



Photo - 68



Photo - 69



Photo - 70



Photo - 71



Photo - 72

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

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 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 purchaser should accept the risk that hidden defects and associated repair costs may be discovered at a later date.

E1 Roof structure

3

Further investigation required

The roof structure and roof void were inspected via the ceiling hatch in the landing area. The roof is constructed with timber rafters spanning between the ridge board and wall plates, with purlins spanning between the walls, and the party wall within the roof space is of masonry construction. Fibreglass insulation is present between the ceiling joists.

Serious distortion was noted to the roof structure and the structural integrity appears to be compromised. Strengthening works should be carried out by an experienced joinery contractor, ideally to a specification drawn up by a structural engineer.

A compromised roof structure of this nature carries a risk of collapse under loading from wind, snow, or maintenance access.

A significant split was noted in the ridge board, which is causing distortion, and structural timber struts at the centre have been removed. The affected timber should be reinforced or replaced to prevent instability, and this work should form part of the structural engineer's specification and the subsequent contractor programme.

As the roof is not underlined, this is considered to provide adequate natural ventilation. When re-covering is undertaken and an underlay is installed, ventilation should be introduced in accordance with current regulations.



Photo - 1



Photo - 2



Photo - 3



Photo - 4



Photo - 5



Photo - 6



Photo - 7



Photo - 8



Photo - 9



Photo - 10



Photo - 11



Photo - 12



Photo - 13



Photo - 14

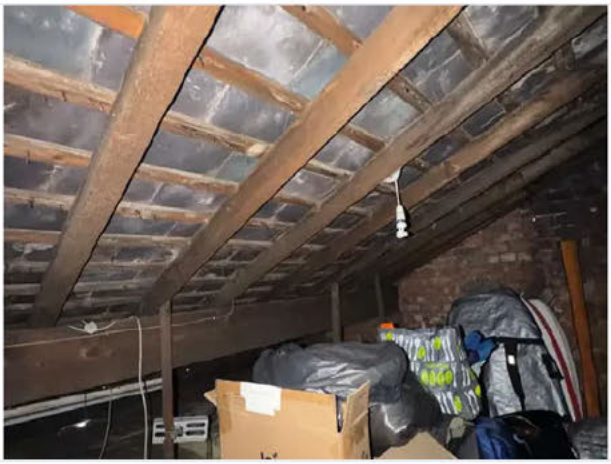


Photo - 15



Photo - 16



Photo - 17



Photo - 18

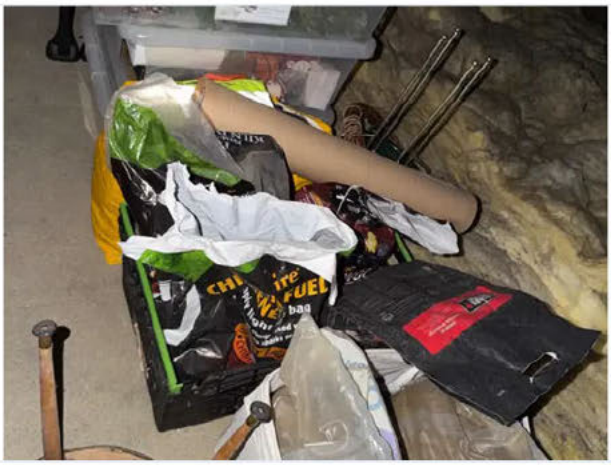


Photo - 19



Photo - 20



Photo - 21



Photo - 22



Photo - 23



Photo - 24



Photo - 25

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 surfaces are finished with paint.

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

Staining was observed on the ceiling, though testing with a moisture meter confirmed the affected area to be dry at the time of inspection. Only cosmetic repair is required at this stage.

The ceilings throughout are generally decorated to a satisfactory standard, though the decorations may be renewed to suit personal taste as part of routine future maintenance and improvement works.

Condensation can form on cold surfaces as a result of poor ventilation, inadequate heating, or insufficient thermal insulation. Ventilation and heating should be controlled and balanced to ensure that moisture-laden air is removed without excessive heat loss.

Your legal adviser should confirm that the original source of the ceiling staining was remedied and obtain any documentation evidencing the completed repairs.



