



LEVEL 3

Your survey report...

Property address

Client's name

Consultation date (if applicable)

Mon, 12 Jan 2026

Inspection date

Wed, 21 Jan 2026

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About the inspection

Level 3 has been produced by a surveyor, who has written this report for you to use. If you decide not to act on the advice in this report, you do so at your own risk.



About the survey



Reminder

Please refer to your **Terms and Conditions** report received on the **Mon, 12 Jan 2026** for a full list of exclusions.



About the inspection

Surveyor's name**Company name****Date of the inspection****Report reference number****Related party disclosure****Full address and postcode of the property****Weather conditions when the inspection took place****Status of the property when the inspection took place**

B

Overall opinion

This section provides our overall opinion of the property, highlighting areas of concern, and summarises the condition ratings of different elements of the property. If an element is made up of a number of different parts (for example, a pitched roof to the main building and a flat roof to an extension), only the part in the worst condition is shown here. It also provides a summary of repairs (and cost guidance where agreed) and recommendations for further investigations.

Important note

To get a balanced impression of the property, we strongly recommend that you read all sections of the report, in particular section L, 'What to do now', and discuss this with us if required.

Summary of condition ratings

Overall opinion of property

This property is generally in a state of disrepair and the repairs are listed further on in the report.

It is essential that competitive estimates are obtained in respect of all repairs listed in this report and remedial work revealed by further investigations, before exchange of contracts, so that you are fully aware of your liability before proceeding.

This report must, however, be read as a whole and although we have stressed certain items that we consider to be essential repairs, other items mentioned in the report must not be ignored. We must advise you that should you decide to exchange contracts without obtaining estimates and without waiting for responses from your legal advisers with regard to matters raised in this report, you have to accept the risk of adverse matters that may come to light and result in a need for expenditure.

You should allow a contingency sum for any defects identified once you have become the homeowner to mitigate financial loss where defects are identified at a later date.

We have assumed that you are reasonably familiar with the property and its general nature and layout. Descriptive details have been kept to a minimum and we have focussed remarks on matters that are central to your consideration as to whether to purchase the property. We have not attempted to list every trivial or minor defect nor gone into great detail over the internal decorations.

This property offers reasonable size living accommodation for a three-bedroom property.

Summary of condition ratings

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



Documents we may suggest you request before you sign contracts

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

| Element no. | Document name | Received |
|-------------|---|----------|
| H1 | <p>Extension: You should ask your legal advisor to confirm that there was Building Regulation and planning approval for the extension.</p> <p>Chimney Breast Removal: You should ask your legal advisor to confirm that there was Building Regulation approval for the removal of the chimney breast.</p> | |
| I3 | <p>Gas Safety: No gas safety certificate seen.</p> <p>Electricity: No electrical safety report seen.</p> <p>Contamination - Suspect Asbestos Visible: Possible asbestos in ceiling finishes, wall finishes. Suspect asbestos materials should be sampled and sent to a laboratory for analysis before any works are carried out in conjunction with suspect materials. They will need to be removed and disposed of by a competent and licensed contractor if found to contain asbestos.</p> <p>It is not possible to say other than where specifically stated, whether asbestos based products have been used in the original construction or subsequent alterations and improvements because asbestos materials are often very difficult to identify, particularly if covered or painted. Asbestos has been incorporated into many building products which include textured ceiling coatings, plastic floor tiles, water cisterns, internal and external pipe work, building board, parts of sanitary fittings and insulation material.</p> <p>You should be aware of the health hazard associated with this material and, once it is identified, the need for extreme care in operations involving its disturbance or removal which should never be undertaken on a DIY basis. There is not known to be a risk from asbestos cement based products that are left undisturbed, but they should not be abraded, cut or broken up as this could release potentially dangerous and harmful fibres. Rigid surfaces should be sealed by paint. Before materials containing asbestos are removed or disposed of you should consult the Environmental Health</p> | |

B

Summary of condition ratings

| | | |
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| | <p>Department of the Local Authority.</p> <p>Asbestos is considered a health hazard in certain circumstances and although commonly used in building in the past, its use now is severely curtailed and is only permitted in specialised and controlled conditions. Its use in asbestos cement products is not considered hazardous if the products are left undisturbed. However, workmen including decorators who carry out repairs and renovations should be advised of its presence so they may take appropriate safety precautions. Similarly, safety precautions should also be taken when carrying out any DIY work. Further advice on this safety topic may be obtained from the Environmental Health office of your Local Council.</p> <p>Normally the removal of asbestos products from buildings has to be carried out by specially licensed firms operating to stringent safety standards, which can prove an expensive exercise. However, small quantities of asbestos cement products may be removed without using a specialist's expensive facilities. Safety precautions must be taken to prevent the creation of dust and the spread and inhalation of dust by all persons within the building, either during the operations or afterwards. The removed material must be disposed of to an appropriately licensed tip, the location of which can be ascertained from your local council. Asbestos cement products used for roof coverings are fragile and should not be walked upon without appropriate safety precautions and the provision of adequately sized crawler boards that are properly supported.</p> | |
|--|--|--|

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 | |
| E3 | Walls and partitions | |
| E4 | Floors | |
| E5 | Fireplaces, chimney breasts and flues | |
| F1 | Electricity | |
| F2 | Gas/oil | |
| F4 | Heating | |
| F5 | Water heating | |

Summary of condition ratings

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) |
|-------------|--------------------------|--------------------------|
| D4 | Main walls | |
| D5 | Windows | |
| D6 | Outside doors | |
| D7 | Conservatory and porches | |
| D9 | Other | |
| E6 | Built-in fittings | |
| E7 | Woodwork | |
| E8 | Bathroom fittings | |
| E9 | Other | |
| G3 | Other | |

