

LEVEL 3

Your survey report

Property address

58, Sample Street, Northampton
NN1 4DJ

Client's name

Mr Sample

Consultation Date

9th September 2026

Inspection Date

9th September 2026

Surveyor's RICS number

Martin Tate 72015 - Managing
Director - My-Surve

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A

About the inspection and report

This RICS Home Survey – 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.

A

About the survey

As agreed, this report will contain the following:

- a thorough inspection of the property (see 'The inspection' in section M) and
- a report based on the inspection (see 'The report' in section M).

About the report

We aim to give you professional advice to:

- help you make a reasoned and informed decision when purchasing the property, or when planning for repairs, maintenance or upgrading the property
- provide detailed advice on condition
- describe the identifiable risk of potential or hidden defects
- propose the most probable cause(s) of the defects, based on the inspection
- where practicable and agreed, provide an estimate of costs and likely timescale for identified repairs and necessary work, and
- make recommendations as to any further actions to take or advice that needs to be obtained before committing to a purchase.

Any extra services we provide that are not covered by the terms and conditions of this report must be covered by a separate contract.

About the inspection

- We carry out a desk-top study and make oral enquiries for information about matters affecting the property.
- We carefully and thoroughly inspect the property, using reasonable efforts to see as much of it as is physically accessible. Where this is not possible, an explanation will be provided.
- We visually inspect roofs, chimneys and other surfaces on the outside of the building from ground level and, if necessary, from neighbouring public property and with the help of binoculars.
- We inspect the roof structure from inside the roof space if there is access. We examine floor surfaces and under-floor spaces, so far as there is safe access and with permission from the owner. We are not able to assess the condition of the inside of any chimney, boiler or other flues.
- If we are concerned about parts of the property that the inspection cannot cover, the report will tell you about any further investigations that are needed.
- Where practicable and agreed, we report on the cost of any work for identified repairs and make recommendations on how these repairs should be carried out. Some maintenance and repairs that we suggest may be expensive.
- We inspect the inside and outside of the main building and all permanent outbuildings. We also inspect the parts of the electricity, gas/oil, water, heating, drainage and other services that can be seen, but these are not tested other than normal operation in everyday use.
- To help describe the condition of the home, we give condition ratings to the main parts (the 'elements') of the building, garage, and some parts outside. Some elements can be made up of several different parts.
- In the element boxes in sections D, E, F and G, we describe the part that has the worst condition rating first and then outline the condition of the other parts.

 Reminder

Please refer to your **Terms and Conditions** report sent on the 5th September 2026 for a full list of exclusions.

A

About the inspection

Surveyor's name

Martin Tate Bsc Hons, Dipl.HI, MRICS, MRPSA

Surveyor's RICS number

Martin Tate 72015 - Managing Director - My-Surve

Company name

My Surve Property Surveyors Group

Date of the inspection

9th September 2026

Report reference number

Sample Home Survey 3 - Sept 2026

Related party disclosure

I am not aware that there is any conflict of interest as defined in the RICS Valuation standards and the RICS Rules of Conduct.

Full address and postcode of the property

58, Sample Street, Northampton NN1 4DJ

Weather conditions when the inspection took place

When I inspected the property, the weather was dry and bright.

Status of the property when the inspection took place

The property was occupied and furnished.

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.

B

Condition ratings

Overall opinion of property

In my opinion, the property is a generally well-presented and reasonably maintained example of a traditional terraced house of its age and type. The principal structure was found to be generally satisfactory, with no evidence identified during the inspection of significant structural instability or other defect that would, in itself, cause me to advise against the purchase.

The property has benefited from improvement and updating, including a relatively modern gas-fired combination boiler, replacement windows and doors and upgrading of the electrical consumer unit. The defects identified are principally matters of maintenance, preventative improvement and pre-contract verification, rather than evidence of major failure. Nevertheless, as with any traditionally constructed property of this age, ongoing expenditure on maintenance and repair should be anticipated.

Main Issues

The principal matters arising from the survey are:

1. **Dampness and ventilation:** Slightly elevated moisture readings were recorded at the base of some ground-floor walls. Evidence of previous chemical damp-proofing was identified. Low-level ventilation to the suspended timber floor/cellar is limited and should be improved, with painted-over/restricted ventilation openings cleared.
2. **Painted external masonry:** Impermeable paint has been applied to areas of traditional solid brickwork. This can restrict evaporation and retain moisture within the masonry. A more vapour-permeable approach should be adopted when future external decoration is undertaken.
3. **Timber:** Evidence of historic wood-boring insect activity was noted to exposed cellar timbers. No significant structural weakening was identified, but details of previous timber treatment and guarantees should be obtained.
4. **Rainwater disposal:** The rainwater goods are generally serviceable but require maintenance. The blocked front pavement gully should be cleared and the rear downpipe should be extended/diverted so that it discharges into the gutter rather than directly over the mineral felt flat-roof covering.
5. **Internal cracking:** Slight plaster cracking was noted, particularly to the right-hand party wall within the front bedroom. In my opinion, this is consistent with minor historic movement and **does not presently indicate significant structural instability**. Repair and monitor during normal redecoration.
6. **Previous structural alterations:** The property has been altered, including opening up between the lounge and rear accommodation and removal of the rear chimney breast. Your legal adviser should obtain Building Regulations approvals and any structural calculations/supporting documentation before exchange of contracts.
7. **Services:** The electrical installation has a modern metal consumer unit, although satisfactory current certification was not available. Current electrical, gas and boiler servicing/testing documentation should be obtained or appropriate inspections arranged before exchange.
8. **Water supply:** A section of older lead water-supply pipe remains within the cellar and should be replaced with an appropriate modern material.
9. **Grounds and boundaries:** Some rear paving is loose/uneven and requires local repair. The left-hand rear fence is positioned inside the apparent boundary line and should not be relied upon as defining the legal boundary. Your legal adviser should establish the correct boundary position and responsibilities.

Purchase Price and Valuation

The agreed purchase price is **£200,000**.

The available comparable sales evidence shows a range of values for broadly similar terraced properties within the locality. In my opinion, **£200,000 places the property towards the upper end of the appropriate price range**. However, the subject is a good example of its type and its overall presentation, accommodation and condition support its position towards the upper end of that range.

The defects identified within this report are predominantly routine maintenance and improvement items and, in my opinion, **do not presently justify a specific reduction from the agreed purchase price**, provided that the recommended legal enquiries and further investigations produce satisfactory results.

VALUATION

In my opinion, the Market Value of the property as at 9 September 2026, in its inspected condition, is: £200,000 - (Two Hundred Thousand Pounds)

The valuation is therefore consistent with the agreed purchase price, although I regard this as a **top-of-range figure rather than a conservative purchase price**.

My valuation assumes satisfactory replies to the legal enquiries in Section H, particularly in relation to the previous structural alterations, boundaries, drainage and available approvals/certification. It also assumes that the recommended electrical and gas checks do not identify significant defects requiring substantial expenditure.

If any of these enquiries or investigations reveal significant matters not apparent during the survey, the effect upon the valuation and your proposed purchase should be reconsidered **before exchange of contracts**.

Assumptions

The valuation has been prepared in accordance with the **RICS Valuation – Global Standards (Red Book Global Standards)**, incorporating the **International Valuation Standards (IVS)**, and the applicable **RICS UK national requirements**. (RICS)

In arriving at my opinion of Market Value, I have made the following assumptions, except where otherwise stated within this report.

Property, construction and services

I have assumed that:

- parts of the property that were concealed, inaccessible or not inspected do not contain defects of sufficient significance to materially affect the valuation;
- no deleterious or hazardous materials or construction techniques have been used other than those identified within this report;
- there is no material contamination of the property or land and the site has not previously been used for landfill, except where disclosed by the available information;
- the property has lawful connections and rights to use the mains services referred to within this report; and
- the valuation excludes furnishings, removable fittings and any sales incentives.

Legal matters

I have assumed that:

- the property is sold with **vacant possession**;
- the existing use of the property is lawful;

- good and marketable title can be demonstrated;
- there are no unduly onerous or unusual easements, covenants, restrictions, rights or other legal matters that would materially affect value;
- all necessary planning permissions, Building Regulations approvals and other statutory consents for the property and alterations undertaken to it have been obtained and complied with; and
- the roads, sewers and mains services serving the property have appropriate rights of use and adoption arrangements, except where otherwise identified within this report.

Qualification to the Valuation

My opinion of Market Value is **£200,000 as at 9 September 2026**, reflecting the condition of the property identified at the inspection and the assumptions stated above.

The valuation is subject to satisfactory resolution of the matters referred to in **Section H – Issues for your legal advisers** and the recommended further investigations.

In particular, your legal adviser should establish the position regarding the **previous structural alterations, Building Regulations documentation, boundaries, shared drainage arrangements and available guarantees and service certification**.

If the legal enquiries or further investigations disclose information materially different from the assumptions made in this report, including significant defects, inadequate structural support, adverse title matters or substantial repair liabilities, **my opinion of Market Value may require reconsideration before exchange of contracts**.

PRE CONTRACT DUE DILIGENCE:

Prior to exchange of contracts, you should conclude all of the further investigations we have recommended and if appropriate, have these and all the repairs priced so that you are fully aware of the financial commitment you will be entering into when purchasing the property.