Photo - 26



Photo - 27

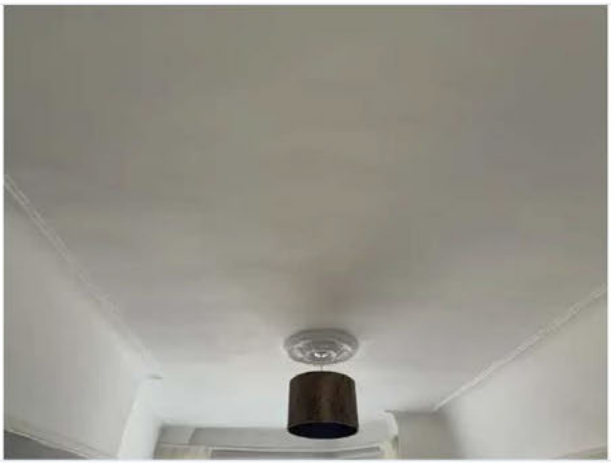


Photo - 28



Photo - 29

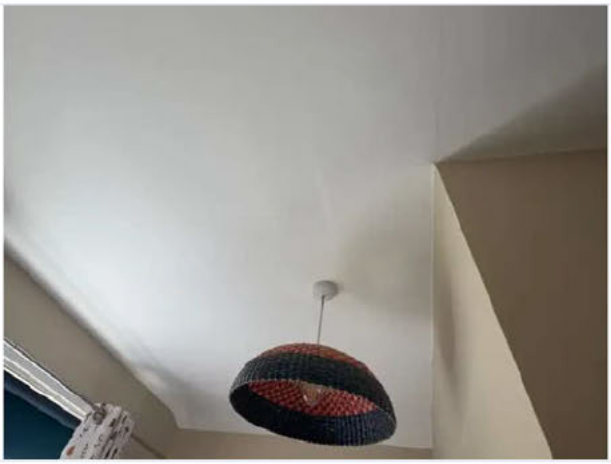


Photo - 30



Photo - 31



Photo - 32



Photo - 33

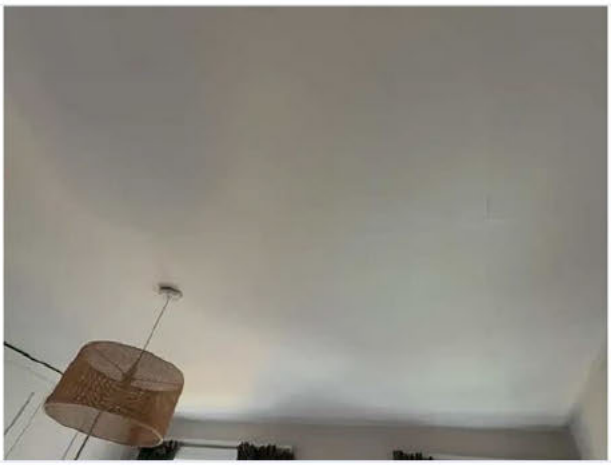


Photo - 34

E3 Walls and partitions

2

N/A

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

High moisture readings were recorded to the internal walls. The cause and recommended remedial action are addressed in Section D4 of this report.

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.

Some cracking and distortion were noted to room corners, over door openings and around windows. This is relatively common in buildings of this age and does not give rise to structural concern. Minor cracks can be filled when the rooms are next decorated.

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

Internal walls should be decorated using vapour-permeable, breathable paints and finishes to allow moisture within the wall construction to escape. Impermeable coatings such as vinyl silk can trap moisture, leading to concealed damp and accelerated deterioration of the substrate.

In a property of solid wall construction, moisture management depends on the building being allowed to function as originally intended, with high levels of ventilation. Modern interventions such as impervious paints, cement renders and wallpaper can trap moisture within the fabric, and full eradication of damp in a period property of this type may be unachievable.

The decorations throughout are generally of a satisfactory standard and may be renewed to suit personal taste as part of routine future maintenance and improvement works.

Additional blemishes and defects may become apparent only once the property was emptied, which can create a disappointing first impression on first occupation.



Photo - 35



Photo - 36



Photo - 37



Photo - 38



Photo - 39



Photo - 40



Photo - 41



Photo - 42



Photo - 43



Photo - 44



Photo - 45



Photo - 46



Photo - 47



Photo - 48



Photo - 49



Photo - 50



Photo - 51



Photo - 52



Photo - 53



Photo - 54

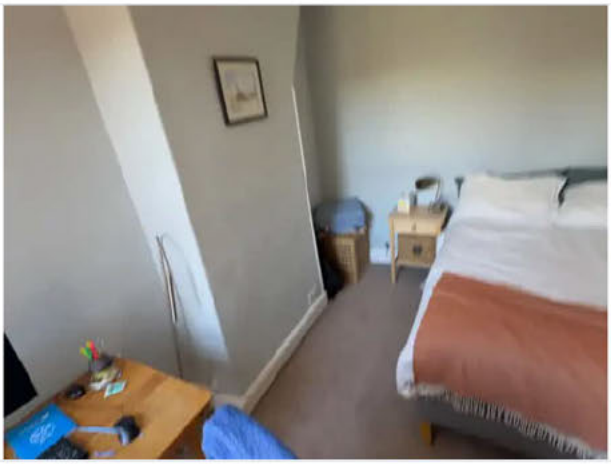


Photo - 55



Photo - 56



Photo - 57



Photo - 58



Photo - 59



Photo - 60

E4 Floors

2

Estimated repair: Under £500

The ground floor is mainly of suspended timber construction, with the upper floors also of suspended timber construction. Air bricks are installed to provide ventilation to the sub-floor void beneath the ground floor construction. The floors are finished with a combination of timber floorboards and carpet. The floor construction is assumed to have no thermal insulation, consistent with the age of the property and the standards applicable at the time of construction.