1

Elements with no current issues

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

| Element no. | Element name | Comments (if applicable) |
|-------------|-----------------------------|--------------------------|
| D1 | Chimney stacks | |
| D3 | Rainwater pipes and gutters | |
| D8 | Other joinery and finishes | |
| E1 | Roof structure | |
| E2 | Ceilings | |
| F3 | Water | |
| F6 | Drainage | |

Summary of condition ratings



Elements not inspected

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

| Element no. | Element name |
|-------------|--------------|
| | |

Summary of repairs and cost guidance

Formal quotations should be obtained prior to making a legal commitment to purchase the property.

| Repairs | Cost guidance (optional) |
|--|--------------------------|
| R1 - Supply and fix uPVC windows comprising frame, sill, mullions and transom filled in with any number of fixed or opening lights complete with beads and/or gaskets as applicable and all necessary cover mouldings trims and window boards, beading and ironmongery and bedding and/or pointing in mastic and glazing with double glazed units and making good all work disturbed including removing and refitting bell wire, telephone wires, TV cables and curtain hooks as required. | £25000 |
| R2 - External decorations are starting to deteriorate and would benefit from re-decoration. It is inevitable that some repairs and making good will be required when preparing to decorate, including isolated timber and masonry repairs. | £3000 |
| R3 - Excavate soakaway 2.00m deep, lift/set aside/relay turf, remove excavated material, fill with hard, dry, broken masonry, stone or gravel, backfill with excavated material, dispose of surplus. | £5000 |
| R4 - Supply and fix uPVC door comprising frame, sill, mullions and transom filled in with any number of fixed or opening lights complete with beads and/or gaskets as applicable and all necessary cover mouldings trims and boards, beading and ironmongery and bedding and/or pointing in mastic and glazing with double glazed units and making good all work disturbed. | £1500 |
| R5 - Renew boiler, distribution pipe work and radiators with combination boiler with maximum output of 80000 BTU/hr, isolate supplies, drain down/refill as necessary, fix new boiler, distribution pipe work and radiators including programmer, room stat and temperature regulating valves to radiators in accordance with manufactures instructions, reconnect supplies, test and make good. | £15000 |
| R6 - Allow to demolish conservatory and make good all areas disturbed, including landscaping. | £5000 |
| R7 - Posts and newel posts shall have a minimum stress grade of F5. Where supporting handrails/ balustrades only, the minimum size of posts and newel posts shall be 80 x 80 mm (maximum post spacing 3600 mm and height of 2700 mm). The minimum size of infill/balusters | £1500 |

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Summary of condition ratings

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| should be as follows: Hardwood – 19 x 19 mm or 21 mm diameter or Softwood – 19 x 42, 32 x 32 or 25 mm diameter. Spacing between balusters is not to greater than 100mm. | |
| R8 - Allow provisional sum to fully refurbish the bathroom including services, tiling, heated towel rail, flooring and decoration. | £12000 |
| R9 - Budget to remove partition walls and make good all areas disturbed. Including all associated works with regards to reinstalling an entrance door and coving to the master bedroom. | £1500 |
| R10 - Budget to remove all kitchen units and appliances and make good all areas disturbed. | £3000 |
| R11 - Allow provisional sum to fully refurbish the kitchen including services, tiling, flooring and decoration. | £30000 |
| R12 - Allow provisional sum to fully refurbish the bathroom including services, tiling, heated towel rail, flooring and decoration. | £10000 |
| R13 - Budget to replace all internal doors, including door furniture. | £5000 |
| R14 - Allow for internal decorations throughout. (provisional sum). | £10000 |
| R15 - Take down and rebuild boundary brick wall, including cleaning bricks or providing new facing bricks to match the existing and rebuilding in gauged mortar, faced and pointed to match the existing, in same bond, and to match original. Renew macadam, break out up to 145mm, remove spoil, fill soft spots, level & compact bottoms, fill in layers, 75mm stone, 50mm base macadam, 20mm top course macadam. | £15000 |
| R16 - Supply and fix uPVC doors comprising frame, sill, mullions and transom filled in with any number of fixed or opening lights complete with beads and/or gaskets as applicable and all necessary cover mouldings trims and boards, beading and ironmongery and bedding and/or pointing in mastic and glazing with double glazed units and making good all work disturbed. | £2000 |
| R17 - Renew external rendering to rear elevations by hacking off the existing, raking out joints, hacking for key, and rendering in cement, lime and sand, 15mm. thick in two coats with steel trowelled surface, including flush joints including all necessary beads and scaffolding. Cut out defective brickwork half brick thick and install Helibars and lace up vertical fracture with brickwork to match existing, average 350mm wide in line with the crack, pointed to match existing, including all necessary scaffolding. www.helifix.co.uk | £20000 |
| R18 - Re-fix loose tiles, renew tiles to match existing, redress, re-wedge, repoint all flashings, aprons, chimney, gutters etc., renew fillets with lead flashings, repoint ridges etc. | £5000 |
| R19 - Allow provisional sum to take up ground floor floorboards, joists and girders for enabling works. Allow to re-build girder piers on adequate footing; subject to the condition of original timbers; supply | £10000 |