Important Note: Should further enquiries and quotations reveal matters which could have a bearing on my report, I shall need to be informed as they may affect the report conclusions or findings. We will be happy to review any report and quotation obtained.

In periods of high demand and a shortage of housing supply you may be under pressure to exchange contracts sooner rather than later. There may well be other buyers trying to secure the purchase of the property. This may restrict your time and ability to obtain quotes for remedial work and complete the recommended further investigations. If you proceed to exchange contracts without first completing these matters, you must accept the risk of problems and unforeseen costs coming to light later on. In these circumstances you should make a contingency in your budget.

It is important that the report should be considered in its entirety before proceeding with your purchase.

If you wish to proceed you are strongly advised to make your final decision only in the light of the outcome of the investigations and quotations for the repairs (Condition Rating 2 or 3) that I have recommended in the report.

Once you have obtained contractors reports and quotations and followed up any further investigations, this may give you the opportunity to renegotiate the price. This may be particularly important if repair work involving significant (and unforeseen) expenditure is recommended by the further investigations and contractors reports.

Further Advice & Quotes - Recognised Contractors & Competent Persons:

In the report we may recommend obtaining further reports and quotations for work from recognised contractors and/or competent persons.

In the UK, a competent person is someone who has the necessary skills, knowledge, and experience to carry out specific types of work safely and to the required legal and technical standards. This concept is widely applied in areas like building work, electrical installations, and gas services. A competent person does not necessarily need formal qualifications, but they must be capable of recognising the limits of their expertise and taking appropriate actions to ensure compliance with regulations. This standard ensures that work affecting building safety, energy efficiency, and sanitation is completed properly without compromising public safety or the environment.

A member of a Competent Person Scheme (CPS) is a tradesperson or business that has been certified by a government-approved scheme to self-certify certain types of work without needing to notify the local authority's Building Control department. These schemes exist for various trades, such as electrical work (NAPIT, NICEIC), plumbing (APHC), and heating systems (Gas Safe Register). Being part of a CPS demonstrates that the individual or company meets high standards of competence and compliance. When you hire a registered member, you typically receive a certificate confirming that the work meets building regulations, which is particularly important when selling or insuring a property.

B

Condition ratings

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



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
F1	Current Electrical Installation Condition Report (EICR) and electrical installation/alteration certificates	NO
F2	Current Gas Safety / Gas Safe inspection documentation , including documentation for the gas fire	NO
F4	Boiler installation/commissioning certificate, warranty and service history for the Vaillant boiler	NO
H3	Title plan/deeds identifying boundaries , particularly the left-hand rear boundary	NO
H3	Seller's Property Information Form (TA6) and supporting information concerning previous structural movement, dampness, leaks, drainage problems, repairs and insurance claims	NO
F6/H3	Water and drainage search confirming public sewer connection and shared drainage arrangements	NO
Timber/H2	Previous timber treatment report, specification, invoice and guarantee , if available	NO
D4/E3/H2	Original damp-proofing survey, specification, invoice and guarantee for the previous chemical DPC	NO
H1	FENSA/CERTASS certificates or other relevant approval for replacement windows and external doors	NO
E3/H1	Building Regulations approval and structural details for removal of the rear chimney breast and support to retained masonry/chimney above	NO
E3/H1	Building Regulations approval/completion documentation and any structural calculations for opening up between the lounge and rear accommodation	NO

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

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
D1	Chimney stacks
D3	Rainwater pipes and gutters
D4	Main walls
D5	Windows
E3	Walls and partitions
E5	Fireplaces, chimney breasts and flues
E9	Other
F1	Electricity
F2	Gas/oil
F3	Water
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
D2	Roof coverings
D6	Outside doors (including patio doors)
E1	Roof structure
E2	Ceilings

Element no.	Element name
E4	Floors
E6	Built-in fittings (built-in kitchen and other fittings, not including appliances)
E7	Woodwork (for example, staircase joinery)
E8	Bathroom fittings
F4	Heating
F5	Water heating
F6	Drainage



Elements not inspected

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

Element no.	Element name

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)
See Summary List - Opinion.	

Further Investigations

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

The following matters should be investigated **before exchange of contracts**, where satisfactory current documentation is not available:

1. **Electrical installation:** Obtain the current Electrical Installation Condition Report (EICR) and relevant installation certificates. If unavailable or out of date, arrange inspection and testing by a suitably registered electrician.
2. **Gas and heating installation:** Obtain the boiler service history, Gas Safe documentation and any installation/commissioning certificates. If satisfactory recent records are unavailable, arrange for the gas installation, boiler and gas fire to be inspected and tested by a **Gas Safe registered engineer**.
3. **Previous structural alterations:** Your legal adviser should obtain Building Regulations approvals and supporting documentation for the **opening between the lounge and rear accommodation and removal of the rear chimney breast**. If satisfactory evidence of adequate structural support cannot be established, further investigation by an appropriately qualified structural engineer should be considered before exchange.
4. **Previous damp and timber treatment:** Obtain available reports, specifications and guarantees relating to the previous chemical damp-proofing and timber treatment. Further specialist investigation is only recommended if documentation or subsequent evidence indicates an unresolved defect.
5. **Lead water supply:** Establish the extent of the remaining lead supply pipework and obtain advice/quotation for replacement with a suitable modern material.

No other specialist investigations are considered necessary from the evidence identified during this survey. Any materially adverse findings arising from the above investigations should be considered before you become legally committed to the purchase.

C

About the property

This section includes:

- About the property
- Energy efficiency
- Location and facilities



About the property

Type of property

Mid terraced house.

Approximate year the property was built

The exact age of the property is not known but is thought to have been built around 1900.

Approximate year the property was extended

Rear utility cloaks/wc thought to be 1980's.

Approximate year the property was converted

The property is not converted.

Information relevant to flats and maisonettes

Not applicable.

Construction

CONSTRUCTION PRINCIPLES:

The construction principles consider the way in which a property supports vertical and lateral loads through its fabric. It therefore assesses whether the structural parts of the building, including the walls, floors and roof, provide adequate strength, stability and rigidity.

Although dwellings can be constructed in a number of different forms, the principal structural elements must work together to safely transfer the imposed loads through the building and ultimately into the ground.

TRADITIONAL CONSTRUCTION:

The property is considered to be traditionally constructed and dates from before 1900. It is a mid-terraced dwelling.

WALLS: Traditional load-bearing masonry construction. The available property information records the walls as solid brick construction.

ROOF: The main roof is of pitched construction with a tile covering. There is also a lower roof to the rear utility/addition.

The load-bearing roof structure transfers the imposed loading through the external masonry walls and supporting internal walls/partitions. Lateral restraint is provided through the interaction of the roof and floor structures with the masonry walls.

The structural loading is transferred down through the walls to the foundations and subsequently into the supporting ground.

FOUNDATIONS:

The foundations are concealed below ground and cannot be directly inspected as part of a normal Level 3 Building Survey. Their precise form, dimensions and depth are therefore not known.

Foundations to properties of this age are commonly relatively shallow when compared with modern construction. The relevant consideration during the survey is therefore the performance of the building as a whole, including whether there is significant cracking, distortion or other evidence of foundation or structural movement.

In my opinion, the age and traditional construction of the property should be taken into account when assessing minor irregularities. Older buildings rarely achieve the dimensional tolerances associated with modern construction, and some historic settlement, unevenness and distortion can be expected without necessarily indicating ongoing structural movement.

Construction Notes & General Advice:

The property predates modern Building Regulations and its construction should not therefore be assessed against current new-build standards. Traditional solid masonry also behaves differently from modern insulated cavity construction, particularly in relation to moisture movement, ventilation and thermal performance. The current EPC information supplied separately should be considered when assessing energy efficiency and proposed improvements.

Accommodation

	Living rooms	Bedrooms	Bath or shower	Separate toilet	Kitchen	Utility room	Conservatory	Other	Name of other
Lower Ground								1	Cellar.
Ground	1			1	1				
First		2	1						

Means of escape

Means of escape in the event of fire is relevant to all occupants of domestic properties. Current requirements are principally addressed by Approved Document B of the Building Regulations. As this property dates from before 1900, it predates modern fire-safety standards and should not be expected to comply retrospectively with all current requirements.

The **principal escape route from the property is via the front entrance door**. From the first floor, the principal escape route is via the staircase leading down through the ground floor to the front entrance.

A **secondary means of escape is available via the rear of the property**, subject to the rear doors remaining readily openable and the external route beyond being unobstructed.

In my opinion, the general escape arrangement is typical for a traditionally constructed terraced house of this age. However, subsequent alterations to the original layout can materially affect fire safety and means of escape. The available floor plan indicates an extended ground-floor arrangement, and your legal adviser should therefore establish whether relevant Building Regulations approvals were obtained for alterations where these were required.

ACTION: Maintain clear and readily accessible escape routes and ensure external exit doors can be opened without undue delay in an emergency. Smoke and heat alarms should be appropriately positioned, interconnected where appropriate, and regularly tested. Where alarms are absent, inadequately positioned or obsolete, improvement is recommended.

Priority: Routine safety consideration, unless deficiencies in the fire detection/escape arrangements are identified elsewhere in this report.