Creaking floorboards were noted in areas of the floor. Screw fixing may be sufficient to resolve this, but the work should be carried out by a reputable joinery contractor given the potential presence of electrical wiring and plumbing below the boards.

Minor spring and localised unevenness were observed at the suspended timber floor surfaces, and some areas creak when walked upon. These characteristics are typical for floors of this type and age and are not considered structurally significant.

Evidence of wear and tear was noted to the floor coverings, which should be renewed as part of ongoing maintenance. When the coverings are removed, some damage to the underlying floorboards may be revealed, and a contingency budget for floorboard repairs should be allowed for.

The floors are assumed to be uninsulated, and a significant amount of heat can be lost as a result. Insulation should be considered when the floor coverings are next replaced.

The minor spring, unevenness, and creaking observed in the timber floors are within acceptable limits for domestic construction, but complete elimination of these conditions may prove challenging and potentially costly.

The air bricks serving the sub-floor void must be kept clear of obstruction and regularly cleared of debris to maintain an adequate flow of air through the void. Inadequate ventilation increases the moisture content of the floor timbers, raising the risk of wood rot and infestation by wood-boring insects.

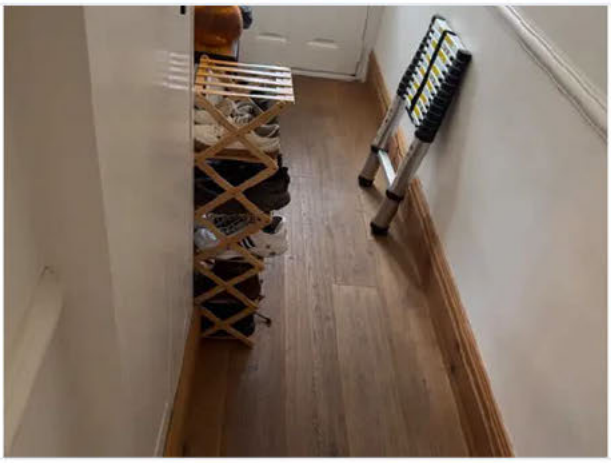


Photo - 61



Photo - 62



Photo - 63



Photo - 64



Photo - 65



Photo - 66



Photo - 67

E5 Fireplaces, chimney breasts and flues

1

The property contains chimney breasts with associated flues connecting to the chimney stacks.

Where visible, the chimney breasts are in satisfactory condition, with no sign of excessive dampness to the plasterwork, and redundant flues appear to be adequately ventilated.

If there is an intention to bring any disused fireplaces back into use, repair and upgrading works may be required and the flues may need repair or lining, which could be costly, and specialist advice should be sought before proceeding.



Photo - 68



Photo - 69

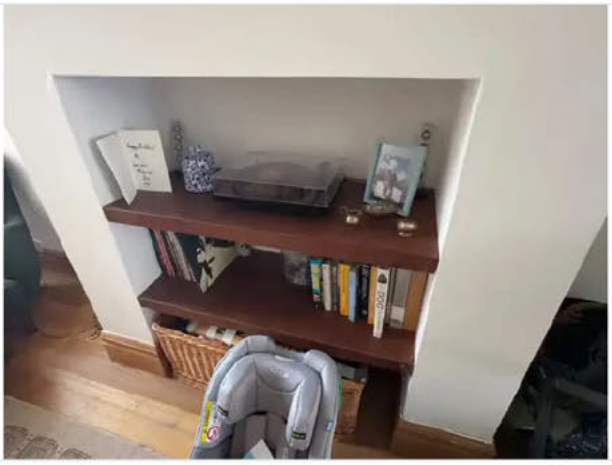


Photo - 70



Photo - 71

E6 Built-in fittings (built-in kitchen and other fittings, not including appliances) 2

Estimated repair: Under £500

The kitchen contains a range of built-in storage cupboards and worktops, with the fittings appearing to be a relatively modern installation. The worktops are of solid timber. An extraction fan is installed within the kitchen.

The cooker hood does not extract externally, which limits its ability to remove water vapour from the kitchen and increases the risk of condensation forming. The extraction arrangement should be upgraded to provide external discharge.

The seals around the worktop and sink are beginning to deteriorate, although no evidence of leakage was observed at the time of inspection. The seals should be renewed as part of routine maintenance to reduce the risk of water ingress developing.

No testing of the built-in appliances has been carried out as part of this survey, and a specialist should be engaged to check them if their condition or operation is material to the purchase decision. Kitchen appliances were not removed during the inspection, and the adequacy of connections behind or beneath them could not be verified. Leaks can occur at any time between the date of survey and the point of occupation, and any such leaks found on taking up occupation should not be assumed to have been visible, accessible, or in existence at the time of inspection. Removal of appliances can also reveal or cause defects in plasterwork and services, and this must be accepted when proceeding with the purchase.