Summary of condition ratings

| | |
|--|-------------|
| and install new timber girders, floor joists and floor boards. The area to include (living room and ground floor hallway). This remediation work will require building regulation approval and a Party wall agreement with the neighbouring properties. | |
| R20 - Budget for Damp and timber survey and also budget for chemical damp proofing throughout the ground floor. | £5000 |
| R21 - Secure creaking softwood treads to staircase housed into strings, including all wedges and blocks, glued and screwed. | £1000 |
| R22 - Supply and fix uPVC door comprising frame, sill, mullions and transom filled in with any number of fixed or opening lights complete with beads and/or gaskets as applicable and all necessary cover mouldings trims and boards, beading and ironmongery and bedding and/or pointing in mastic and glazing with double glazed units and making good all work disturbed. | £1000 |
| R23 - Renew asphalt to roof including take up existing, lay 25mm two coat work to deck and gutter on new membrane, 13mm two coat work to up stands, down stands, cut chases, make good, work to outlets. | £6000 |
| R24 - The hardstanding to the rear is uneven and needs to be re-landscaped. The fencing is in poor condition and needs to be replaced. | £15000 |
| R25 - Budget to remove rear staircase and make good all areas disturbed | £5000 |
| Contingency sum | £20000 |
| Projected total | £232,500.00 |

Further investigations

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

Ensure that the building is capable of being insured a buildings insurance policy that includes adequate cover for subsidence and heave or damage to drains and foundations owing to the action of plants or trees nearby.

Confirm that insurance cover can be provided for an outbreak of Japanese knotweed, as this can affect the marketing of a house.

As stated in the limitations section of this report, many parts of the building such as foundations and sub floor areas are concealed during construction and we do not disturb these. For practical reasons it follows that we have not inspected woodwork or other parts of the structure that are covered, unexposed or inaccessible and we are therefore unable to report that any such part of the property is free from defect.

Further investigation is recommended by a damp and timber specialist to carry out an invasive survey subject to the permission of the vendor, as this will be intrusive with floor coverings and boards being removed.

B

Summary of condition ratings

Further investigation is required to ascertain the condition of the high pitched roof areas by means of a drone or roofer. We can offer a drone survey service for £350.00 inclusive of VAT.

Further investigation is required when the floorboards have been removed to ascertain why the floor is uneven in areas to the ground floor.

Asbestos sampling is recommended for this property. We can carry this out if required for £350.00 inclusive of VAT.

It is recommended that an arboriculturist (Tree Specialist) be engaged to assess whether the nearby trees pose a risk to the property footings.

We recommend a CCTV drainage survey is carried out for this property. This will highlight where the drains are and show which drains serve the property and which drains serve neighbouring properties. The survey will also show the general condition of the drainage system. This means you should not have any surprise remedial work to carry out on moving in to the property.

C

About the property

This section includes:

- About the property
- Energy efficiency
- Location and facilities



About the property

Type of property

Three bedroom semi-detached property

Approximate year the property was built

Circa 1900

Approximate year the property was extended

Not known

Approximate year the property was converted

No items for consideration.

Information relevant to flats and maisonettes

No items for consideration.

Construction

This property is a two-storey solid brick construction with pitched style and flat roofs and has a front full bay. The property is built out to the rear.

Accommodation

| | Lower ground | Ground | First | Second | Third | Other | Roof spaces |
|-------------|--------------|--------|-------|--------|-------|-------|-------------|
| Bathroom | 0 | 1 | 1 | 0 | 0 | 0 | 0 |
| Bedroom | 0 | 0 | 3 | 0 | 0 | 0 | 0 |
| Hall | 0 | 1 | 0 | 0 | 0 | 0 | 0 |
| Kitchen | 0 | 1 | 0 | 0 | 0 | 0 | 0 |
| Landing | 0 | 0 | 1 | 0 | 0 | 0 | 0 |
| Living Room | 0 | 1 | 0 | 0 | 0 | 0 | 0 |

Means of escape

Means of escape is available via the external doors.



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.

Energy efficiency rating

Currently 61 with potential to reach 85 with energy improvements.

Issues relating to the energy efficiency rating

How this affects your energy bills

An average household would need to spend £1,116 per year on heating, hot water and lighting in this property. These costs usually make up the majority of your energy bills.

You could save £494 per year if you complete the suggested steps for improving this property's energy rating.

This is based on average costs in 2016 when this EPC was created. People living at the property may use different amounts of energy for heating, hot water and lighting.

Heating this property

Estimated energy needed in this property is:

16,120 kWh per year for heating

2,047 kWh per year for hot water

Impact on the environment

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

Properties get a rating from A (best) to G (worst) on how much carbon dioxide (CO₂) they produce each year.

Carbon emissions

An average household produces 6 tonnes of CO₂

This property produces 4.9 tonnes of CO₂

This property's potential production 1.5 tonnes of CO₂

You could improve this property's CO₂ emissions by making the suggested changes. This will help to protect the environment.

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

Steps you could take to save energy

Do I need to follow these steps in order?

Step 1: Internal wall insulation

Typical installation cost £4,000 - £14,000

Typical yearly saving £358

Potential rating after completing step 1

Energy efficiency

73 C

Step 2: Floor insulation (suspended floor)

Typical installation cost £800 - £1,200

Typical yearly saving £53

Potential rating after completing steps 1 and 2

75 C

Step 3: Low energy lighting

Typical installation cost £80

Typical yearly saving £48

Potential rating after completing steps 1 to 3

76 C

Step 4: Solar water heating

Typical installation cost £4,000 - £6,000

Typical yearly saving £35

Potential rating after completing steps 1 to 4

77 C

Step 5: Solar photovoltaic panels, 2.5 kWp

Typical installation cost £5,000 - £8,000

Typical yearly saving £278

Potential rating after completing steps 1 to 5

85 B

Main services

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

Gas

Electric

Water

Drainage

Central heating

Gas

Electric

Solid fuel

Oil

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

No items for consideration.

