

Mason & Oak

SURVEYORS & HERITAGE CONSULTANCY

RESIDENTIAL SURVEY REPORT

Level 3 Survey

Property Address:

Sample Report
Sample Property
Location Withheld

Prepared For:

Sample Client

Date of Inspection:

10/08/2026

Date of Report:

14/08/2026

Asbestos-containing materials may be present in properties built or altered before the year 2,000. These materials are not usually harmful unless disturbed. If refurbishment works are planned, a specialist asbestos survey should be commissioned.

All works should be undertaken following health and safety guidance and legislation and any waste containing asbestos correctly disposed of.

About this survey report

This report provides a visual inspection of the property and highlights any significant defects, risks, and areas requiring attention. It is intended to give a clear overview of the condition of the property at the time of inspection.

The inspection is non-intrusive, and no parts of the structure are opened or tested unless stated otherwise. Where necessary, further investigation by a specialist may be recommended.

This report should be read in full, including any limitations and exclusions outlined within the document.

Mason & Oak – Cost and urgency rating system

Throughout this report, we have applied a Cost Rating (£) and Urgency Rating (★) to assist you in understanding the financial implications of defects and the timescale in which works should be addressed.

These ratings are provided as a guide only, based on typical costs and priorities at the time of inspection. Actual costs may vary depending on contractor rates, specification, access, and the extent of underlying defects, which may only become apparent once works commence.

You should obtain formal quotations before legal commitment to purchase where significant works are identified.

Cost rating guide (£)

Rating	Description	Typical Cost Range	Guidance
£	Low	Up to £500	Minor repairs or maintenance (e.g. sealing, adjustments, small repairs)
££	Moderate	£500 – £2,500	Localised repairs or specialist input (e.g. minor plumbing, timber repairs)
£££	High	£2,500 – £10,000	Significant repairs or multiple elements (e.g. roof repairs, structural works)
££££	Very High	£10,000+	Major works or replacement (e.g. roof replacement, structural alterations)

Urgency rating guide (★)

Rating	Description	Timescale	Guidance
★	Routine	Ongoing maintenance	No immediate action required; monitor and maintain as part of normal upkeep
★★	Planned	Within 3 months – 2 years	Repairs required but not immediately critical
★★★	Urgent	Within 1–3 months	Defects requiring prompt attention to prevent deterioration or risk
★★★★	Immediate	As soon as possible	Immediate Actions (Safety, Investigations & Critical Works)

How to read this report

This report has been designed to provide clear, practical, and professional advice to help you make an informed decision before committing to purchase. We appreciate that property surveys can contain a significant amount of technical information, and this section is intended to help you understand how to interpret our findings.

The Urgency Rating relates to the recommended action, not necessarily the severity of the underlying defect. For example, a specialist inspection may require immediate attention even though any resulting repairs can reasonably be planned over a longer period.

Start with the condition summary (Section C)

If you read only one part of this report, we strongly recommend starting with the Condition summary. This provides an overview of the property's condition, highlighting the most significant defects and key issues that should be considered before purchase.

Understand the condition ratings (1–3)

Each element of the property is given a condition rating to reflect its current state:

- **3 – Significant defects, safety concerns or substantial uncertainty**
Significant defects, safety concerns or substantial uncertainty are present and may require extensive repair or specialist investigation. These may pose a risk to the structure, safety, or weatherproofing of the property.
- **2 – Defects, deterioration or uncertainties requiring attention**
Defects, deterioration or uncertainties are present that require repair, maintenance or further investigation. These should still be addressed in due course to prevent deterioration.
- **1 – No significant defects identified**
Elements that are performing as expected, with only routine maintenance required.
- **N/A – Not applicable or not inspected**
Areas that could not be accessed or inspected at the time of the survey.

How each section works

For each element of the property (Sections E, F, G and H), we provide:

- Description – What we observed during the inspection.
- Risks – What could happen if the issue is not addressed.
- Recommendations – What actions should be taken.
- Cost & Urgency Ratings – Guidance on cost and priority

This structure is designed to clearly explain not just *what the issue is*, but *why it matters* and *what you should do next*.

Further investigations

Where we recommend further investigation, this means that the limitation of a visual inspection prevents us from confirming the full extent of a defect.

You should arrange these investigations before legal commitment to purchase, as they may reveal additional works and costs.