Financial Impact: Normally low for routine alarm and fire-safety improvements. More substantial costs can arise where previous alterations require upgrading or regularisation.

Construction Notes & General Advice: Fire-safety standards have developed considerably since this property was constructed. Older properties are not generally required to be retrospectively upgraded to every aspect of current Building Regulations; however, future alterations can trigger requirements for improved detection, protected escape routes, fire-resisting construction and suitable escape windows.

C

Energy efficiency

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

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

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

Energy efficiency rating

A current Energy Performance Certificate (EPC) has been provided. This records an **energy efficiency rating of D (66)**, with a stated potential rating of **C (78)**. The certificate is valid until **11 May 2036**. The EPC provides a standardised assessment of energy performance rather than a detailed assessment of the building fabric. The rating should therefore be considered alongside the construction and condition findings within this report.

Issues relating to the energy efficiency rating

The property is of traditional construction and dates from before 1900. The solid masonry walls inherent to a property of this age provide lower levels of thermal insulation than modern insulated construction. The property information also identifies mains gas central heating. In my opinion, the **D (66) rating is reasonable for a traditionally constructed property of this age and type**. Nevertheless, there remains scope for improvement, as demonstrated by the EPC potential rating of C (78).

ACTION: Refer to the recommendations contained within the current EPC when considering future energy-efficiency improvements. Improvements should be prioritised on their cost effectiveness and compatibility with the traditional construction of the property.

Mains services

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

☒ Gas ☒ Electric ☒ Water ☒ Drainage

Central heating

☒ Gas ☐ Electric ☐ Solid fuel ☐ Oil ☐ None

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

None.

Other energy matters

Energy-efficiency improvements to older solid-walled buildings require careful consideration. Measures intended to reduce heat loss should not adversely affect the building's ability to manage moisture through appropriate ventilation and evaporation.

In particular, insulation works to solid walls should be properly designed before installation. Inappropriate impermeable insulation, finishes or reduced ventilation can increase the risk of condensation and associated dampness.

Construction Notes & General Advice: When undertaking future repairs or refurbishment, opportunities should be taken to improve insulation and energy efficiency where technically appropriate. Any improvements should balance **thermal performance, ventilation and moisture management**, rather than pursuing the EPC rating in isolation.

C**Location and facilities**

Grounds

The main house fronts directly onto the public pavement, with no front garden or private forecourt. The rear comprises a narrow enclosed yard, principally hard landscaped and enclosed by boundary fencing/walls. The configuration of the site and available property information indicate that there is no independent rear pedestrian access, with access to the rear being through the main house. The KPF site plan similarly shows the property occupying a narrow terraced plot extending to the rear.

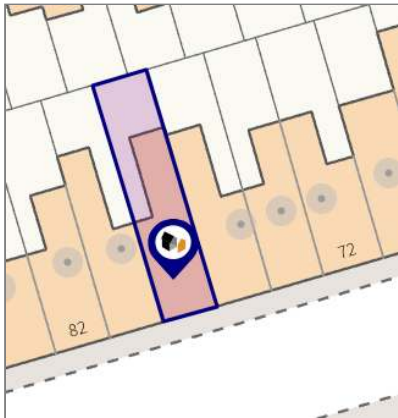


Photo - 2



Photo - 3



Photo - 4



Photo - 5



Photo - 6



Photo - 7

Location

The property is situated within an **established residential terraced street in the Semilong area of Northampton**, amongst predominantly traditional housing of similar age and character.

The front of the property faces approximately **south-east onto Baker Street**, which comprises a public highway with adjoining pavement. The dwelling fronts directly onto the pavement without an intervening front garden or forecourt.

For consistency, all directions and room locations referred to within this report are given **as though facing the property from Baker Street**, unless stated otherwise.

The surrounding area is predominantly established urban development. Northampton railway station is approximately **0.76 miles** from the property, and local bus stops are available nearby.

General Advice: I recommend that you visit the property and surrounding streets on several occasions and at different times of the day, including evenings and weekends. This will allow you to form your own opinion regarding traffic, parking, general activity, noise and other neighbourhood factors that may influence your enjoyment of the property and decision to purchase.

Facilities

The property is situated within an established urban residential area of Northampton, with a range of everyday shopping, educational, recreational and other community facilities available within the wider locality.

Public transport connections are readily available. The property information identifies bus stops at Norfolk Street approximately 0.07 miles away and Lower Hester Street approximately 0.13 miles away.

Northampton railway station is approximately 0.76 miles from the property.

A range of schools is also identified within the surrounding area.

The availability, quality and suitability of local facilities are matters of personal preference and can change. You should therefore satisfy yourself that the facilities and transport connections within the locality meet your particular requirements before committing to the purchase.

Local environment

I am not aware from the information provided of any overriding environmental issue that would, in isolation, prevent normal residential occupation. A formal environmental search should nevertheless be obtained by your legal adviser as part of the normal pre-contract enquiries.

FLOODING RISK:

The Key Property Facts information records the property as being at **Very Low risk from rivers and the sea** and **Very Low risk from surface-water flooding**. The future climate-change assessments provided within the same report also record both categories as **Very Low risk**.

RADON:

The environmental information identifies the property within the **highest mapped radon potential category, where more than 30% of homes are estimated to be above the action level**. This is an area-based assessment rather than a measurement of radon levels within this particular property.
ACTION: Your legal adviser should confirm the radon status through the environmental searches. Given the mapped category, specific radon testing following occupation would be prudent where satisfactory property-specific test results are not already available.

GROUND CONDITIONS:

The Key Property Facts information identifies **clay-related and other variable ground compositions within the surrounding area**. Such information is regional/local rather than evidence of instability affecting this particular building. The structural condition of the property and any evidence of movement are considered separately within the relevant sections of this report.

COAL MINING:

The supplied coal-mining map provides general Coal Authority information but does **not identify a mine entry adjacent to the property on the map shown**. I would therefore avoid stating categorically that this is an area of past coal mining solely from the supplied KPF. Your legal adviser should rely upon the appropriate environmental/mining searches when establishing whether the property is affected.

OTHER ENVIRONMENTAL MATTERS:

The KPF identifies a number of **historic landfill sites within the wider Northampton area**. This does not establish that the subject property itself comprises contaminated or landfill ground. This should be addressed through the normal environmental search.

ACTION: Your legal adviser should obtain and review the usual environmental, drainage and other location-specific searches before exchange of contracts and advise you of any adverse entries. Any significant findings should be referred back to me where they conflict with the assumptions made within this report.

Priority: Before exchange of contracts.

Financial Impact: No specific expenditure is recommended from the desktop environmental information alone. Adverse findings from the legal searches or property-specific radon testing could result in additional investigation or remedial expenditure and should be established before you become legally committed to the purchase.

Key Property Facts: Further property-specific environmental and locality information is available via the interactive Key Property Facts report below.

<https://reports.sprift.com/property-report/78-baker-street-northampton-nn2-6dj/5617154>

Other local factors

No other significant local factors were identified from the information available that require specific comment within this report.

You should nevertheless satisfy yourself that the character of the surrounding area, including **on-street parking, traffic, noise and general neighbourhood activity**, is acceptable to you by visiting at different times of the day and week before exchange of contracts.

D

Outside the property

D

Full detail of elements inspected

Limitations on the inspection

When a property is surveyed there are inevitably limitations on what can be seen and accessed. This report can only comment upon those parts of the property that were visible and reasonably accessible at the time of inspection.

The external inspection was undertaken from ground level using normal surveying equipment, including binoculars, a spirit level and a surveyor's ladder where appropriate. Readily accessible windows were also inspected. **Where safe, practical and permitted, a drone was used to assist with the inspection of high-level and otherwise inaccessible external areas, including the roof coverings.**

Concealed, covered or inaccessible elements cannot be fully assessed during a visual inspection. This includes concealed roof components and flashings, structural elements, foundations, underground drainage and other hidden components. Defects can exist in such areas that were not evident at the time of inspection.

Where visible evidence indicates the possibility of concealed defects, appropriate recommendations are made within this report. Where greater certainty is required, intrusive investigation or exposure works should be undertaken before exchange of contracts.

Unless such investigations are undertaken before exchange, there remains a risk that additional defects and associated repair costs will become apparent following purchase.

Inspection Restrictions

- There were **no significant matters restricting my normal external inspection**. The use of the drone provided improved visibility of high-level roof areas that could not safely be inspected at close quarters from ground level.



D1 Chimney stacks

Description

Type: Shared multi-flue brick-built chimney stack with the adjoining property to the left side. Clay pots are fitted.

Flashings: Lead flashings form the weatherproof seal between the stack and the roof covering.

2

Condition:

1. The chimney stack is generally serviceable with no significant leaning or displacement noted.
2. Deterioration of the cement flaunching was noted.
3. Rain cowls are not fitted to the chimney pots.

Opinion:

Condition Rating Justification

Condition Rating 2 has been applied because deterioration of the chimney flaunching requires repair, together with upgrading of the chimney pots, but the defects are not considered serious or urgent.

ACTION

Repair or renew the defective flaunching and consider fitting suitable rain cowls to the chimney pots.