Your legal adviser should obtain any guarantees or warranties relating to the fitted kitchen installation and confirm that they are transferable to the new owner on completion.



Photo - 72



Photo - 73



Photo - 74



Photo - 75



Photo - 76



Photo - 77



Photo - 78



Photo - 79

E7 Woodwork (for example, staircase joinery)

3

Estimated repair: Under £500

The internal joinery comprises doors, door surrounds, skirting boards, and a staircase, all finished with paint.

No handrail is present to the staircase. The absence of a handrail presents a serious fall risk to all occupants, and an appropriately qualified joinery contractor should install one in accordance with current Building Regulations.

Minor adjustments are required to certain internal doors to ensure they operate correctly, and this work is considered part of normal maintenance.

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

High moisture readings were recorded within the walls. Although no corresponding timber defects were identified within the adjacent and fixed joinery items that were accessible, there is a risk of rot being present behind timbers where they could not be inspected. When further investigations and repairs are undertaken for the damp identified, additional timber repairs may become necessary and the scope and cost of remedial works may increase accordingly.

The joinery is of considerable age and some repairs may become apparent once the property is emptied. A budget allowance for repairs or replacements should be made as part of future ownership.

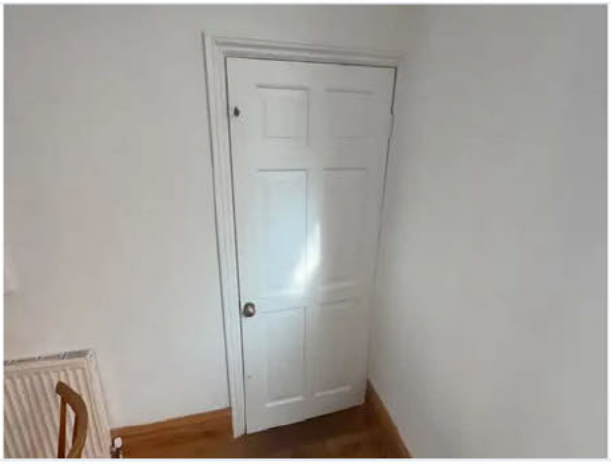


Photo - 80



Photo - 81



Photo - 82

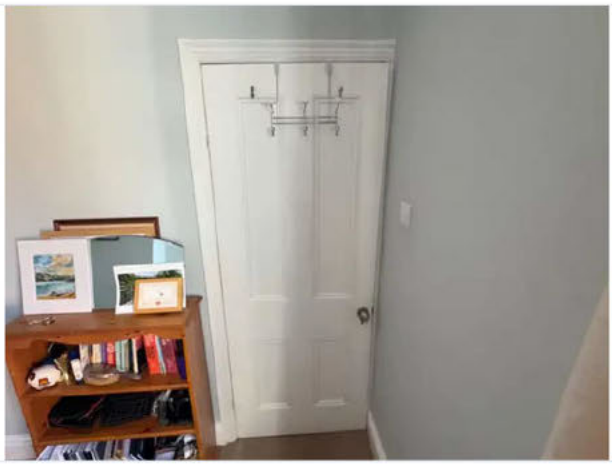


Photo - 83



Photo - 84

E8 Bathroom fittings

1

A range of sanitary fittings is installed within the bathroom. The walls are finished with ceramic or porcelain tiles. 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, defective sealant should be renewed promptly, as failure 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 rate of the extract fan was not tested, as this falls outside the scope of the inspection. This should be assessed as part of the electrical inspection recommended in Section F1.



Photo - 85



Photo - 86



Photo - 87

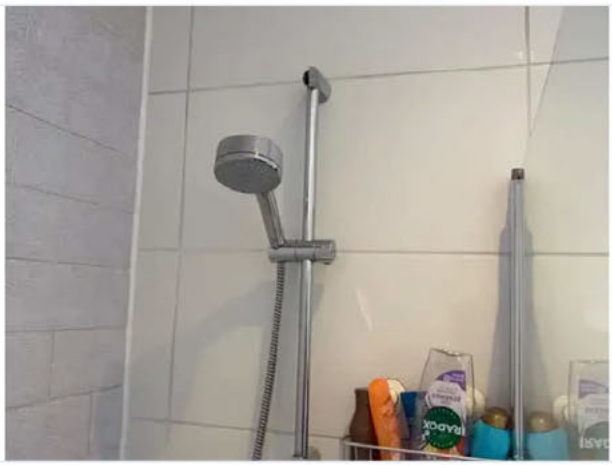


Photo - 88



Photo - 89

E9 Other

N/A

Other — not applicable to this property.

F

SECTION F

Services

CONTENTS

Limitations on the inspection

Services have not been tested. The inspection was limited to those parts of the service installations that were readily visible and accessible at the time of inspection.

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 this 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, and this should be pursued before exchange of contracts. If such certification cannot be provided, 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.