Other energy matters

No items for consideration.



Location and facilities

Grounds

The property occupies a regular shaped plot that slopes upwards from the road.

Location

The property is in an established residential area and the immediate neighbourhood includes similar property types. The property is close to the town with local shops.

Facilities

The property is within reasonable distance of the usual amenities. Public transport is readily available and there are state schools within easy reach.

Local environment

We are not aware of adverse environmental factors. Your solicitor will be able to advise you as to any environmental issues through the searches.

It is not possible in the course of the inspection to determine whether radon is present in this building, as the gas is colourless and odourless. It is possible for radon tests to be carried out by an appropriate specialist organisation, but the tests should be carried out over a minimum three month period.

Although many properties are in a medium to high risk area with regards to ground conditions, this does not necessarily mean a property will suffer from subsidence. You will need to manage the risk with adequate building insurance.

Other local factors

No items for consideration.

D

Outside the property

Outside the property

Limitations on the inspection

There were limited views of the roof areas and chimney stacks.



D1 Chimney stacks

The chimney stacks were inspected with the aid of binoculars. There are two chimney stacks visible on the roof. These are finished in render and have lead flashing.

1

Experience shows that on-going maintenance and repair expenditure will be required to the chimneys. Maintenance and repair costs will be high due to the need to provide suitable and safe access. Disused flues should be ventilated from inside the property to the outside, as the through draught will avoid a build-up of condensation that can cause dampness. The flaunching should be checked when annual maintenance is carried out and any pointing be done to prevent damp ingress to the chimney. Annual maintenance is likely to have an impact on your budget and we therefore recommend you budget a sum with this in mind.

D2 Roof coverings

The main roof was inspected with the aid of binoculars. The roof is a pitched style construction and has a covering of interlocking concrete tiles laid on timber battens over roofing felt, including half round ridge tiles bed in cement mortar. Lead flashing is visible. The roof covering is suitable for the roof slopes.

3

Moss on the roof tiles visible. This is a common problem on roofs of this type, and although not serious this growth should be removed from time to time (I would recommend every two years). Although a variety of chemicals treatments are available, I would recommend that the moss is removed by light brushing only, to avoid damage to the roof tiles. Because some of the moss growth will inevitably become lodged in the gutters and rainwater downpipes, it is important to make sure these are cleared out every year. If this is not done, the gutters may overflow and cause dampness in the dwelling below. Please also note that defects to tiles may be uncovered during the cleaning process.

Experience shows that on-going maintenance and repair expenditure will be required to the roof. Maintenance and repair costs will be high due to the need to provide suitable and safe access. Annual maintenance is likely to have an impact on your budget and we therefore recommend you budget a sum with this in mind.

D

Outside the property



(Condition Rating 2)

There are broken/misplaced roof tiles. The roofs would benefit from being overhauled.

Cost of associated remedial work detailed in Section B, R18



(Condition Rating 2)

This flat roof above the ground floor bathroom is substandard and suspect that this area will be reconfigured once put back into our house rather than a HMO.

Cost of associated remedial work detailed in Section B, R23

D3 Rainwater pipes and gutters

The gutters are of a uPVC variety, with half round guttering discharging rainwater from the main roof into uPVC downpipes on all elevations. There appeared to be adequate downpipes.

1

uPVC guttering will expand and contract during changes of temperature and this will place stress on the gutter joints. Repairs are likely to be required from time to time to ensure that the guttering remains completely watertight.

The gutters must be maintained regularly to remove leaves and other debris to keep them from clogging. Gutters that are filled with debris can overflow and soak the foundation, damage the roof structure and cause water leakage into the building as the water backs up. Clogged gutters can also lead to a build-up of stagnant water, which allows mosquitoes to breed and also allows grasses and weeds to grow in the gutter.

Annual maintenance is likely to have an impact on your budget and we therefore recommend you budget a sum with this in mind.

D4 Main walls

The main external walls are solid brick construction and plastered internally. Solid brick walls have low thermal properties and are susceptible to condensation. No additional

2

D

Outside the property

insulation appeared to have been added to the walls since the property was built.

External walls can be subject to heavy driving rain and therefore need to be checked annually to ensure they are watertight especially around apertures. Annual maintenance is likely to have an impact on your budget and we therefore recommend you budget a sum with this in mind.

All elevations are finished in render. Render is a cement, lime and water external coating applied in two or three coats or layers to provide a weather tight seal, part finished in stonework and part finished in pebbledash. Pebbledash is a coarse plaster surface used on outside walls that consists of lime and sometimes cement mixed with sand, small gravel, and often pebbles or shells..



(Condition Rating 2)

The pebbledash is in poor condition on the rear elevation.

Cost of associated remedial work detailed in Section B, R17

D5 Windows



(Condition Rating 2)

Although functional, the windows are generally at the end of their life cycle and would benefit from full replacement.

Cost of associated remedial work detailed in Section B, R1

2

D

Outside the property

D6 Outside doors (including patio doors)

2



(Condition Rating 2)

Although functional, the door is generally at the end of its life cycle and would benefit from full replacement.

Cost of associated remedial work detailed in Section B, R4



(Condition Rating 2)

Although functional, the door is generally at the end of its life cycle and would benefit from full replacement.

Cost of associated remedial work detailed in Section B, R16



(Condition Rating 2)

Although functional, the door is generally at the end of its life cycle and would benefit from full replacement.