Legal considerations (Section I)

Certain matters—such as boundaries, ownership, rights of way, guarantees, and compliance with Building Regulations—can only be confirmed by your Legal Advisor.

We highlight these within the report, and you should ensure they are fully investigated as part of the conveyancing process.

Important note

This report is based on a non-intrusive visual inspection. Hidden defects may exist that were not visible at the time of inspection.

You are strongly recommended to:

- Obtain quotations for recommended works.
- Instruct specialists where recommended to do so.
- Review the report in full before proceeding.

In Simple Terms

- Start at the summary → understand the key risks.
- Look for 3 ratings → these are your priority issues.
- Use £ and ★ ratings → understand cost and urgency.
- Follow recommendations → before committing to purchase.

Executive summary

This report provides a detailed assessment of the property based upon a visual inspection. The main structure appeared generally stable, with no evidence of significant foundation movement, major distortion or widespread structural failure. Overall, the property was considered to be in reasonable condition for its age and construction.

The property is dated and requires general refurbishment and modernisation. A number of repairs, safety improvements and further investigations are also required, particularly in relation to the garage roof, fire separation, critical glazing and the electrical, gas and heating installations.

The property has been assigned an:

Overall Condition Rating **2 – Defects, deterioration or uncertainties requiring attention**

This rating reflects the need for localised repairs, safety upgrading, specialist testing and general modernisation. The most important matters include leakage through the garage flat roof, inadequate fire separation between the garage and accommodation, unidentified glazing in critical locations, and the unverified condition of the electrical, gas and warm-air heating installations.

These matters represent potentially significant cumulative expenditure but do not indicate that the property is in poor overall structural condition or beyond economic repair. Subject to satisfactory specialist investigations, confirmation of the alteration history and appropriate budgeting for the recommended works, the property is considered suitable to proceed with and should provide satisfactory long-term accommodation.

Key issues identified

The most important matters requiring your attention are summarised below:

- Garage roof leakage: Ponding was present on the felt-covered flat roof, with evidence of water penetration internally. A roofing contractor should inspect the covering, deck and supporting structure and provide a quotation before legal completion.
- Inadequate garage fire separation: The partition between the garage and converted accommodation appears lightweight and contains a non-self-closing glazed sliding door and a large glazed screen. Neither the construction nor the glazing could be confirmed as fire-resisting. The utility-to-kitchen door also lacks confirmed fire performance, smoke seals and a self-closing device. The complete compartmentation should be assessed and upgraded.
- Safety glazing: Several glazed doors and low-level panes could not be confirmed as safety glass. Of particular concern are the inner porch door at the foot of the staircase and the window beside the stairs. A glazing contractor should assess all critical glazing and provide a quotation for appropriate upgrading.
- Gas and heating installations: The gas fire, gas installation, combination boiler and dated Johnson & Starley warm-air heating system were not tested, and satisfactory current servicing documentation was unavailable. Gas Safe inspection is required, and substantial expenditure should be anticipated for eventual replacement of the warm-air system.

- **Electrical installation:** The plastic consumer unit, apparent absence of comprehensive RCD protection, skirting-mounted sockets and unknown alteration history require a full Electrical Installation Condition Report.
- **Roof-space limitations and chimney moisture:** Approximately half of the roof space was boarded and half remained unboarded. Thick insulation, reflective lining and stored contents concealed substantial areas. Moisture was detected within the chimney masonry, and a flue or duct may contain asbestos. Further roof-space inspection and appropriate asbestos assessment are required before intrusive work.
- **Bathrooms and sanitary fittings:** The main bathroom appears to have undergone previous localised plumbing repairs, corresponding with staining to the kitchen ceiling below. The ground-floor WC is loose, extremely confined, lacks a wash-hand basin and forms part of the garage conversion. Plumbing inspection and refurbishment are required.
- **General refurbishment:** The kitchen, utility room, bathroom, cloakroom, floor coverings and decorative finishes are tired or well worn. Significant modernisation and redecoration should be anticipated throughout.