No access points to the underground drainage could be located within the curtilage of the site, and no inspection of the underground drainage was therefore possible. The underground drainage system has not been tested or traced.

F1 Electricity

3

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

Pending enquiries

The electricity meter and consumer unit are located in the kitchen. The consumer unit contains miniature circuit breakers with RCD protection and is of plastic construction rather than the modern metal-clad type now recommended for enhanced fire resistance.

No evidence of a current Electrical Installation Condition Report (EICR) was available at the time of inspection. As an electrical installation cannot be tested during a visual survey, its safety and condition cannot be confirmed without one. A registered electrician (NICEIC, NAPIT or ECA) should test the installation prior to exchange of contracts and carry out any remedial work identified.

The plastic consumer unit does not provide the fire resistance of a metal-clad unit and increases the risk of fire spread in the event of an electrical fault. An untested electrical installation may also harbour hidden defects posing a risk of electrocution or fire.

Your legal adviser should obtain a copy of any current Electrical Installation Condition Report (EICR) held for the property.



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.

Pending enquiries

The property is served by a mains gas supply, with the meter located in a cupboard in the living room.

No Gas Safe safety certificate was available for inspection, and there is no evidence that the installation or gas appliances were tested within a recent period. A Gas Safe registered engineer must inspect and test the entire installation and all appliances prior to exchange of contracts, and annual servicing of all gas appliances should be arranged thereafter.

An untested gas installation may conceal defects that present a risk of gas leakage, explosion, or carbon monoxide poisoning.

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



Photo - 3

F3 Water

1

The property is served by a mains water supply. The internal stop tap is located in the kitchen, allowing the water supply to be isolated when required.

The cold water installation appeared satisfactory at the time of inspection, 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 leaks were noted, 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 should be made with the supplier or installer beforehand.



Photo - 4



Photo - 5



Photo - 6

F4 Heating

3

Pending enquiries

The property is served by a gas-fired central heating system comprising a combination boiler located in the kitchen, which provides both central heating via radiators and domestic hot water. The boiler is a condensing type and is fitted with a balanced flue through which combustion gases are discharged. Accessible pipework appears to be of copper construction where visible.

The boiler is of mid-life age and no current service certificate was available or could be confirmed at the time of inspection. The appliance was not tested as part of this survey, and its safety and condition therefore cannot be confirmed. A Gas Safe registered engineer must inspect, test and service the boiler before exchange of contracts, and the system should be serviced annually thereafter. As the boiler is of mid-life age, provision should be made for its eventual replacement.

Because the boiler has not been tested and carries no confirmed service certificate, the risk of carbon monoxide exposure to occupants cannot be ruled out and the Gas Safe inspection should be treated as a matter of priority.

No calculations have been carried out to confirm whether the heating system is adequate to achieve satisfactory temperatures throughout the property. If there are concerns regarding the system's output, it should be assessed by a competent heating engineer and upgraded if found to be inadequate.

The gas fire should be included within the scope of the Gas Safe inspection referred to above, and a current Gas Safety certificate obtained confirming it was tested and found safe. Refer to Section F2 for further details. The safety of the gas fire has not been confirmed, presenting a potential risk of carbon monoxide exposure to occupants until this is carried out.

Your legal adviser should obtain all available installation, commissioning and Benchmark certificates, notification certificates and service records for the heating system and boiler, and confirm that these transfer to the purchaser on completion. Your legal adviser should also confirm that the gas fire is covered by a current Gas Safe inspection certificate and that this certificate transfers on completion.



Photo - 7



Photo - 8



Photo - 9

F5 Water heating

1

Hot water to the property is provided by the combination boiler, details of which are covered under Section F4. The hot water pipework, where visible, appears to be mainly of copper construction.

Where accessible, the hot water installation appeared satisfactory, with no serious defect or obvious leakage noted.

The flow of hot water from a combination boiler system tends to be significantly slower than from a traditional system incorporating a hot water cylinder, and this should be borne in mind when assessing the suitability of the arrangement for the occupants' needs.

F6 Drainage

2

Estimated repair: Under £500

The property is believed to be connected to the public sewer. Above-ground waste and soil pipes are of cast iron construction, and the soil and vent pipe is fitted with a protection cage at its termination point. No inspection chambers or access points to the underground drainage could be located within the curtilage of the site.

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. This is consistent with the property's age and is acceptable on that basis.

No active drainage problems were noted during the inspection. As a precaution, a CCTV survey of the underground drainage by a reputable specialist contractor is recommended to confirm its condition and identify any concealed defects, and the system should be cleaned and flushed through as part of that exercise.

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 to remain in serviceable condition.

Cast iron above-ground pipes require regular inspection of their fittings and joints, as the joints are prone to rusting and leaking and require periodic resealing to remain watertight.

It is also likely that the drainage system is shared with the adjoining property. The responsibility for many shared underground drainage systems was transferred to local water companies under the Water Industry (Schemes for Adoption of Private Sewers) Regulations 2011. Your legal adviser should confirm whether this applies, and 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

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 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

N/A

There is no garage to this property.