Priority: Short to Medium Term

Financial Impact: Low

Construction Notes and General Advice:

Chimney Stacks

Chimney stacks are exposed to severe weathering and require regular maintenance to remain weatherproof and structurally sound.

Flaunching

Cement flaunching secures the chimney pots and directs rainwater away from the top of the stack. Deterioration can allow water penetration and reduce support to the chimney pots.

Chimney Pots and Cowls

Chimney pots should remain securely fixed and in good condition. Suitable cowls can reduce direct rainwater entry while maintaining ventilation to the flue.

Lead Flashings

Lead flashings form the weatherproof junction between the chimney stack and roof covering. These should be inspected periodically and maintained in good condition to reduce the risk of water penetration.



Photo - 8



Photo - 9



Photo - 10

D2 Roof coverings

Main Roof

Description

Main Roof: Double-pitched timber-framed roof with a half-pitched section to the rear.

Covering: Concrete interlocking tiles.

Ridge: Ridge and bonnet tiles.

Sarking: Felt lining beneath the roof covering.

1

Condition:

1. The main roof covering has been renewed with concrete interlocking tiles, understood to have been carried out over 30 years ago.
2. The ridge and bonnet tiles are set in mortar and were generally serviceable.
3. Slight undulation was noted to the roof lines, but no excessive sagging was evident.
4. Limited strengthening has been carried out to the roof structure.
5. No active roof leaks were noted at the time of inspection.
6. In recent years, extreme weather conditions have been experienced including high winds, heavy and volatile rainfall. Inspection from ground level and internally may not reveal minor defects which could prove problematic in such conditions. Even the best maintained roof can suffer leaks during extreme weather events. Older roofs will inevitably be more vulnerable. It is therefore important that roof coverings and valleys, chimneys and flashings, and rainwater fittings etc are checked and maintained regularly. Minor leaks during such events does not necessarily mean that significant repair or replacement is always necessary. Most roofs/buildings can tolerate minor or short-lived leakage.

Opinion:

Condition Rating Justification

Condition Rating 1

The main roof covering appeared to be functioning satisfactorily at the time of the survey, with no active leaks or significant defects identified.

Slight undulation was noted to the roof lines, but no excessive sagging was evident. Limited strengthening has been carried out to the roof structure and no immediate repair works are considered necessary.

ACTION

- Continue routine maintenance of the roof coverings.
- Monitor the roof lines for any increase in distortion or sagging.
- Check ridge and bonnet tiles and associated mortar bedding periodically.
- Inspect the roof following periods of extreme weather and repair any displaced or damaged tiles promptly.

Priority: Low – Routine Maintenance

Financial Impact: Negligible at present. Future routine roof maintenance and occasional localised repairs should be anticipated as part of normal property ownership.

Construction Notes and General Advice:

Pitched Roof Coverings

Concrete interlocking tiles are a durable roof covering when correctly fixed and maintained. Individual tiles can become damaged or displaced through weathering and should be replaced as necessary.

Roof Movement

Minor undulation and distortion can develop to older roof structures over time due to natural timber movement and historic settlement. Regular monitoring is advisable to identify any significant change.

Ridge and Bonnet Tiles

Mortar-bedded ridge and bonnet tiles are exposed to weathering and the mortar can deteriorate over time. Periodic inspection and localised repointing or re-bedding should be anticipated as part of routine maintenance.

Routine Care

Roof coverings should be inspected periodically and following periods of severe weather. Damaged or displaced tiles and defective mortar should be repaired promptly to maintain weather protection.

Other Roofs:**Description:**

Other Roofs: Flat roof over the rear single-storey section.
Covering: Felt roof covering.

Condition:

1. The felt roof covering is worn and weathered.
2. No active leaks were noted at the time of inspection.
3. The roof covering is considered to have a limited remaining service life.
4. Debris should be checked and cleaned off.

Opinion:**Condition Rating Justification****Condition Rating 2**

The flat felt roof covering is worn and weathered. No active leaks were noted at the time of the survey; however, the covering has a limited remaining service life and renewal should be anticipated.

ACTION

- Continue to monitor the flat roof covering for signs of deterioration or leakage.
- Budget for renewal of the felt roof covering.
- Repair any localised defects promptly pending full renewal.

Priority: Medium – Planned Maintenance

Financial Impact: Moderate. Allow for future renewal of the flat roof covering as part of planned property maintenance.

Construction Notes and General Advice:**Flat Roof Coverings**

Felt roof coverings have a limited service life and deteriorate through age, weathering and exposure to sunlight.

Maintenance

Flat roofs should be inspected regularly for cracking, blistering, lifting joints and other deterioration that can allow water penetration.

Drainage

The roof surface and outlets should be kept clear of leaves, moss and other debris to allow rainwater to discharge freely.

Renewal

Older felt coverings will eventually require complete renewal. When renewal becomes necessary, consideration should be given to modern high-performance roofing systems with improved durability and service life.



Photo - 11



Photo - 12



Photo - 13



Photo - 14



Photo - 15



Photo - 16



Photo - 17



Photo - 18



Photo - 19



Photo - 20



Photo - 21



Photo - 22



Photo - 23



Photo - 24



Photo - 25



Photo - 26

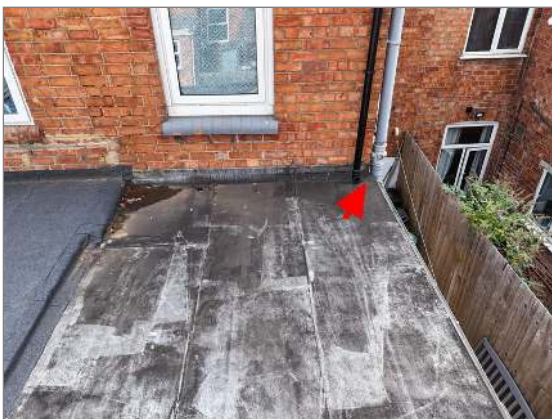


Photo - 27 Run down pipe into gutter to reduce wear on felt covering.

D3 Rainwater pipes and gutters

Description

Gutters: PVC rainwater gutters.

Downpipes: PVC downpipes discharge into drainage gullies at the front and rear of the property.

2

Condition:

1. The PVC rainwater fittings were generally serviceable.
2. The front downpipe discharges into a pavement gully which was blocked with debris.
3. The rear gutters contain debris and require cleaning and maintenance.
4. The rear downpipe discharges into the combined foul drainage system.
5. At the rear, a rainwater downpipe serving the higher roof terminates directly above the mineral felt-covered flat roof, resulting in concentrated rainwater discharge onto the roof covering rather than being positively conveyed to the lower-level gutter. Localised ponding/staining was noted around this area.

Opinion:

Condition Rating Justification

Condition Rating 2

The rainwater fittings were generally serviceable at the time of the survey. However, the front pavement gully was blocked with debris and the rear gutters require cleaning and maintenance. Blocked gullies and gutters can restrict the free discharge of rainwater and increase the risk of overflow and water penetration into the building.

ACTION

- Clear the blocked front pavement gully and confirm that water drains freely.
- Clean debris from the rear gutters and check joints, falls and outlets.
- Extend/divert the rear downpipe so that it discharges directly into the lower-level gutter rather than onto the felt roof covering.
- Check the affected felt covering for deterioration when carrying out this work and undertake local repairs where required.
- Clean and maintain all gutters, downpipes and gullies regularly.

Priority: Medium – Short Term Maintenance

Financial Impact: Low. Allow for routine cleaning and minor maintenance of the rainwater fittings and drainage gullies.

Construction Notes and General Advice:

Rainwater Goods

PVC gutters and downpipes provide a durable means of collecting and discharging rainwater from the roof coverings when correctly maintained.

Routine Maintenance

Gutters and downpipes should be inspected and cleaned regularly to remove leaves, moss and other debris. Joints, brackets and connections should also be checked periodically for leakage or movement.

Drainage Gullies

Rainwater gullies should be kept clear of debris to allow water to discharge freely. Blockages can result in water backing up and overflowing against the building.

Overflow and Leakage

Defective or blocked rainwater fittings can result in concentrated wetting of external walls and contribute to dampness and deterioration of masonry finishes.



Photo - 28



Photo - 29



Photo - 30



Photo - 31



Photo - 32



Photo - 33

D4 Main walls

2

Description

Construction: Original traditional solid brick masonry construction.

External wall finish: Predominantly exposed red clay brickwork, with painted masonry to the lower elevations and local rendered/decorative finishes to the front.

Lintels: Decorative masonry lintel detailing is present to the front elevation, with other openings having masonry/concrete lintels.

Damp proofing: A blue engineering-brick damp-proof course is visible at low level. Regularly spaced drill holes are also present within the lower masonry, **consistent with a previously installed chemical/injected damp-proof course**.

Sub-floor/cellar ventilation: Low-level ventilation openings are provided to the suspended timber floor/cellar areas.

Condition

The principal external walls were generally well maintained. **No significant structural cracking, bulging or displacement was identified to indicate serious structural instability at the time of inspection.**

The lower parts of several elevations have been painted. In my opinion, this type of coating is undesirable on traditional solid brickwork where it restricts evaporation through the external face of the masonry. Local deterioration and irregularity of the underlying brickwork are evident.

The existing low-level ventilation provision is **limited**, with some openings partially obstructed/restricted by paint. Ventilation to the suspended timber floor and cellar should therefore be improved.