Overall risk assessment

The property presents a higher-than-moderate level of risk until the recommended pre-completion investigations have been completed. The principal risks are:

- Fire and smoke spread from the garage due to inadequate compartmentation.
- Injury from unidentified glazing in vulnerable and high-impact locations.
- Carbon monoxide, gas, fire or electrical hazards from untested installations.
- Continued water penetration and concealed deterioration beneath the garage roof.
- Concealed roof defects because of restricted access and extensive coverings.
- Possible asbestos-containing material within the roof-space flue or duct.
- Concealed leakage and damage around the sanitary fittings and bathroom floor.
- Uncertainty surrounding the partial garage conversion, including its structure, insulation, drainage, ventilation and regulatory approval.
- Significant cumulative expenditure for heating replacement, fire-safety upgrading, kitchen and bathroom renewal, floor coverings and decoration.

Further investigations required

Before legal commitment to purchase, you should obtain:

• Building Regulations and Certification Review

- Obtain all available Building Regulations approvals, plans and completion certificates relating to the partial garage conversion, including the utility room and ground-floor WC.
- Confirm that the conversion documentation addresses:
 - Structural alterations and support.
 - Thermal insulation and the apparent single-leaf utility-room wall.
 - Damp-proofing and floor construction.
 - Drainage and the installation of the ground-floor WC.
 - Ventilation and mechanical extraction.
 - Electrical alterations.
 - Fire separation between the garage, utility room and kitchen.

- Obtain FENSA, CERTASS or Building Regulations certification for replacement windows and external doors.
- Obtain installation documentation and guarantees for the injected cavity-wall insulation.
- Obtain records and certification for previous electrical, plumbing, gas, heating and roof works.

Garage Roof Inspection

- Appoint a competent flat-roofing contractor to inspect the leaking felt roof, ponding, falls, outlets, junctions, supporting deck and concealed timbers.
- Establish the full extent of water-related deterioration.
- Obtain quotations for repair or complete renewal before legal completion.

Garage Fire-Separation Assessment

- Appoint a competent passive fire-protection specialist or suitably experienced building contractor to assess:
 - The lightweight wall separating the garage from the converted accommodation.
 - The glazed sliding door and surrounding frame.
 - The large internal glazed screen.
 - The utility-to-kitchen door.
 - The garage ceiling and wall junctions.
 - All service penetrations and concealed gaps.
- Obtain a specification and quotation for a complete fire-separation upgrade.
- Confirm whether the utility-to-kitchen door can be upgraded or requires replacement with a certified fire-door set.

Safety-Glazing Assessment

- Appoint a competent glazing contractor to inspect all glazed doors, glazing adjacent to doors and low-level windows.
- Give particular attention to:
 - The window beside the staircase.
 - The inner porch door at the foot of the stairs.
 - The glazed garage sliding door.
 - The large glazed screen between the garage and converted accommodation.
- Confirm which panes provide appropriate impact safety and, where applicable, fire resistance.
- Obtain quotations for replacing all glazing that cannot be satisfactorily verified.

Electrical Installation Inspection

- Obtain a full Electrical Installation Condition Report from a suitably qualified electrician.
- The inspection should include:
 - The consumer unit and extent of RCD protection.
 - Earthing and protective bonding.
 - Skirting-mounted sockets.
 - The electric hob.
 - Bathroom and utility-room installations.
 - Garage circuits and electrically operated roller door.

- Electrical alterations associated with the garage conversion.
- Obtain quotations for all C1, C2 and further-investigation items identified.

Gas, Heating and Hot-Water Inspection

- Appoint a Gas Safe registered engineer experienced with warm-air heating systems to inspect:
 - The gas meter, pipework and isolation arrangements.
 - The Johnson & Starley warm-air heating appliance.
 - The heat exchanger, fan, filters, controls and accessible ductwork.
 - The gas fire.
 - The combination boiler providing domestic hot water.
 - All associated flues, ventilation and carbon-monoxide protection.
- Establish the age, condition, efficiency, parts availability and anticipated remaining life of each appliance.
- Obtain quotations for necessary repairs and likely replacement of the warm-air system.

Plumbing and Sanitary Inspection

- Appoint a competent plumber to inspect:
 - The loose ground-floor WC and its supply and soil connections.
 - The possible historic leakage within the ground-floor WC.
 - The absence of a wash-hand basin and feasibility of installing one.
 - The apparent repair behind the main-bathroom WC.
 - The staining to the kitchen ceiling beneath the bathroom.
 - Accessible bathroom supply pipes, waste connections and sanitary seals.
- Establish whether leakage remains active or has been satisfactorily repaired.
- Obtain quotations for repairs and reconfiguration of the confined ground-floor WC.