G2 Permanent outbuildings and other structures

N/A

There are no outbuildings or other structures to this property.

G3 Other

2

Estimated repair: Under £500

The site boundaries are defined by masonry walls, and the external surface areas include paving formed from concrete slabs. Boundary maintenance liability should be established from the title deeds, with any discrepancies investigated further to reduce the possibility of boundary disputes with adjoining owners.

The mortar pointing to the masonry boundary walls has perished in places to both the front and rear, and the affected areas require repointing to reduce further deterioration.

Elsewhere, the external areas are satisfactory, within the limits of the inspection and allowing for normal weathering.

Your legal adviser should confirm from the title plan and deeds the ownership and maintenance responsibility for the boundary walls, together with any neighbour's rights over shared boundaries.



Photo - 1



Photo - 2



Photo - 3



Photo - 4



Photo - 5



Photo - 6



Photo - 7



Photo - 8



Photo - 9



Photo - 10



Photo - 11

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
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.
D6	Outside doors (including patio doors)	Confirm that the replacement outside doors, including any patio doors, have the appropriate Building Regulations approval and completion certificate.

H2 Guarantees

Element no.	Element name	Details
D4	Main walls	Legal adviser should obtain any guarantees for structural repair works
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.

Element no.	Element name	Details
D5	Windows	Obtain any guarantees or warranties relating to the replacement windows and confirm they are transferable to the new owner on completion.
D6	Outside doors (including patio doors)	Obtain any guarantees or warranties relating to the replacement outside doors and confirm they are transferable on completion.
E6	Built-in fittings (built-in kitchen and other fittings, not including appliances)	Obtain any guarantees or warranties relating to the fitted kitchen installation and confirm they are transferable to the new owner on completion.

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.
D1	Chimney stacks	Confirm the ownership, maintenance responsibilities, and any party wall agreements relating to the shared chimney stack with the adjoining property.
D4	Main walls	Legal adviser should check insurance implications of past structural movement including any claims history
D4	Main walls	Legal adviser should confirm history of structural movement, any claims, and supporting documentation

Element no.	Element name	Details
D4	Main walls	Confirm that buildings insurance is in place and that the policy covers structural movement and related defects.
D4	Main walls	Confirm with the seller whether any insurance claims have been made in relation to structural movement affecting the main walls.
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.
F1	Electricity	Obtain a copy of any current Electrical Installation Condition Report (EICR) for the property.
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.
F4	Heating	Obtain any installation, commissioning (Benchmark), and notification certificates and service records for the heating system and boiler, and confirm they transfer on completion.
F4	Heating	Confirm that any gas fire is included within a current Gas Safe inspection, and obtain the supporting certificate.
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.

SECTION I

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.

I1 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.
D1	Chimney stacks	Plant root systems growing in the chimney masonry are displacing bricks and mortar, risking structural damage to the stack.
D1	Chimney stacks	Perished mortar pointing to the chimney stack allows rainwater ingress, risking dampness, frost damage, and further masonry deterioration.
D2	Roof coverings	Decayed or missing battens compromise the fixing of the roof covering, risking slippage and water ingress.
D2	Roof coverings	Roof covering in poor overall condition requires full replacement
D2	Roof coverings	End-of-life covering with no underlay has no secondary weather protection
D2	Roof coverings	Defective verge mortar is allowing water ingress at the roof edges, risking damp penetration to the underlying roof structure and internal finishes.
D3	Rainwater pipes and gutters	Blocked gutters may cause overflowing, leading to dampness and potential decay to external timbers and masonry.

Element no.	Element name	Details
D4	Main walls	Perished mortar pointing allows rainwater penetration into the wall structure
D4	Main walls	Impervious paint traps moisture in the masonry causing internal dampness and wall deterioration
D4	Main walls	Cement pointing on solid walls traps moisture causing accelerated masonry deterioration
D4	Main walls	Clay subsoil is prone to shrinkage during dry weather which may cause structural movement to the property.
D4	Main walls	Pre-1980 cavity wall ties are prone to corrosion failure; undetected deterioration can lead to horizontal cracking and masonry bulging.
D4	Main walls	Past structural movement, even where repaired, may continue or recur and can affect the future condition of the property.
D4	Main walls	Possible previous structural movement has been noted; further enquiries are needed to confirm extent and any risk of recurrence.
D8	Other joinery and finishes	Failing external decorations allow moisture ingress to timber joinery, risking the onset of decay to fascias, soffits and barge boards.
E1	Roof structure	Inadequate roof space ventilation may lead to condensation, which over time can cause decay to roof timbers and corrosion to metal fixings.
E1	Roof structure	Split timber members may worsen under load, risking localised structural failure
E1	Roof structure	Serious structural distortion compromises roof stability and risks progressive failure
E3	Walls and partitions	High internal moisture readings indicate water penetration through the external walls, risking dampness and decay to internal finishes.