Cost of associated remedial work detailed in Section B, R22

Outside the property

D7 Conservatory and porches



(Condition Rating 2)

2

The conservatory is a substandard structure. Allow to demolish and make good all areas disturbed, including landscaping.

Cost of associated remedial work detailed in Section B, R6

D8 Other joinery and finishes

The property has timber (assumed) fascia and soffits to all elevations.

1

The underside of the eaves is filled with a horizontal soffit board fixed at right angles to the wall. The soffit may be decorative, but it also has the function of sealing the gap between the rafters from vermin and from the elements. The horizontal fascia board that caps the end of the rafters outside a building supports the gutter brackets.

The fascia and soffit boards have not been well maintained. They require regular decoration approximately every five years to provide on-going weather protection. Annual maintenance is likely to have an impact on your budget and we therefore recommend you budget a sum with this in mind.

D9 Other



(Condition Rating 2)

2

External decorations are starting to deteriorate and would benefit from re-decoration. It is inevitable that some repairs and making good will be required when preparing to decorate, including isolated timber and masonry repairs.

Cost of associated remedial work detailed in Section B, R2

E

Inside the property

Inside the property

Limitations on the inspection

The floors could not be fully inspected due to floor coverings. Not all areas could be inspected due to fitted furniture and other items. We cannot rule out that some defects may come to light once fitted / stored items have been removed and floorcoverings lifted.

Many parts of the building such as foundations and sub floor areas are concealed during construction and we do not disturb these. For practical reasons it follows that we have not inspected woodwork or other parts of the structure that are covered, unexposed or inaccessible and we are therefore unable to report that any such part of the property is free from defect.

Any refurbishment of a building will inevitably expose parts of the structure currently hidden from view and so unseen defects requiring expenditure may come to light. It would therefore be prudent to include within your budget an additional sum of money for unexpected items.



E1 Roof structure



The main roof space is accessed via a loft hatch on the landing. There is no fixed loft ladder. The roof is a cut and pitched timber construction. The roof appeared to be generally secure with no signs of thrust, deflection or water ingress.

It was only possible to carry out a head and shoulders inspection of the loft space, due to lack of safe access.

Mineral fibre quilt insulation has been laid between / across the ceiling joists to a depth of about 200mm. This is slightly less than current standards to minimise heat loss from below, but any additional insulation would only have a minimal very effect and would not be cost effective.

1

E2 Ceilings

The ceilings in the property are assumed to be a mixture of plasterboard and lath and plaster construction.

Lath and plaster comprises thin strips of timber nailed to the supporting joists and covered in plaster. Lath and plaster ceilings of this age have a limited life and are prone to loss of key and eventual collapse. They are of a type no longer installed today. Their life expectancy is unpredictable and can be reduced by alterations or poor maintenance. There is a risk that areas of plasterwork will fall away when the decorative finish is removed. Repairs to such ceilings are difficult to carry out and replacement is often the only alternative.

Although some ceilings have minor cracks this is not unexpected in a property of this age

1

Inside the property

and these are caused by vibrations and thermal movement. Repairs should be carried out as required before redecoration.

Note: The textured ceiling coatings may contain asbestos, but only a detailed laboratory test can confirm this. In the meantime, the material should not be disturbed, sanded or drilled without taking suitable safety precautions.

E3 Walls and partitions



Damp meter readings were taken throughout this property and all of the ground floors have readings that give cause for concern and recommend the property has a thorough intrusive damp and timber survey carried out.

Cost of associated remedial work detailed in Section B, R20

3

Bedroom 1



(Condition Rating 2)

Partition walls have been erected to divide the master bedroom into two.

Cost of associated remedial work detailed in Section B, R9

Inside the property

E4 Floors



There is ventilation to the sub-floor void visible in the form of airbricks. Care should be taken to ensure airbricks are not blocked as lack of ventilation can cause problems such as dry rot.

Dry rot is a term used to describe a very specific and unique type of wood rot. It is a wood destroying fungus that digests the part of the wood that gives it its strength and integrity. This leaves the wood in a brittle state that is unsafe in any property. What makes dry rot dangerously unique is its ability to progress extensively through a property. As timber accounts for anywhere up to 70% of the fabric of a house, a dry rot outbreak is an issue that should not be overlooked.

3



Floors to the ground floor are significantly uneven and suspect there to be rot or possibly structural failure below further investigation will be required to be conclusive.

Cost of associated remedial work detailed in Section B, R19

E5 Fireplaces, chimney breasts and flues

There are three chimney breasts to the property.

If a chimney breast is to be used for an open fire, it is imperative that the chimney be swept at least twice a year by a competent person, which will reduce the risk of carbon monoxide poisoning. We also recommend using a carbon monoxide / fire alarm detector and testing this regularly. Note: The condition has been commented on what can be seen only due to limitations. You should therefore budget a provisional sum for repairs accordingly. Risks cannot be removed altogether but can be substantially reduced by a proactive system of checks and sweeps.

The rear chimney breast has been removed. Without opening up the structure of the building it is not possible to ascertain whether this work has been carried out correctly and the chimney breast above adequately supported. You should ensure that Building Regulation approval was granted for this work.

Condition Rating 3 has been applied due to the risk of collapse.

3

Inside the property

Bedroom 1



The chimney breast has a flush blocked finish.

Bedroom 2



The chimney breast has an opening for a solid fuel fire. There was no up to date Smoke Test certificate visible at the time of inspection and therefore a Condition Rating 3 has been applied.