Regular drill holes at low level indicate that a **retrofitted chemical damp-proof course has previously been installed**. The reason for the treatment, its age, specification and effectiveness could not be established from visual inspection alone.

Opinion — Condition Rating Justification

Condition Rating 2

In my opinion, the main walls are generally structurally satisfactory for their age and traditional form of construction, with no evidence identified during the inspection to indicate significant ongoing structural movement.

However, maintenance and improvement are required. The combination of limited low-level ventilation and relatively impermeable paint to traditional solid masonry can inhibit normal moisture evaporation and increase the risk of dampness and deterioration of both masonry and concealed floor timbers.

The presence of injection holes also demonstrates a history of damp-proofing intervention. Injection holes alone do not confirm either that rising damp remains present or that the treatment continues to be effective, and the internal moisture findings elsewhere in this report should be considered alongside this evidence.

ACTION

- Improve ventilation to the suspended timber floor/cellar and clear paint and other obstructions from existing ventilation openings.
- Keep all air vents permanently clear and establish effective cross-ventilation where practicable.
- Maintain exposed brickwork and mortar joints and undertake localised repairs as required.
- When external redecoration becomes necessary, consider carefully removing inappropriate impermeable masonry paint and replacing it with a compatible vapour-permeable finish. Removal should be undertaken using a method that does not damage the underlying brick faces.
- **Your legal adviser should ask the seller for details of the previous damp-**

proofing treatment, including invoices, guarantees, specifications and any associated timber treatment or replastering works.

Priority: Medium – short-term maintenance and improvement.

Financial Impact: Low to Moderate. Allow for ventilation improvements and local masonry/decorative repairs. More substantial expenditure would arise if concealed timber decay, persistent dampness or extensive masonry deterioration is discovered.

Construction Notes & General Advice

Solid Brick Walls: Traditional solid masonry has no cavity separating the external and internal faces and relies significantly upon appropriate detailing, sound pointing and evaporation to manage moisture. Repairs should therefore use materials compatible with the original construction.

Previous Chemical Damp Proofing: The regular injection holes are consistent with retrospective chemical damp treatment. Such treatment should not automatically be regarded as evidence that the original cause of dampness was correctly diagnosed. Ground levels, ventilation, plumbing, rainwater disposal and external finishes should always be considered when investigating moisture in an older building.

Painted Masonry: Dense masonry coatings can trap moisture behind the finish, resulting in deterioration of brick faces and mortar, particularly during freeze/thaw conditions. Breathable finishes are preferable where decoration of traditional masonry is required.

Sub-floor Ventilation: Adequate through-ventilation beneath suspended timber floors is important because persistently humid concealed voids increase the risk of fungal decay and timber-boring insect activity.



Photo - 34



Photo - 35



Photo - 36



Photo - 37



Photo - 38



Photo - 39



Photo - 40



Photo - 41



Photo - 42



Photo - 43



Photo - 44



Photo - 45



Photo - 46



Photo - 47



Photo - 48



Photo - 49



Photo - 50



Photo - 51

D5 Windows

Description

Type: Older style uPVC double-glazed casement windows.

2

Condition:

1. The uPVC window frames were generally serviceable for their age.
2. Failed double glazing was noted to the front bedroom window.
3. The windows are of an older design and provide lower levels of energy efficiency than current replacement windows.
4. The opening sizes to the first-floor bedroom windows do not meet current standards for means of escape.

Opinion:

Condition Rating Justification

Condition Rating 2

The windows were generally serviceable for their age. However, failed double glazing was noted to the front bedroom window and further sealed glazing units are likely to deteriorate over time.

The first-floor bedroom window openings do not meet current standards for means of escape and upgrading should be considered as part of future window replacement.

ACTION

- Replace the failed sealed double-glazed unit to the front bedroom window.
- Budget for progressive upgrading or replacement of the older windows.
- Consider upgrading the first-floor bedroom windows to provide suitable means of escape.

Priority: Medium – Short to Medium Term

Financial Impact: Moderate. Allow for replacement of the failed glazing unit and future progressive upgrading of the older windows.

Construction Notes and General Advice:

uPVC Windows

uPVC windows are generally low maintenance but require periodic inspection to ensure frames, seals, hinges, handles and locking mechanisms remain serviceable.

Double Glazing

Sealed double-glazed units can fail with age, resulting in condensation or misting between the panes. Failed units normally require replacement of the sealed glazing unit.

Energy Efficiency

Older double-glazed windows generally provide lower levels of thermal performance than modern replacement units. Upgrading can improve energy efficiency and reduce heat loss.

Means of Escape

Bedroom windows can provide an important secondary means of escape in the event of fire. When windows are replaced or upgraded, suitable opening sizes and current safety requirements should be considered.



Photo - 52



Photo - 53



Photo - 54



Photo - 55



Photo - 56



Photo - 57



Photo - 58



Photo - 59



Photo - 60



Photo - 61



Photo - 62 Restricted opening size



Photo - 63

D6 Outside doors (including patio doors)**1****Description**

Front: Panelled and glazed entrance door.

Rear: PVC double-glazed external door.

Condition:

1. The external doors were generally secure and serviceable at the time of inspection.
2. No significant defects were noted.

Opinion:**Condition Rating Justification****Condition Rating 1**

The external doors were generally secure and serviceable at the time of the survey, with no significant defects identified.

As the doors are later replacements, your legal adviser should confirm that any necessary Building Regulations approval or appropriate certification is available.

ACTION

- Continue routine maintenance of the doors, frames, seals, hinges and locking mechanisms.
- Your legal adviser should confirm whether appropriate certification or Building Regulations approval is available for the replacement doors.
- Consider changing the external door locks following completion for security purposes.

Priority: Low – Routine Maintenance

Financial Impact: Negligible at present. Future routine maintenance should be anticipated as part of normal property ownership.

Construction Notes and General Advice:**External Doors**

External doors should be maintained in good condition to provide security and weather protection. Frames, seals, hinges and locking mechanisms should be inspected periodically and maintained as necessary.

Glazing

Glazed door panels should remain secure and free from damage. Replacement glazing in critical locations should comply with appropriate safety glazing requirements.

Security

External door locks should provide an appropriate level of security. Purchasers commonly consider changing external locks following completion to maintain control over access to the property.

Routine Care

Door frames, seals, hinges, handles and locking mechanisms benefit from periodic inspection, adjustment and maintenance to preserve satisfactory operation and service life.



Photo - 64



Photo - 65

D7 Conservatory and porches

None.



D8 Other joinery and finishes

No other significant joinery fittings.



D9 Other

No other matters.



E

Inside the property

E

Inside the property

Limitations on the inspection

As surveyors we are restricted to those parts of the property that are visible and reasonably accessible at the time of inspection. This report can only comment upon defects that were apparent from a visual inspection and should not be taken as confirmation that concealed elements are free from defect. Many parts of the structure and services are concealed by furnishings, stored possessions, fitted floor coverings, decorations and other finishes. No opening up, dismantling or exposure works were undertaken. Consequently, defects may exist within concealed areas that could not reasonably be identified during the inspection.

Where visible evidence suggests the possibility of concealed defects, appropriate recommendations are made within the report. In the absence of such evidence, no assumption should be made that concealed elements are free from defect. Should greater certainty be required, intrusive investigations would be necessary prior to exchange of contracts.

Unless such investigations are undertaken before exchange of contracts, there remains a risk that additional defects and associated repair costs may become apparent following purchase.

Inspection Restrictions

- The presence of furnishings, stored items in cupboards, and fitted floor coverings restricted my inspection.
- There were no other matters restricting my normal inspection.



E1 Roof structure

Description

Main Roof Construction: Traditional timber-framed roof.

Access: Accessed via a hatch from the first-floor landing.

Construction: Timber rafters with additional timber strengthening. Party walls are formed in brickwork and modern blockwork. Insulation quilt is laid over the ceilings.

1

Opinion:

1. The accessible roof structure was generally serviceable with no excessive sagging or displacement noted.
2. Additional timber strengthening has been installed to the roof structure.
3. Felt lining is present beneath the tiled roof covering.
4. No active roof leaks were noted at the time of inspection.
5. Staining was noted within the roof space, consistent with possible historic condensation.
6. Ventilation to the roof space is limited.
7. The roof structure over the bathroom was not accessible for inspection.
8. The rear chimney breast has been removed and the retained masonry above is supported on a steel gallows bracket.

Opinion:

Condition Rating Justification

Condition Rating 1

The accessible roof structure was generally serviceable at the time of the survey, with no excessive sagging or displacement noted. Additional timber strengthening has been provided and no active roof leaks were identified.

Staining within the roof space indicates possible historic condensation and ventilation is limited. This should be monitored.

The rear chimney breast has been removed and the retained masonry is supported on a steel gallows bracket. Your legal adviser should confirm that the chimney breast removal and structural support received the necessary Building Regulations approval.

The roof structure over the bathroom was not accessible and could not be inspected.

ACTION

- Continue routine monitoring of the roof structure for movement, water penetration or timber deterioration.
- Monitor the roof space for condensation and improve ventilation if condensation persists.
- Your legal adviser should confirm that Building Regulations approval is available for the removal of the rear chimney breast and installation of the supporting gallows bracket.
- Maintain the roof space insulation and ventilation as part of normal property maintenance.