Roof-Space and Chimney Investigation

- Arrange a fuller inspection of the roof void once sufficient stored items have been removed and safe access is available.
- Inspect the concealed rafters, ceiling joists, wall plates, party wall, chimney junctions and roof underlay.
- Investigate the elevated moisture affecting the chimney masonry.
- Confirm whether the reflective insulation has been correctly installed and whether adequate ventilation remains at the eaves and beneath the roof covering.
- Check the adequacy and support of the partially boarded storage area.

Asbestos Assessment

- Have the suspected asbestos-containing flue or duct within the roof space assessed before it is disturbed.
- If substantial refurbishment is planned, commission an appropriate Refurbishment and Demolition Asbestos Survey covering all areas affected by the works.
- Obtain advice and budget costs for management or removal if asbestos is confirmed.

Internal Cracking Review

- Have a competent building contractor inspect the Category 1 bedroom cracking and other visible wall surfaces.
- Confirm whether routine cosmetic repair is appropriate and monitor for recurrence or progression.
- Obtain a quotation for localised plaster repairs and preparation before redecoration.

Drainage Access and Inspection

- Have a competent drainage contractor provide a safe means of opening or replace the external inspection-chamber cover, which had no lifting handles and could not be opened.
- Inspect the chamber and drainage flow once access is available.
- Consider CCTV investigation if blockage, leakage, slow discharge or defective drainage is reported.
- Fit a suitable non-restrictive cage or perforated cover to the metal soil-stack terminal.

Failure to do so may result in additional unforeseen costs.

Our overall advice

The property is considered:

Suitable to Proceed – Subject to Repairs and Further Investigations

However, you should proceed on the basis that:

- Immediate pre-completion investigations are required into the garage fire separation, leaking flat roof, critical glazing, electrical installation, gas appliances, warm-air heating system and sanitary fittings.
- Significant expenditure should be anticipated for the replacement or modernisation of the warm-air heating system, kitchen, utility room, bathroom, ground-floor WC, floor coverings and decorative finishes.
- The partial garage conversion requires confirmation of its Building Regulations approval, construction, insulation, drainage, ventilation and fire separation.
- Further inspection may identify concealed defects within the garage roof, roof space, plumbing installations and converted areas, increasing the scope and cost of works.
- A suitable financial contingency should be retained in addition to the quotations obtained before purchase.

You may wish to use the contents of this report to:

- Renegotiate the purchase price based upon specialist findings and quotations.
- Request that specific safety or water-ingress defects are remedied before exchange.
- Reconsider the purchase if the investigation results or cumulative expenditure exceed an acceptable level.

What you should do next

- Obtain quotations for the leaking garage roof, fire-separation works, safety glazing and refurbishment.
- Commission the recommended electrical, gas, heating, plumbing, roofing and fire-safety inspections.
- Ask your Legal Advisor to verify the garage conversion and all relevant approvals, certificates and guarantees.
- Confirm the suspected flue or duct's asbestos content before disturbance.
- Review all findings and costs before exchanging contracts.
- Retain a suitable contingency for concealed defects and additional works.

Negotiation Considerations

Based on the visible defects identified, there is reasonable justification for discussing a reduction in the purchase price or requesting that selected repairs are completed before exchange. The outcome of the recommended further investigations may identify additional defects and increase the scope and cost of remedial works.

C: Condition summary

Overall condition of the property

Overall Condition Rating 2 – Defects, deterioration or uncertainties requiring attention

This traditional semi-detached property appeared to be in generally reasonable and structurally stable condition for its age and construction. No evidence of significant foundation movement, widespread structural failure or extensive dampness was identified.

A number of repairs, safety improvements and further investigations are required. The most important matters include leakage through the garage flat roof, inadequate fire separation between the garage and accommodation, unidentified glazing in critical locations, and the need to confirm the safety and condition of the electrical, gas and warm-air heating installations.

The property would also benefit from general refurbishment and modernisation, including the kitchen, bathroom, utility room, ground-floor WC, floor coverings and decorative finishes. These matters represent a potentially substantial cumulative cost but do not, individually or collectively, indicate that the property is in poor overall structural condition.

Subject to satisfactory specialist investigations, completion of the recommended safety improvements and appropriate budgeting, the property is considered suitable to proceed with and should provide satisfactory long-term accommodation.