Living Room



The chimney breast has an open solid fuel fire. There was no up to date Smoke Test certificate visible at the time of inspection and therefore a Condition Rating 3 has been applied.

Inside the property



The chimney breast has been removed from this area and further investigation is recommended to ensure that this has been adequately supported along with specified building regulations.

Kitchen



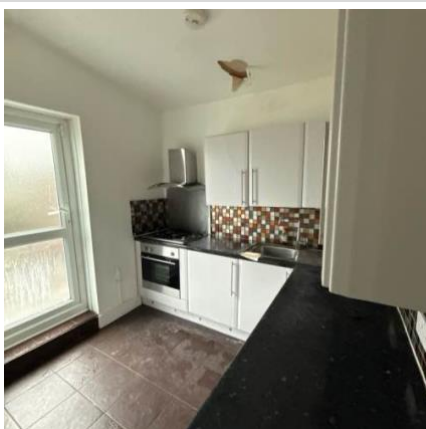
The chimney breast has an opening for a solid fuel fire. There was no up to date Smoke Test certificate visible at the time of inspection and therefore a Condition Rating 3 has been applied.

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

The kitchen needs relocating to the ground floor.

2

Bedroom 3



(Condition Rating 2)

Budget to remove all kitchen units and appliances and make good all areas disturbed.

Cost of associated remedial work detailed in Section B, R10

Inside the property

Kitchen



(Condition Rating 2)

Full refurbishment is recommended.

Cost of associated remedial work detailed in Section B, R11

Inside the property

E7 Woodwork (for example, staircase joinery)



All doors are in poor condition and need replacing, including door furniture.

Cost of associated remedial work detailed in Section B, R13

2

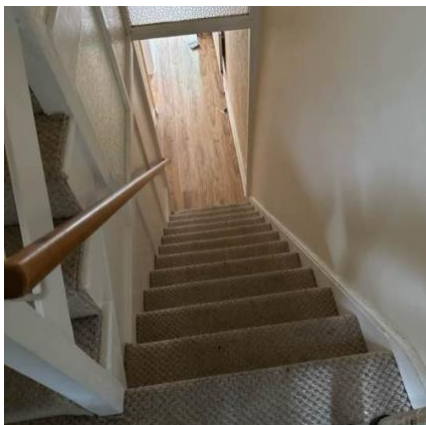
Landing



(Condition Rating 3)

The gaps in the balustrade are considerable and are considered to be unsafe, especially for young children. We therefore recommend a new balustrade be installed.

Cost of associated remedial work detailed in Section B, R7



(Condition Rating 2)

The staircase has loose treads.

Cost of associated remedial work detailed in Section B, R21

E8 Bathroom fittings

We recommend that the mastic joints be monitored to ensure these do not let water penetrate outside the wet areas.

2

Inside the property

Bathroom 1



(Condition Rating 2)

The bathroom would benefit from complete refurbishment.

Cost of associated remedial work detailed in Section B, R8

Bathroom 2

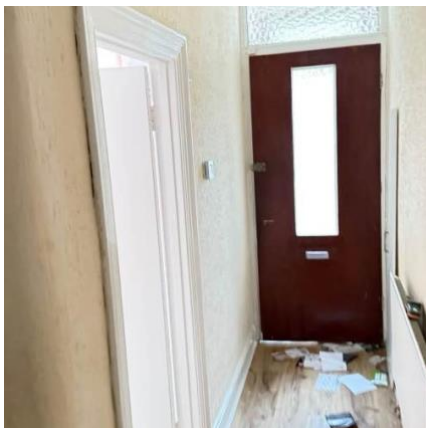


(Condition Rating 2)

The bathroom would benefit from complete refurbishment.

Cost of associated remedial work detailed in Section B, R12

E9 Other



(Condition Rating 2)

This property would benefit from internal decorations.

Cost of associated remedial work detailed in Section B, R14

2

F

Services

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

Limitations on the inspection

We are not qualified to give you any detailed reports on the services that are connected to this property and must emphasise that no formal tests have been dealt with. We have of course carried out visual checks and will comment as appropriate below, but if you require a detailed report or assurances as to the quality and condition of any of the services, further separate specialist inspection(s) will need to be commissioned. The choice of specialist(s) will be a matter for you, but they should be properly qualified in their field and should hold membership of an appropriate professional body. Your appointed specialist(s) will be able to guide you on any costs that may be necessary to bring the installation(s) into a proper state.



F1 Electricity

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.*

There is a mains supply and the electricity was on when we inspected. The consumer board is located in the hall and the electricity meter is in the hall. The consumer unit is a relatively modern unit with miniature circuit breakers and RCDs.

3

Please note: Although electricians work and look safe, it does not mean that they are safe. The only way to be absolutely certain is for a qualified electrician to test the circuits and provide an Electrical Installation Condition Report.

This property has a variety of light fittings and there appeared to be adequate socket outlets.

There was no up to date Electrical Installation Condition Report for the electrics at the time of inspection and therefore a Condition Rating 3 has been applied.

Landing



This area has a hard-wired smoke alarm.

Services

F2 Gas/oil

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



There is a mains gas supply to the property. The gas meter is located in the cupboard under the stairs.

There was no up to date Gas Safe certificate visible at the time of inspection and therefore a Condition Rating 3 has been applied.

3

F3 Water



There is a mains water supply to the property. The main stopcock and the water meter are located on the front path.

1

Services

F4 Heating



(Condition Rating 3)

We recommend a new heating and hot water system for this property.