Priority: Low – Routine Maintenance / Pre-Contract Enquiry

Financial Impact: Negligible at present. Costs may arise if improvements to roof ventilation are required or if satisfactory Building Regulations documentation for the chimney breast removal cannot be provided.

Construction Notes and General Advice:

Traditional Timber Roof Structure

Traditional pitched roofs are generally formed with timber rafters and supporting members which transfer the roof loads to the external and internal walls. Some movement and distortion can develop over time as the timbers naturally settle and deflect.

Roof Strengthening

Additional timber members are sometimes installed to strengthen an existing roof structure. These should remain securely fixed and should not be altered or removed without appropriate structural

consideration.

Roof Space Ventilation

Adequate roof space ventilation helps control condensation and moisture accumulation. Poor ventilation can result in staining and, if prolonged, deterioration of roof timbers and insulation.

Insulation

Insulation quilt laid at ceiling level reduces heat loss from the accommodation below. Insulation should not obstruct ventilation paths at the eaves.

Chimney Breast Removal

Removal of a chimney breast alters the original structural arrangement. Where masonry is retained above, suitable structural support is required and alterations should have appropriate Building Regulations approval.

Inspection Limitations

Roof spaces can only be inspected where safe and reasonable access is available. Concealed and inaccessible parts of the roof structure cannot be assessed.



Photo - 66 Support for chimney breast



Photo - 67



Photo - 68



Photo - 69



Photo - 70



Photo - 71



Photo - 72



Photo - 73



Photo - 74



Photo - 75



Photo - 76

E2 Ceilings

1

The ceilings have been inspected from floor level and from within accessible roof spaces where random sections of insulation were carefully lifted on a sampling basis – where safe to do so. In many cases the nature of ceiling material cannot be ascertained without damage being caused.

Description

Construction: Plasterboard.

Finishes: Painted and textured finishes.

Condition:

1. The ceilings were generally secure and serviceable at the time of inspection.
2. Minor surface imperfections were noted.
3. Textured finishes are present to some ceilings.

Opinion:

Condition Rating Justification

Condition Rating 1

The ceilings were generally secure and serviceable at the time of the survey. Minor surface imperfections were noted which can be addressed as part of routine redecoration.

Textured coatings can contain asbestos depending upon their age and composition. The presence or absence of asbestos cannot be confirmed by visual inspection alone.

ACTION

- Address minor surface imperfections as part of routine redecoration.
- Do not sand, scrape or otherwise disturb textured coatings without appropriate precautions.
- Arrange asbestos sampling by a suitably qualified specialist before intrusive works to textured coatings if their composition has not previously been confirmed.

Priority: Low – Routine Maintenance

Financial Impact: Negligible at present. Routine redecoration costs should be anticipated.

Additional costs will arise if asbestos sampling or specialist removal is required before future alteration works.

Construction Notes and General Advice:

Plasterboard Ceilings

Plasterboard ceilings are widely used and generally provide a durable internal finish. Minor cracking and surface imperfections can develop over time through normal building movement.

Textured Coatings

Some older textured decorative coatings can contain asbestos. The presence of asbestos cannot be determined by visual inspection and laboratory analysis is required for confirmation.

Routine Care

Minor surface imperfections can normally be addressed during routine redecoration. Ceilings should be monitored for significant cracking, staining, bulging or other changes which could indicate an underlying defect.

Future Alterations

Where textured coatings are to be drilled, sanded, scraped or otherwise disturbed during future works, their asbestos content should be established beforehand.



Photo - 77



Photo - 78

E3 Walls and partitions

2**Description**

Construction: Mixed solid brick masonry walls with some stud partitioning to the upper floor.
Finishes: Painted plaster finishes.

Condition:

1. The internal walls and partitions were generally serviceable.
2. Minor plaster cracking was noted at several locations. In particular, slight cracking was present to the right-hand party wall within the front bedroom. The cracking is limited in extent and there was no significant associated distortion or displacement.
3. In my opinion, the cracking is consistent with slight movement of the structure of a type commonly encountered in a traditionally constructed property of this age. No evidence was identified during the inspection to indicate significant or progressive structural movement at this location.
4. Localised unfinished/previously repaired plasterwork was also noted.
5. Alterations have been undertaken to the original internal arrangement, including opening up between the lounge and rear accommodation and removal of the rear chimney breast.

Dampness and Excessive Moisture Issues:

Dampness is a general term that refers to the presence of unwanted and excessive moisture in the structure or fabric of a building, either as a result of intrusion from outside or condensation from within the structure.

Tests have been conducted with an electronic moisture meter at appropriate positions, considered vulnerable, throughout the property (except where impermeable surface finishes, furniture, fitted cupboards and stored goods prevented access).

Condition:

1. Slightly higher than normal moisture meter readings were obtained at the base of the ground-floor walls.
2. Elevated readings were noted adjacent to the rear reception room and around the kitchen rear door.
3. No significant associated deterioration to the internal finishes was noted.
4. Evidence externally, including regularly spaced injection holes, indicates that retrospective chemical damp-proofing treatment has previously been undertaken.

Opinion:**Condition Rating Justification****Condition Rating 2**

In my opinion, the internal walls and partitions are generally serviceable. The slight plaster cracking to the right-hand party wall of the front bedroom is not considered structurally significant on the evidence available at the time of inspection. It is consistent with minor movement associated with the age and traditional construction of the building.

No substantial cracking, displacement or distortion was identified internally to indicate serious structural weakness or instability.

The rating reflects the minor cracking, localised plaster repairs, slightly elevated moisture readings and the need to establish the status of previous structural alterations and damp-proofing works.

ACTION:

- Repair the minor plaster cracks during the next redecoration cycle and monitor thereafter.
- If cracking subsequently reopens significantly, widens or is accompanied by distortion, further investigation should be undertaken.
- Your legal adviser should confirm that appropriate **Building Regulations approvals and supporting documentation** are available for the structural alterations, including

the enlarged opening and removal of the rear chimney breast.

- Request details, invoices and transferable guarantees relating to previous damp-proofing works.
- Monitor the areas where elevated moisture readings were recorded and address the external ventilation and moisture-management issues identified elsewhere in this report.

Priority: Medium – routine maintenance / pre-contract legal enquiry.

Financial Impact: Low at present for the observed cracking and plaster repairs. No allowance for structural repair is considered necessary solely on the basis of the minor cracking observed. Costs could increase if the seller cannot demonstrate that previous structural alterations were appropriately designed, supported and approved.

Construction Notes and General Advice

Internal Walls and Partitions

Internal walls in traditionally constructed properties can comprise a mixture of solid masonry and lightweight partitions. Minor cracking to plaster finishes is common and can result from historic settlement, thermal movement, drying shrinkage and differential movement between materials.

Minor Movement and Plaster Cracking

Slight cracking was noted to the right-hand party wall within the front bedroom. In my opinion, the cracking is minor and consistent with slight historic movement of a type commonly encountered in a property of this age and construction. There was no associated distortion or other evidence at the time of inspection to indicate significant or progressive structural movement. Repair during normal redecoration and monitor thereafter.

Structural Alterations

The removal of walls, formation of enlarged openings and removal of chimney breasts can alter the structural load paths within a building. Appropriate structural support and Building Regulations approval are therefore important. Your legal adviser should establish that satisfactory approvals and supporting documentation are available for the alterations identified before exchange of contracts.

Dampness and Damp-Proofing

Traditional solid walls can be susceptible to low-level moisture. Electronic moisture-meter readings should not be considered in isolation as they can be influenced by salts, wall finishes and previous damp-proofing treatments. Slightly elevated readings were recorded to some ground-floor walls, but no significant associated deterioration of the internal finishes was identified.

Evidence indicates that retrospective chemical damp-proofing has previously been undertaken. Your legal adviser should request details of the treatment, including any guarantees, invoices and associated remedial works.

Routine Care

Maintain adequate heating and ventilation and keep the external fabric, rainwater goods and sub-floor ventilation in good order. Internal finishes should be monitored for increasing dampness, staining, deterioration or significant reopening of repaired cracks.



Photo - 79



Photo - 80



Photo - 81



Photo - 82



Photo - 83



Photo - 84



Photo - 85



Photo - 86 Minor plaster cracks front bedroom



Photo - 87



Photo - 88



Photo - 89



Photo - 90 Lounge opened up and chimney breast removed.

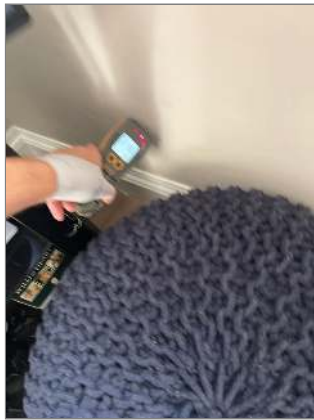


Photo - 91 Higher moisture readings rear dining area



Photo - 92



Photo - 93 Rear opened up - kitchen to cloaks



Photo - 94



Photo - 95



Photo - 96

E4 Floors

1

Restrictions to Inspection

There are practical limitations to the inspection of floor structures, whether exposed or concealed beneath floor coverings, furnishings and fixed fittings. Floorboards were not lifted, as this could cause damage and permission to do so had not been granted. Consequently, inspection was limited to exposed and accessible areas only.