Key issues to consider before purchase

Garage roof and fire separation: The felt-covered garage roof is leaking, and the lightweight partition, glazed sliding door and internal window between the garage and accommodation cannot be confirmed as providing adequate fire separation. Specialist inspection, a repair specification and quotations are required before legal completion.

Safety glazing: Several doors and low-level panes could not be confirmed as safety glass. Particular concern applies to the inner porch door at the foot of the stairs, the stair window and the glazing between the garage and converted accommodation. These should be assessed and upgraded where necessary.

Roof space, chimney and possible asbestos: Access to the roof void was restricted by partial boarding, stored items, thick insulation and reflective lining. Moisture was detected within the chimney masonry, and a flue or duct may contain asbestos. Further inspection and assessment are required.

Bathrooms and sanitary fittings: The ground-floor WC is loose, extremely confined and has no wash-hand basin. Evidence of previous repair was also visible within the main bathroom, corresponding with staining to the kitchen ceiling below. Plumbing inspection and refurbishment should be anticipated.

Electrical, gas and heating installations: Obtain an Electrical Installation Condition Report and Gas Safe inspection where satisfactory current documentation cannot be provided. The dated Johnson & Starley warm-air heating system should be assessed, and substantial expenditure should be anticipated for its eventual replacement or modernisation.

External		Internal		Services		Grounds	
Element	Rating	Element	Rating	Element	Rating	Element	Rating
E1 Chimney Stacks	1	F1 Roof Structure	3	G1 Electricity	3	H1 Garage	3
E2 Roof Coverings	2	F2 Ceilings	2	G2 Gas	3	H2 Other (Permanent Structures)	N/A
E3 Rainwater Pipes and Gutters	1	F3 Internal Walls	2	G3 Water	1	H3 Other (Boundaries)	2
E4 Main Walls	1	F4 Floors	2	G4 Heating	3		
E5 Windows	3	F5 Fireplaces, Chimney Breasts and Flues	3	G5 Water Heating	3		
E6 Outside Doors	1	F6 Kitchen	2	G6 Drainage	2		
E7 Conservatory and Porches	1	F7 Other Internal Joinery	3	G7 Common Services	N/A		
E8 Other Joinery and Finishes	1	F8 Bathroom Fittings	3	G8 Other (Smoke & Carbon Monoxide Alarms)	3		
E9 Other Grounds	1	F9 Other (Cellars/Basements/Verandas)	N/A				

Cost breakdown

Repairs associated with each element are outlined beneath the relevant headings. All costs provided are approximate estimates, exclusive of VAT (currently 20%), and exclude any specialist, professional, or consultant fees unless otherwise stated. These figures are intended as a general guide only, and you should obtain formal quotations prior to committing to any works.

Where further investigations by specialist contractors or consultants have been recommended, the results of such investigations may identify additional defects or more extensive remedial works. This may identify additional defects requiring more extensive remedial works than are presently anticipated within this report.

External features (Section E)			
Element ID	Recommended action	Estimated repair costs	Urgency
Condition Rating 3 – Significant Matters	E5 Ask the Legal Advisor to obtain glazing specifications, installation certificates and any FENSA or CERTASS documentation available for the replacement windows.	No direct cost	★★★★
	E5 If satisfactory documentation is unavailable, instruct a competent glazing contractor to establish whether safety glazing is present in the critical locations identified, particularly beside the staircase.	£100-£200	★★★★
	E5 Replace or appropriately upgrade glazing that is confirmed not to be safety glass, prioritising the staircase window and other high-risk locations.	£500-£1,500	★★★★
	E5 Renew the missing or defective flexible perimeter sealant around the rear window frames to reduce the risk of water penetration.	£150-£300	★★
	E5 Consider installing trickle vents or another suitable means of background ventilation when the windows are repaired or replaced.	£300-£800	★★

Condition Rating 2 – Matters Requiring Attention

E2	Before legal commitment to purchase, appoint a competent flat-roofing contractor to inspect the felt covering, falls, outlet, junctions and underlying structure where accessible.	£150-£300	★★★★
E2	Establish whether the ponding clears within a reasonable period after rainfall or remains for a prolonged period.	Included within inspection	★★★★
E2	Obtain a quotation for any improvements or remedial work recommended by the flat-roofing contractor.	No direct cost	★★★★
E2	Repair any localised defects or improve the roof falls and drainage where recommended following the contractor's inspection.	£500-£2,500 provisional allowance	★★
E2	Keep the flat-roof outlet and associated rainwater goods clear and free-flowing.	£100-£200	★
E2	Ask the Legal Advisor to establish the age and repair history of the roof coverings and obtain any available approvals, invoices, guarantees or warranties. They should also enquire about previous leakage, insurance claims or recurring drainage problems.	No direct cost	★★★★