Cost of associated remedial work detailed in Section B, R5

3

F5 Water heating



New heating and hot water have been recommended in section F4.

3

Services

F6 Drainage

1



(Condition Rating 2)

There is no soakaway installed, potentially allowing rainwater to soak into the foundations of the building.

Cost of associated remedial work detailed in Section B, R3



The property has an underground foul and storm drain with a plastic soil and vent pipe. This appeared to be functional when inspected but was not tested.

Inspection chambers are located to the rear of the property. No blockages were visible at time of inspection.

Our inspection of the drainage system was limited to readily accessible chambers. The underground pipes could not be seen. The absence of any obvious problems does not necessarily mean that the concealed parts are free from defect. The drains will have inevitably deteriorated during the life of the building and it is possible that they are leaking or damaged.

Due to the nature of the drainage system, there is a likelihood that drainage defects will have developed. It should be appreciated that an inspection of accessible inspection chambers cannot conclusively confirm that other hidden areas are free from defect. This can only be established by a detailed drains test.

Unless the drains are tested by a specialist drainage contractor, we cannot confirm that the drains are completely free from defect - although no significant damage was seen in the accessible areas. In the absence of a specialist inspection, you must accept the risk of such defects existing.

F7 Common services

No items for consideration.

F

Services

G

Grounds
(including shared areas for flats)

Grounds (including shared areas for flats)

Limitations on the inspection

Limitations include visibility of the property and grounds where there is vegetation and shrubbery screening parts of the property, fencing; and landscape.

The findings of this survey are the result of a visual inspection only and should not be taken as a guarantee that knotweed is not present on this property or neighbouring properties.

The presence of Japanese knotweed can sometimes be concealed by property owners / occupiers either deliberately or by accident by way of: physical removal of the plants stems and crowns, mowing lawns or covering the knotweed area with turf, hard standing, landscape fabric, ornamental gravel, bark mulch and so on.

During the winter knotweed goes into temporary dormancy, leaving no viable material above ground. On larger, more mature stands, the dead canes remain in place and provide a clear visual marker of the plant's location. On younger or disturbed growth however, canes can fall over and be blown away, leaving no indication of knotweed whatsoever. For these reasons and not being an expert in this area, we recommend conducting specialist invasive species surveys before you commit legally to this property.



G1 Garage

No items for consideration.

G2 Permanent outbuildings and other structures

No items for consideration.

G3 Other



Landscape to front.

2

G

Grounds (including shared areas for flats)



(Condition Rating 2)

The hardstanding to the front is uneven and needs to be re-landscaped.

The boundary wall is loose and needs to be re-built.

Cost of associated remedial work detailed in Section B, R15



Landscape to rear.



Landscape to rear.

Grounds (including shared areas for flats)

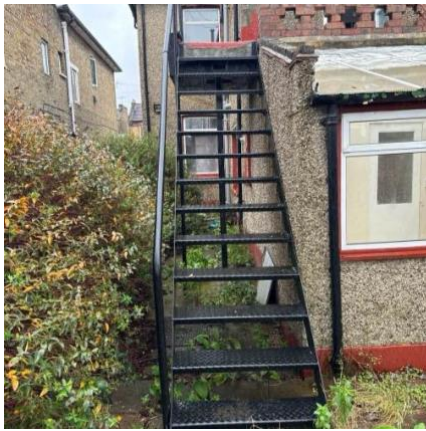


(Condition Rating 2)

The hardstanding to the rear is uneven and needs to be re-landscaped.

The fencing is in poor condition and needs to be replaced.

Cost of associated remedial work detailed in Section B, R24



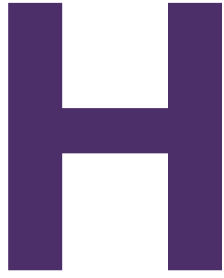
(Condition Rating 2)

The rear metal staircase is in poor condition and starting to fall apart.

Cost of associated remedial work detailed in Section B, R25

There are some trees within close proximity to the property that could possibly pose a risk. We recommend an arboriculturist report. All trees and shrubs should be regularly maintained and pruned regardless of risk.

You should ask your legal advisor to look at the deeds and confirm which of the boundaries belong to the property and which you would be responsible for maintaining.



Issues for your legal advisers

We do not act as a legal adviser and will not comment on any legal documents. However, if, during the inspection, we identify issues that your legal advisers may need to investigate further, we may refer to these in the report (for example, to state you should check whether there is a warranty covering replacement windows). You should show your legal advisers this section of the report.



Issues for your legal advisers

H1 Regulation

Extension:

You should ask your legal advisor to confirm that there was Building Regulation and planning approval for the extension.

Chimney Breast Removal:

You should ask your legal advisor to confirm that there was Building Regulation approval for the removal of the chimney breast.

H2 Guarantees

No items for consideration.

H3 Other matters

We have been told by the selling agents that the home is Freehold. You should ask your legal advisor to confirm this and explain the implications.



Risks

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

Risks

I1 Risks to the building

Dampness:

Visible. The walls were tested with a damp meter and high readings were recorded that gave cause for concern, as detailed in Section E3. Tests were conducted with an electronic moisture meter at appropriate positions throughout the property (except where impermeable surface finishes, furniture, fitted cupboards and stored goods prevented access to take readings). This will require further investigation as other elements may have suffered as a result such as sub floor timbers.

Structural movement:

There is evidence of movement in the form of distorted doorframes and uneven floors to the internal walls and floors and we recommend this be monitored to ensure this is not progressive. We can offer this service, if so required and our standard fee for six months (six visits to monitor) is £995.00 inclusive of VAT paid in advance.