Complete assurance cannot be given that concealed defects do not exist beneath floor finishes or within hidden floor voids. Where greater certainty is required, intrusive investigation would be necessary prior to exchange of contracts.

Inspection Restrictions

1. Fitted floor coverings restricted my inspection.
2. Furnishings restricted my inspection.
3. Floorboards have not been lifted.

Description

Ground Floors: Suspended timber board on joist construction to the main reception rooms and hall, with solid construction to the rear kitchen and utility.

Upper Floors: Suspended timber board on joist construction.

Finishes: Mixed floor finishes including laminate boarding and carpeting upstairs.

Condition:

1. The floors were generally serviceable underfoot at the time of inspection.
2. No significant defects were noted to the accessible floor surfaces.
3. Substantial repair and renovation works have previously been carried out to the ground-floor reception room.
4. Fitted floor coverings, furnishings and fixed fittings restricted inspection of the underlying floor structures.
5. Floorboards were not lifted.

Opinion:

Condition Rating Justification

Condition Rating 1

The floors were generally serviceable underfoot at the time of the survey, with no significant defects identified to the accessible areas.

Substantial repair and renovation works have previously been carried out to the ground-floor reception room. The underlying floor structures were concealed by fitted floor coverings, furnishings and fixed fittings and floorboards were not lifted.

ACTION

- Continue routine maintenance of the floors and floor finishes.
- Monitor for any future excessive movement, unevenness or deterioration.
- Request details of the previous repair and renovation works carried out to the ground-floor reception room.

Priority: Low – Routine Maintenance

Financial Impact: Negligible at present. Future routine maintenance and renewal of floor finishes should be anticipated as part of normal property ownership.

Construction Notes and General Advice:

Suspended Timber Floors

Suspended timber floors are generally formed with timber floorboards or sheet materials supported on timber joists. Adequate ventilation beneath ground-floor timbers is important to control moisture and reduce the risk of timber decay.

Solid Floors

Solid floors are generally durable and require limited structural maintenance. Floor finishes can conceal cracking, dampness and other defects within the underlying construction.

Floor Finishes

Carpets, laminate flooring and other fitted finishes restrict inspection of the underlying floor structure. Defects can remain concealed until coverings are lifted.

Laminate floor coverings were noted in parts of the property. These provide a durable, easy-to-clean surface but can sometimes conceal underlying defects, such as minor unevenness or dampness in older solid floors. No signs of significant lifting, warping, or moisture damage were observed at the time of inspection.

The coverings should be monitored for any signs of deterioration, such as lifting or softening, which may indicate underlying damp. If future alterations or replacement are planned, the condition of the subfloor should be checked at that time.

Routine Care

Floors should be monitored for excessive movement, springiness, unevenness or deterioration. Any significant change should be investigated to establish the underlying cause.



Photo - 97



Photo - 98



Photo - 99



Photo - 100



Photo - 101



Photo - 102



Photo - 103

E5 Fireplaces, chimney breasts and flues

2

The property retains original chimney breasts, fireplaces and associated flues. The soundness, condition and suitability of any flue cannot be confirmed during a visual inspection and should never be assumed, particularly within an older property.

No smoke testing, CCTV inspection or intrusive investigation of the flues has been undertaken as part of this survey. Accordingly, no assurance can be given regarding the safe operation or suitability of any fireplace or flue.

Before any fireplace or flue is brought into use, it should be swept, inspected and smoke tested by an appropriately qualified chimney engineer or HETAS-registered contractor. Where gas appliances are proposed, installation should be undertaken by a Gas Safe registered engineer. Older flues may require relining or upgrading to comply with current standards and to suit modern appliances. Specialist advice should always be obtained before installing wood-burning stoves, multi-fuel appliances or gas fires to confirm the suitability of the flue, ventilation and chimney construction.

Description

Fireplaces: Gas fire fitting to the front lounge.

Chimney Breasts and Flues: The rear chimney breast has been removed. A redundant chimney breast/flue is retained within the front bedroom.

Condition:

1. The gas fire fitting was in place at the time of inspection.
2. The gas fire and associated flue were not tested as part of the survey.
3. The rear chimney breast has been removed, with the retained masonry above supported within the roof space by a steel gallows bracket.
4. A redundant chimney breast/flue is retained within the front bedroom.

Opinion:

Condition Rating Justification

Condition Rating 2

The gas fire and associated flue were not tested as part of the survey and their safe operation cannot be confirmed. A gas safety check is required before continued use.

The rear chimney breast has been removed and the retained masonry above is supported by a steel gallows bracket. Your legal adviser should confirm that the chimney breast removal and structural support received the necessary Building Regulations approval.

ACTION

- Arrange for the gas fire and associated flue to be inspected and tested by a Gas Safe registered engineer before continued use.
- Your legal adviser should confirm that Building Regulations approval is available for the removal of the rear chimney breast and installation of the supporting gallows bracket.
- Keep redundant flues adequately ventilated.

Priority: Medium – Before Use / Pre-Contract Enquiry

Financial Impact: Low at present. Costs may arise if servicing, repairs or alterations to the gas fire or flue are required, or if satisfactory Building Regulations documentation for the chimney breast removal cannot be provided.

Construction Notes and General Advice:

Gas Fires

Gas fires and their associated flues require periodic inspection and servicing to ensure safe operation. Work to gas appliances should only be undertaken by a Gas Safe registered engineer.

Chimney Flues

The condition and suitability of chimney flues cannot normally be confirmed by visual inspection

alone. Flues should be appropriately inspected and tested before use.

Redundant Flues

Redundant chimney flues should remain adequately ventilated to reduce the risk of condensation and associated dampness within the chimney structure.

Chimney Breast Removal

Removal of a chimney breast alters the original structural arrangement. Where masonry is retained above, suitable structural support is required and alterations should have appropriate Building Regulations approval.



Photo - 104



Photo - 105



Photo - 106



Photo - 107

E6 Built-in fittings (built-in kitchen and other fittings, not including appliances)**1**

Fittings & Appliances: Built-in appliances do not form part of this survey and have not been tested. If their condition is important to your purchase, they should be inspected, tested and serviced, where appropriate, by a suitably qualified competent person, preferably before exchange of contracts.

Appliances were not removed and concealed plumbing, electrical and gas connections could not be inspected. The adequacy and condition of these concealed services cannot therefore be confirmed.

Leaks and defects can develop at any time and their absence at the date of inspection should not be assumed following occupation. Similarly, removal or replacement of appliances may reveal concealed defects to services, plasterwork or surrounding finishes that were not apparent during the inspection. This is an accepted limitation of a visual survey.

Description

Kitchen: Modern fitted kitchen with fitted wall and base storage units and worktop surfaces.

Condition:

1. The fitted kitchen units and worktop surfaces were generally serviceable at the time of inspection.
2. The kitchen provides adequate storage and food preparation space.
3. Built-in appliances were not tested as part of the survey.

Opinion:**Condition Rating Justification****Condition Rating 1**

The fitted kitchen was generally serviceable at the time of the survey, with no significant defects noted to the accessible units and worktop surfaces.

Built-in appliances do not form part of this survey and were not tested.

ACTION

- Continue routine maintenance of the kitchen fittings and worktop surfaces.
- Test and service built-in appliances separately if their condition is important to your purchase.

Priority: Low – Routine Maintenance

Financial Impact: Negligible at present. Future routine maintenance and eventual renewal of kitchen fittings should be anticipated as part of normal property ownership.

Construction Notes and General Advice:**Kitchen Fittings**

Modern fitted kitchens generally comprise wall and base storage units with fitted worktop surfaces. Their service life depends upon the quality of installation, use and routine maintenance.

Built-In Appliances

Built-in appliances are not tested as part of the survey. Their condition, safety and remaining service life should not be assumed from visual inspection.

Concealed Services

Plumbing, electrical and other service connections behind fitted units and appliances are generally concealed from view. Leakage or defects can remain hidden until fittings or appliances are removed.

Routine Care

Kitchen units, worktops, joints and sealant should be maintained in good condition. Particular attention should be given to areas around sinks and worktops where deterioration can result from prolonged moisture exposure.



Photo - 108



Photo - 109

E7 Woodwork (for example, staircase joinery)

1**Description**

Staircase: Conventional timber staircase.

Internal Doors: Mixed panelled and boarded timber doors.

Other: Painted timber skirting boards and architraves.

Condition:

1. The timber staircase was generally serviceable and secure underfoot at the time of inspection.
2. The internal doors, skirting boards and architraves were generally serviceable.
3. The internal joinery is of reasonable quality and typical for a property of this type.

Opinion:**Condition Rating Justification****Condition Rating 1**

The staircase and internal joinery were generally serviceable at the time of the survey, with no significant defects noted.

The fittings are of reasonable quality and only routine maintenance is required.

ACTION

- Continue routine maintenance of the staircase and internal joinery.
- Maintain decorative finishes as part of the normal redecoration cycle.
- Monitor the staircase, handrails and associated joinery for future loosening or deterioration.