Overall repair cost summary

Star Rating	Category	Timescale	Priority	Notes	Potential costs
★★★★	Immediate, pre-completion and safety actions	Before legal completion, occupation or use	Immediate	Includes specialist inspections of the roof void, electrical installation, gas installation, heating appliances, drainage, glazing and garage fire separation. It also includes the immediate safety-glazing, fire-separation, alarm and loose-WC works identified. Legal enquiries have no direct repair allowance.	£10,000–£25,000
★★★	Urgent repairs	Within 1-3 months	High	Includes works requiring prompt attention following occupation, principally servicing the powered garage door and changing the external locks. Additional urgent expenditure may arise from the pre-completion investigations.	£300–£600
★★	Planned repairs and improvements	Within 3 months–2 years	Planned	Includes flat-roof improvements, window and door sealing, ceiling and wall repairs, floor-covering replacement, bathroom and WC refurbishment, kitchen and utility-room upgrading, ventilation improvements, pipe insulation and other planned works. A significant proportion relates to refurbishment and modernisation rather than essential structural repair.	£30,000–£70,000

★	Routine maintenance and advice	Ongoing maintenance	Routine	Includes periodic inspection and maintenance of the chimney, gutters, walls, roof coverings, external joinery, porch, doors, water installation, boiler, driveway, paths, vegetation and other normally maintained components.	Allow approximately £2,000–£4,500 annually, depending on the maintenance cycle
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The above costs are approximate budget estimates based on typical contractor rates and the visible condition of the property at the time of inspection. They exclude VAT, professional fees, and any costs arising from concealed defects or further investigations.

You should obtain formal quotations before legal commitment to purchase, as actual costs may vary.

The Urgency Rating relates to the recommended action, not necessarily the severity of the underlying defect. For example, a specialist inspection may require immediate attention even though any resulting repairs can reasonably be planned over a longer period.

What you should do next

- Obtain quotes for recommended repairs.
- Arrange specialist inspections where advised.
- Discuss findings with your Legal Advisor.
- Consider renegotiating the purchase price where appropriate.

Further investigations

The further investigations identified below should be actioned to complete your due diligence before legal commitment to purchase. Some of these may include legal investigations to be undertaken by your Legal Advisor as part of their property searches and pre-contract enquiries. Where repairs are necessary, or further enquiries with individual contractors are advised, these may include precautionary testing of the property's services. All necessary repairs and improvements should, where reasonably practicable, be identified before legal commitment to purchase. If the number of individual repairs is significant it may be advisable to seek the advice of a main contractor who should carry all individual trades within their organisation as this can simplify coordination and supervision of works which have been identified.

Based on the findings of this report, you may need to consult the following specialists for repair or investigation:

- Roofing Specialist
- Building Contractor
- NICEIC/NAPIT Registered Electrician;
- Passive fire-protection specialist
- Competent glazing contractor
- Competent plumber
- Asbestos surveyor
- Gas Safe engineer experienced with warm-air systems

Further legal investigations may also be required and should be confirmed with your Legal Advisor.

E2 Roof Coverings

Condition Rating

2 – Defects, deterioration or uncertainties requiring attention

Urgency ★★

Cost ££

Description

Main pitched roof

The main roof is pitched and ridged and covered with interlocking concrete tiles. The roof slopes appeared generally even, without significant distortion, deflection or undulation visible from the available inspection positions. The tiles appeared to be in reasonable condition, with no significant areas of displacement or damage identified.

The ridge tiles are traditionally bedded and pointed in cement mortar. The visible mortar appeared intact, with no significant cracking or displacement noted. Mortar bedding is exposed to frost, weathering and thermal movement and will gradually deteriorate, so periodic inspection and localised repointing or rebedding should be anticipated.

The verges are finished with a plastic dry-verge system. The visible trims appeared secure and in reasonable condition. However, the system conceals the tile edges and any original mortar bedding beneath it, so the condition of these areas could not be confirmed. The trims and their fixings should be checked periodically, particularly following strong winds.