Where there is evidence of previous movement to the property, it would be prudent to maintain insurance cover to ensure there is cover in the event of any future claim of movement.

I2 Risks to the grounds

Contamination:

None visible. We have not carried out any investigation into past or present uses of either the property or any neighbouring land to establish whether there is any potential contamination from these uses or sites to the subject property and we recommend that your Legal Adviser completes a full environmental search of the locality prior to purchase.

Risks

Flooding:

Surface water

[More about your surface water flood risk](#)

Yearly chance of flooding

Very low **Low** Medium High

Yearly chance of flooding between 2040 and 2060

Very low **Low** Medium High

What surface water is

Surface water flooding is sometimes known as flash flooding. It happens when rainwater cannot drain away through normal drainage systems.

▶ [Why surface water flooding is a problem](#)

Rivers and the sea

[More about your rivers and sea flood risk](#)

Yearly chance of flooding

Very low Low Medium High

Yearly chance of flooding between 2036 and 2069

Very low Low Medium High

What makes rivers and sea flooding more likely

Low-lying areas that are close to rivers or the sea are more likely to flood when water levels rise.

This information takes into account any flood defences.

▶ [Why flood defences cannot completely prevent flooding](#)

Groundwater

[More about your groundwater flood risk](#)

We use groundwater flood alert areas to check the risk of flooding from groundwater.

This location is outside of a groundwater flood alert area.

▶ [What this means](#)

What groundwater is

Groundwater is the water that is usually held in rocks and soil underground.

Groundwater flooding happens when this water rises and flows above the surface.

Flooding from rivers is more likely when groundwater levels are high.

Risks

I3 Risks to people

Gas Safety:
No gas safety certificate seen.

Electricity:
No electrical safety report seen.

Contamination - Suspect Asbestos Visible:
Possible asbestos in ceiling finishes, wall finishes. Suspect asbestos materials should be sampled and sent to a laboratory for analysis before any works are carried out in conjunction with suspect materials. They will need to be removed and disposed of by a competent and licensed contractor if found to contain asbestos.

It is not possible to say other than where specifically stated, whether asbestos based products have been used in the original construction or subsequent alterations and improvements because asbestos materials are often very difficult to identify, particularly if covered or painted. Asbestos has been incorporated into many building products which include textured ceiling coatings, plastic floor tiles, water cisterns, internal and external pipe work, building board, parts of sanitary fittings and insulation material.

You should be aware of the health hazard associated with this material and, once it is identified, the need for extreme care in operations involving its disturbance or removal which should never be undertaken on a DIY basis. There is not known to be a risk from asbestos cement based products that are left undisturbed, but they should not be abraded, cut or broken up as this could release potentially dangerous and harmful fibres. Rigid surfaces should be sealed by paint. Before materials containing asbestos are removed or disposed of you should consult the Environmental Health Department of the Local Authority.

Asbestos is considered a health hazard in certain circumstances and although commonly used in building in the past, its use now is severely curtailed and is only permitted in specialised and controlled conditions. Its use in asbestos cement products is not considered hazardous if the products are left undisturbed. However, workmen including decorators who carry out repairs and renovations should be advised of its presence so they may take appropriate safety precautions. Similarly, safety precautions should also be taken when carrying out any DIY work. Further advice on this safety topic may be obtained from the Environmental Health office of your Local Council.

Normally the removal of asbestos products from buildings has to be carried out by specially licensed firms operating to stringent safety standards, which can prove an expensive exercise. However, small quantities of asbestos cement products may be removed without using a specialist's expensive facilities. Safety precautions must be taken to prevent the creation of dust and the spread and inhalation of dust by all persons within the building, either during the operations or afterwards. The removed material must be disposed of to an appropriately licensed tip, the location of which can be ascertained from your local council. Asbestos cement products used for roof coverings are fragile and should not be walked upon without appropriate safety precautions and the provision of adequately sized crawler boards that are properly supported.

I4 Other risks or hazards

No items for consideration.

J

Energy matters

This section describes energy-related matters for the property as a whole. It takes into account a broad range of energy-related features and issues already identified in the previous sections of this report, and discusses how they may be affected by the condition of the property.

This is not a formal energy assessment of the building, but part of the report that will help you get a broader view of this topic. Although this may use information obtained from an available EPC, it does not check the certificate's validity or accuracy.

Energy matters

J1 Insulation

There is no insulation to the external solid brick walls. Unlike a cavity wall, these have no cavity that can be insulated. Instead they have to be insulated externally or internally. Solid wall insulation is expensive and is best done when other work is required, for example if the face brickwork became weathered.

The loft has approximately 200mm, which is sufficient.

J2 Heating

This property would benefit from a new modern heating system and controls, including installing thermostatic radiator valves to the radiators, which would allow the temperature to be adjusted in individual rooms.

J3 Lighting

The lights to the property are a variety of fixed / pendant light fittings and recessed spot lighting. The majority of the light fittings had low energy light bulbs installed.

The spotlights should be used with LED light bulbs if possible. Although more expensive to purchase initially, these last longer and run on much less electricity than halogen bulbs.

J4 Ventilation

It is recommended that a mechanical air extraction fan be installed in the bathroom, as this would help to reduce condensation levels within the property.

Extractor fans should be used whilst cooking or bathing and for about half an hour afterwards to clear any moist air.

J5 General

No items for consideration.



Surveyor's declaration



Surveyor's declaration

Phone number

Company

Surveyor's address

Qualifications

Email

Website

Property address

Client's name

Date this report was produced

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

Signature