Element no.	Element name	Details
E4	Floors	Uninsulated floor construction, typical of the age of the property, will result in significant heat loss and may contribute to condensation risk within the floor void.
E4	Floors	Persistent creaking may indicate loose fixings or weakened joists beneath
E6	Built-in fittings (built-in kitchen and other fittings, not including appliances)	Recirculating extraction does not remove moisture increasing the risk of condensation damage to the building fabric.
E7	Woodwork (for example, staircase joinery)	Damp within the walls presents a risk of undetected timber decay in concealed adjacent joinery.
F2	Gas/oil	Uninspected gas appliances and installation present a risk of undetected leaks, fire, or explosion causing damage to the building fabric.
F6	Drainage	Concealed underground drainage may have deteriorated joints, cracks, or root ingress not visible from the surface
G3	Other	Perished mortar in boundary walls allows water penetration accelerating deterioration

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
D2	Roof coverings	Dated roof covering in poor condition may conceal timber defects
D2	Roof coverings	Roof covering at end of life with no underlay requires urgent replacement
E1	Roof structure	Compromised roof structure may collapse under loading from wind, snow, or maintenance access
E5	Fireplaces, chimney breasts and flues	An open fire presents a risk of carbon monoxide poisoning if the flue is blocked or inadequately ventilated.
E7	Woodwork (for example, staircase joinery)	Absence of a staircase handrail presents a serious fall risk to all occupants
F1	Electricity	The plastic consumer unit lacks the fire resistance of modern metal-clad units, increasing the risk of fire spread in the event of an electrical fault.
F1	Electricity	An untested electrical installation may have hidden defects posing a risk of electrocution or fire
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.
F4	Heating	The gas fire's safety has not been confirmed, presenting a potential risk of carbon monoxide exposure to occupants.

I4 Other risks or hazards

Element no.	Element name	Details
None identified		

J

SECTION J

Energy Matters

CONTENTS

J1 Insulation

No floor insulation was evident, and the suspended timber ground floor is unlikely to be insulated. Where adequate access exists within the sub-floor void, insulation can be installed below the floorboards, though care must be taken not to inhibit ventilation to the sub-floor void, as restriction of airflow can lead to condensation and timber defects. Spray foam to the undersides of timber floors should be avoided, as it can lead to timber rot.

The depth of insulation within the roof space appears inadequate. The insulation may be missing in areas, insufficient in depth, or flattened by loft storage, and improvements will be needed to bring it to modern standards.

The property is fitted with double glazing throughout.

Recommended standards of thermal insulation for domestic properties are subject to frequent revision as Government seeks to reduce carbon emissions. Only the most modern houses will fully comply with current Regulations, which are not retrospectively enforceable and retro-installing insulation is not always practical. If any of the improvements suggested in the Energy Performance Certificate are to be undertaken, quotations should be obtained prior to purchase to understand the scope and costs involved.

J2 Heating

The property is heated by a gas-fired central heating system with radiators.

No heat calculations have been carried out and it cannot be confirmed that the heating is adequate to achieve satisfactory temperatures throughout the property. The system should be assessed by a competent heating engineer and, if found to be inadequate, upgrading may be required.

The boiler is understood to be modern and the system is assumed to have been installed to a satisfactory standard compliant with current requirements at the time of installation.

J3 Lighting

The property is fitted with a mixture of LED and older incandescent or halogen light fittings.

Natural light levels within the property appear satisfactory for habitable requirements and are comparable to other properties of this type and era. Window areas may not be equivalent to those found in modern properties, and light levels are a subjective matter that should be assessed by the purchaser during viewings.

Any remaining incandescent or halogen bulbs should be replaced with energy-efficient alternatives to reduce energy consumption.

J4 Ventilation

The property relies on natural ventilation through opening windows and air bricks, supplemented by mechanical extraction ventilation fitted in the kitchen and bathrooms.

No evidence of significant condensation was observed. Ventilation within a property serves to reduce condensation, consequent mould and damp, and to provide a healthy living environment through the replacement of stale air. Adequate provision requires permanent background ventilation, intermittent rapid ventilation through opening windows, and mechanical extraction in high-moisture environments such as kitchens and bathrooms, all of which are present.

Changes in temperature or moisture content can nonetheless cause condensation to develop, and areas at particular risk include kitchens, bathrooms, and external walls where ventilation is restricted by furniture. Any change in occupancy patterns or living habits could give rise to condensation problems in the future.

As the property is older in construction, it is more prone to heat loss through the fabric of the structure, and condensation may persist despite adequate heating and ventilation provision. Improving thermal performance should be balanced against heating and ventilation measures to avoid reducing air change rates, and maintaining the building fabric and ventilation components to a good standard will help mitigate these matters.

J5 General

Recommended standards of thermal insulation for domestic properties are subject to frequent revision as Government policy seeks to reduce carbon emissions. Only the most modern dwellings will fully comply with current Regulations, and these requirements are not retrospectively enforceable. The Energy Performance Certificate (Section C) should be consulted for specific improvement recommendations and estimated costs.