Front pitched roof

A further pitched and ridged roof is present to the front of the property and is also covered with interlocking concrete tiles. Its roofline appeared reasonably level, without significant deflection or undulation. The visible covering appeared to be in satisfactory condition.

The abutment flashings are formed in lead and appeared serviceable from the available inspection positions. Leadwork is susceptible to fatigue, displacement and splitting through thermal movement and should be included in routine roof maintenance.

Garage and utility-room flat roof

A flat roof extends over the side garage and utility room and is finished with bituminous felt. The covering appeared generally serviceable; however, areas of standing water were present at the time of inspection.

Ponding occurs where the roof does not have sufficient falls, where localised depressions have developed or where the outlet is restricted. Although limited temporary ponding can occur following rainfall, water that remains for prolonged periods increases the loading on the roof and accelerates deterioration of the covering and its joints. This may ultimately result in premature failure and water penetration.

Internally, staining was noted to accessible roof timbers beneath the flat roof covering. This is consistent with previous or intermittent moisture penetration through the roof construction. The timbers were not exposed sufficiently to establish the full extent of any concealed deterioration, and the roof deck could not be inspected.

The combination of ponding to the external covering and staining to the supporting timbers indicates that the roof has experienced moisture penetration. A competent flat-roofing contractor should therefore inspect the covering, falls, outlets, junctions, roof deck and accessible supporting structure before legal completion. Localised repair may be possible; however, depending upon the condition found when the covering is opened, more extensive repair or renewal may be required.

Bituminous felt roofs typically have a materially shorter service life than tiled coverings and can sometimes fail with limited warning. Their longevity depends upon the quality of installation, exposure, drainage, maintenance and the number of covering layers already present. The age of this covering was not established. A competent flat-roofing contractor should inspect the falls, surface condition, junctions and rainwater outlet and advise whether localised improvement or more extensive renewal is required.

General condition

The roof coverings were inspected from ground level and other accessible vantage points. A close inspection of every tile, fixing, flashing, verge, ridge and flat-roof junction was not possible. Minor, concealed or high-level defects may therefore exist.

The pitched coverings appeared generally serviceable. However, the ponding affecting the flat roof requires further investigation and planned attention.

Condition Rating Justification.

Condition Rating 2: The pitched roof coverings appeared to be in reasonable condition, but ponding was present on the felt-covered flat roof. Further inspection and planned remedial work are required to reduce the risk of accelerated deterioration and leakage.

Risks

- Persistent ponding could accelerate deterioration of the bituminous felt and its joints.
- Inadequate falls or restricted drainage may cause recurring standing water.
- Failure of the flat-roof covering could result in damp penetration and decay of the supporting roof structure.
- Deterioration or displacement of ridge bedding, dry-verge components or lead flashings could allow wind-driven rain to enter the roof.
- Concealed defects may be present beneath the dry-verge trims or in areas that could not be inspected closely.
- Loose tiles or verge components could become a hazard during severe weather.
- Roof repairs may reveal additional deterioration to battens, underlay or supporting timbers.
- High-level repairs are likely to require scaffolding or other suitable access equipment, increasing the overall cost.

Recommendations

- Before legal commitment to purchase, appoint a competent flat-roofing contractor to inspect the felt covering, falls, outlets, junctions and underlying structure where accessible.
- Obtain a quotation for any recommended improvements or remedial work.
- Establish whether the ponding clears within a reasonable period following rainfall or remains for prolonged periods.
- Keep the flat-roof outlet and associated rainwater goods clear and free-flowing.
- Repair localised defects or improve the falls and drainage as advised by the contractor.
- Budget for periodic renewal of the bituminous felt covering due to its comparatively limited and uncertain remaining service life.
- Inspect the ridge mortar, dry-verge system, tiles, lead flashings and roof junctions periodically and after severe weather.

**Further
Information**

- Replace displaced or damaged components promptly using compatible materials and appropriate fixing methods.
- Avoid pressure washing or aggressive mechanical cleaning of the tiles, as this can damage their surface and force water beneath the covering.
- Use a competent roofing contractor and suitable access equipment for all high-level work.

Concrete roof tiles are generally durable, but their fixings, mortar bedding, underlay and battens can deteriorate before the tiles themselves. The absence of significant visible defects does not remove the need for routine inspection and maintenance.

Bituminous felt flat-roof coverings commonly require more frequent repair and renewal than traditional pitched coverings. Where renewal becomes necessary, the contractor should inspect the supporting deck and timbers after the existing covering has been removed. Any defective or moisture-damaged materials should be replaced before the new covering is installed. The opportunity should also be taken to improve the roof falls, drainage and thermal insulation where necessary.

Moss should only be removed where excessive or where it is obstructing drainage. Removal should be undertaken carefully using non-damaging methods. Harsh chemicals and pressure washing can damage tiles and adversely affect leadwork and other roof components.

Replacing or renovating more than 25% of a roof's surface area may require Building Regulations approval. This can normally be addressed either through the local authority building control service or by using a contractor registered under an appropriate competent-person scheme.

Your Legal Advisor should establish:

- The approximate age of the pitched and flat-roof coverings.
- Whether the roofs have been repaired, overlaid or renewed.
- Whether Building Regulations approval was required and obtained for any previous reroofing or structural alteration.
- Whether invoices, guarantees or transferable warranties are available.
- Whether any previous roof leaks, insurance claims or recurring drainage problems have been reported.



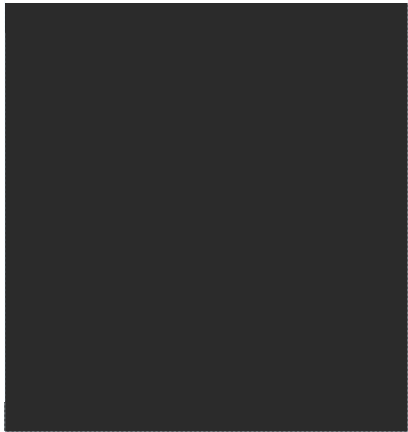
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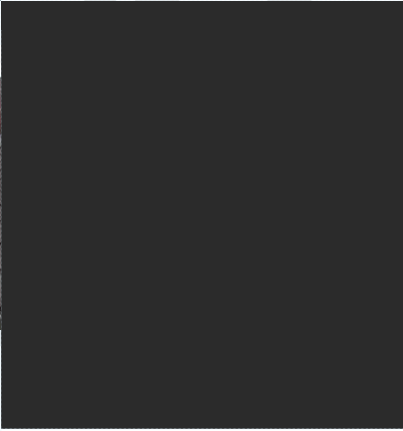
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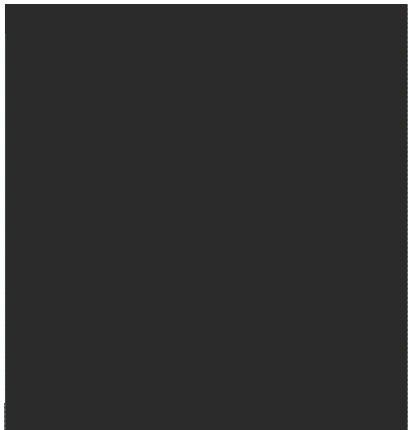
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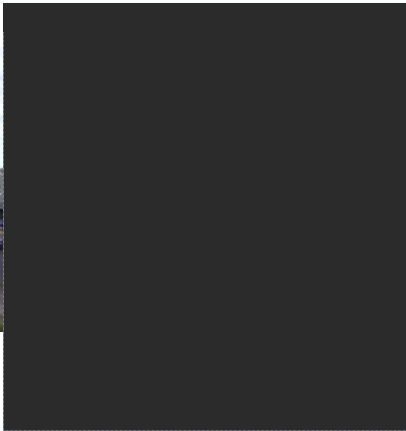
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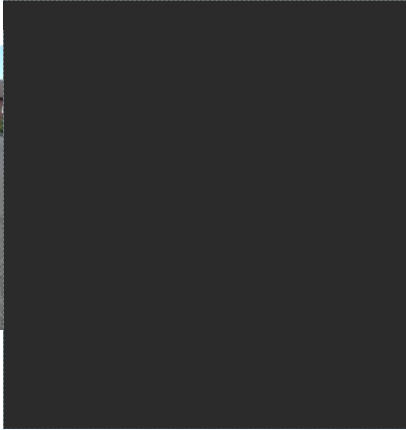
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M: What to do now

M1: Getting quotations

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

You should also:

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

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

M2: Further investigations

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

M3: Who should you use for further investigations

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

M4: What the further investigations will involve

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