A copy of the Energy Performance Certificate should be obtained and its recommendations acted upon.

No evidence of significant condensation affecting the property was found at the time of inspection. Changes in temperature or moisture content can cause condensation to occur, with kitchens, bathrooms, and areas of external walls obscured by large items of furniture being most at risk. Properties of solid wall construction are more prone to condensation, and any change in living habits could create a problem in the future.

The age of the property means it will be more prone to heat loss through the fabric generally. Condensation may persist despite adequate heating and ventilation, and improving thermal performance may need to be balanced against appropriate heating and ventilation measures. Maintaining the property on a regular basis will help to mitigate such matters.

K

SECTION K

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

03 October 2026

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

Signature

[redacted]

L

SECTION L

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. Where we have provided cost estimates, this will let you check that the figures quoted sit broadly in line with them.

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.

M

SECTION M

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.

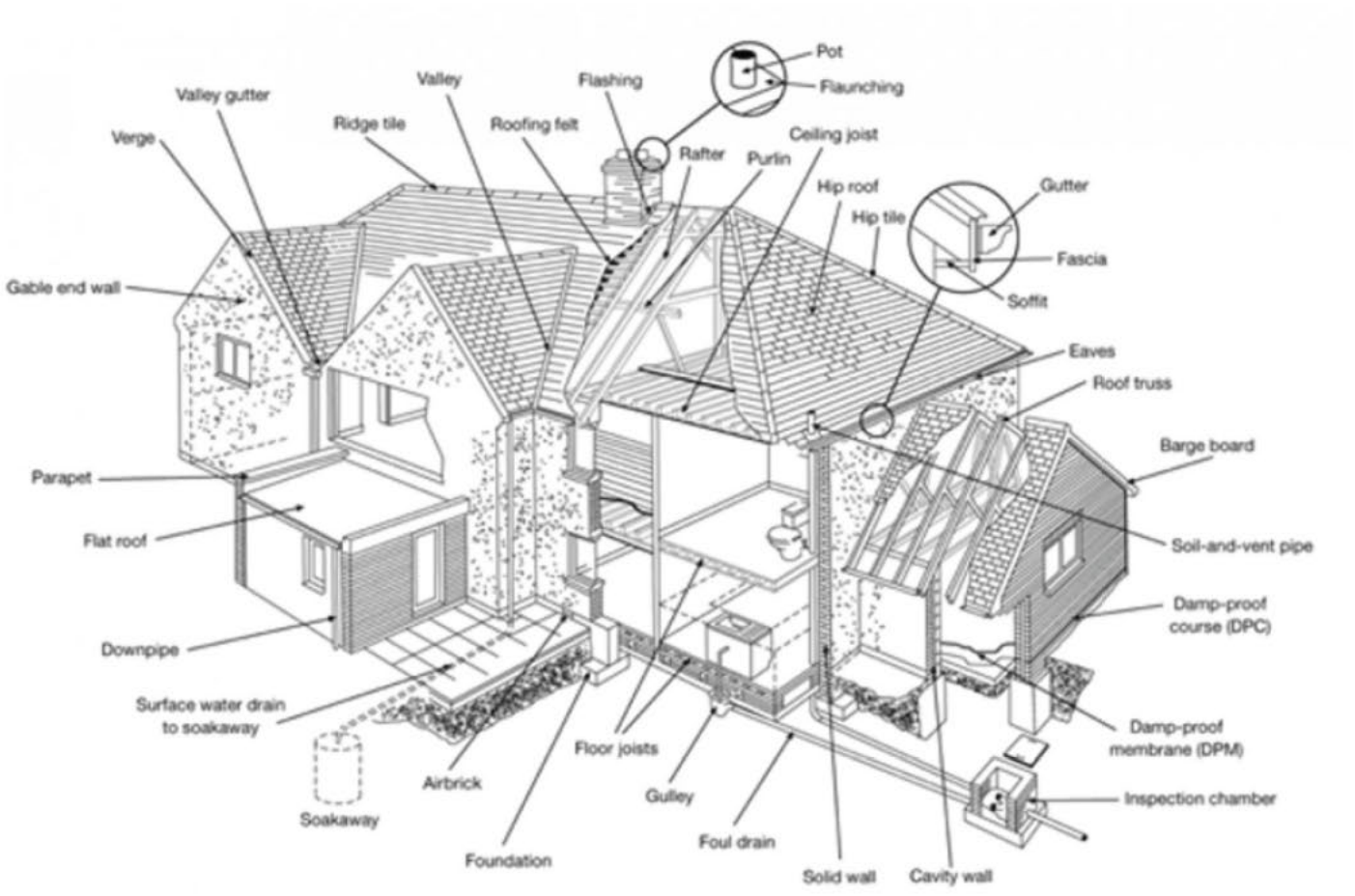
N

SECTION N

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.