Priority: Low – Routine Maintenance

Financial Impact: Negligible at present. Future routine maintenance and redecoration should be anticipated as part of normal property ownership.

Construction Notes and General Advice:**Timber Staircases**

Timber staircases are generally constructed using softwood strings, treads, risers, handrails and balustrades. They provide a durable means of access between floors when properly maintained.

Natural Timber Movement

Timber naturally expands and contracts with seasonal changes in temperature and humidity. Minor creaking can develop over time and is a common characteristic of timber staircases rather than an indication of structural failure.

Safety Features

Handrails and balustrades should remain securely fixed and free from damage to maintain safe use. Any future looseness should be addressed promptly to preserve stability.

Routine Care

Decorative finishes and exposed timberwork benefit from periodic maintenance to protect surfaces and prolong service life. Regular inspection helps identify wear or loosening before more significant repairs become necessary.



Photo - 110



Photo - 111

E8 Bathroom fittings

1

Inspection Limitation: Bathroom fittings and associated plumbing have not been subjected to detailed testing. Where reasonably practicable, taps and sanitary fittings were operated and WCs flushed; however, concealed pipework, wastes, seals and connections could not be inspected. Electric showers, specialist shower systems and other proprietary equipment were not tested. Fittings were not dismantled or removed and the condition of concealed plumbing and electrical connections cannot therefore be confirmed.

Leaks and defects can develop at any time, and their absence at the date of inspection should not be assumed following occupation. Similarly, removal or replacement of sanitary fittings may reveal concealed defects to plumbing, services or surrounding finishes that were not apparent during the inspection. This is an accepted limitation of a visual survey.

Description

Bathroom: Modern fitted bathroom suite comprising bath, WC, twin wash basins and separate shower enclosure.

Condition:

1. The bathroom fittings were generally serviceable when operated under basic use at the time of inspection.
2. No active leaks were noted to the accessible sanitary fittings.
3. The bath seals and surrounds are showing signs of deterioration and require monitoring and maintenance.

Opinion:

Condition Rating Justification

Condition Rating 1

The bathroom fittings were generally serviceable when operated under basic use at the time of the survey, with no active leaks noted to the accessible fittings.

The bath seals and surrounds are showing signs of deterioration and require routine maintenance to reduce the risk of water penetration to concealed areas.

ACTION

- Maintain and renew defective sealant around the bath and other sanitary fittings as necessary.
- Monitor sanitary fittings and surrounds for signs of leakage or deterioration.
- Continue routine maintenance of the bathroom fittings.

Priority: Low – Routine Maintenance

Financial Impact: Negligible at present. Allow for routine maintenance and localised renewal of sealant as part of normal property ownership.

Construction Notes and General Advice:

Bathroom Fittings

Modern sanitary fittings are generally durable when correctly installed and maintained. Taps, wastes and accessible connections should be monitored for leakage and deterioration.

Sealants and Junctions

Shower trays, bath and plumbing seals commonly suffer problems with water leakage around joints. Even the most modern of fittings can suffer unexpected leaks from normal use. This can result in concealed defects to plasterwork, and even damage and rot to timbers including skirtings and flooring in extreme cases. Whilst there may be no signs of immediate damage this is a risk, particularly if maintenance has been neglected. Leaks can remain undetected for considerable periods of time. The possibility of defects becoming apparent once a property has been emptied and or floor coverings are remove/lifted should not be discounted. Shower and baths with high pressure/power showers are particularly vulnerable to leaks.

Shower Hygiene

With respect to showers generally, they should be regularly cleaned, including the heads, to prevent the harbouring of bacteria such as Legionella.

Concealed Plumbing

Pipework, wastes and connections concealed behind sanitary fittings and finishes cannot normally be inspected. Leaks can develop within concealed areas without being immediately visible.

Routine Care

Sanitary fittings, seals and surrounds should be inspected regularly and maintained in good condition. Any leakage or deterioration should be addressed promptly to reduce the risk of damage to surrounding finishes and concealed construction.



Photo - 112



Photo - 113



Photo - 114



Photo - 115



Photo - 116



Photo - 117



Photo - 118



Photo - 119



Photo - 120



Photo - 121

E9 Other**2****Cellar:**

Accessed via steps beneath the main staircase. Brick-lined walls with exposed timber floor structure above. The cellar is used for storage.

Condition:

1. The cellar has been renovated and repaired in later years.
2. High humidity was noted within the cellar at the time of inspection.
3. Ventilation to the cellar is poor.
4. The exposed timber floor structure above was generally serviceable where visible.

Opinion:**Condition Rating Justification****Condition Rating 2**

The cellar has been renovated and repaired in later years and the accessible structure was generally serviceable at the time of the survey.

High humidity and poor ventilation were noted. Continued elevated moisture levels increase the risk of dampness and timber decay over time and improved ventilation is required.

ACTION

- Improve ventilation to the cellar to reduce humidity and moisture levels.
- Monitor the cellar for signs of dampness, condensation and timber deterioration.
- Keep stored items clear of external walls where practicable to encourage air circulation.
- Maintain ventilation openings clear and unobstructed.

Priority: Medium – Short to Medium Term

Financial Impact: Low to Moderate. Allow for improvements to cellar ventilation and associated maintenance. Further costs may arise if timber deterioration or significant dampness develops.

Construction Notes and General Advice:**Cellar Environment**

Cellars within older properties are naturally susceptible to higher levels of humidity and dampness due to their below-ground construction.

Ventilation

Adequate ventilation helps control humidity and condensation within cellar areas. Poor air circulation can encourage damp conditions and increase the risk of deterioration to adjacent timber construction.

Timber Structures

Timber floor structures above cellars are vulnerable to decay where prolonged damp or humid conditions exist. Maintaining dry, well-ventilated conditions helps reduce this risk.

Storage

Cellars subject to elevated humidity are generally better suited to storage of items that are not vulnerable to moisture. Stored belongings should allow reasonable airflow around walls and exposed timberwork.

TIMBER DEFECTS:**Description:**

Timber is used extensively throughout the property within the floors, roof structure, joinery and other concealed building elements. The principal defects associated with timber are fungal decay,

including wet and dry rot, and wood-boring insect infestation. These defects are commonly associated with prolonged moisture exposure, inadequate ventilation, water penetration or plumbing leaks.

Evidence of **historic wood-boring insect activity** was noted to exposed floor timbers within the cellar. The majority of structural timbers elsewhere are concealed and could not be fully inspected.

Condition:

Historic insect flight holes were visible to exposed timbers. No significant structural weakening or widespread active infestation was identified from the accessible areas inspected.

The extent of any previous treatment could not be confirmed and no specialist treatment records or guarantees were available at the time of inspection.

Opinion – Condition Rating Justification:

Condition Rating 2

In my opinion, the visible timber defects are consistent with **historic wood-boring insect activity** rather than evidence of widespread current failure. However, because substantial areas of timber are concealed within floors, walls and roof construction, the full extent of any previous infestation cannot be confirmed from a visual inspection alone.

The rating reflects the need to establish the history of any previous treatment and to continue monitoring accessible timbers. Timber deterioration is more likely where moisture levels are elevated or ventilation is inadequate, and the recommendations elsewhere in this report regarding sub-floor and cellar ventilation should therefore be followed.

ACTION:

- Ask your legal adviser to obtain details of any previous timber treatment, including reports, invoices, guarantees and plans identifying the areas treated.
- Confirm whether any guarantee remains valid and transferable.
- Maintain good ventilation to the cellar and sub-floor areas and promptly repair any sources of dampness or water penetration.
- Monitor exposed timbers for fresh bore dust, new flight holes, softening or other signs of renewed activity.
- If evidence of active infestation or decay is identified, arrange inspection by an appropriately qualified independent timber specialist or competent contractor.

Priority: Medium – pre-contract enquiry and ongoing monitoring.

Financial Impact: Low at present. More significant expenditure would only arise if active infestation, decay or structural timber damage is subsequently identified.

Construction Notes & General Advice

Timber Defects:

Timber remains durable where it is kept dry and adequately ventilated. Fungal decay and wood-boring insect activity are generally associated with elevated moisture levels rather than age alone.

Previous Treatments:

Historic treatment guarantees should be reviewed carefully, as they usually apply only to specified areas and may not cover concealed or untreated timbers. The original treatment report and specification are therefore more useful than the guarantee alone.

Older Buildings:

Much of the structural timber within an older property is concealed. Without opening up the building fabric, complete assurance cannot be given that hidden timbers are free from historic infestation or decay. In my opinion, this represents a normal ownership risk for a property of this age and type rather than evidence of a current major defect.



Photo - 122



Photo - 123



Photo - 124



Photo - 125



Photo - 126



Photo - 127



Photo - 128



Photo - 129



Photo - 130



Photo - 131 Past wood worm floor yimbers seen in cellar.



Photo - 132



Photo - 133



Photo - 134



Photo - 135

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.

F

Services

Limitations on the inspection

Services are generally concealed within the construction of the property. Accordingly, the inspection was limited to those components that were visible and reasonably accessible at the time of inspection. No specialist testing of the electrical, gas, plumbing, heating, drainage or other service installations was undertaken. Consequently, no comment can be made regarding their efficiency, safety, compliance with current regulations or the condition of concealed components, pipework, wiring, flues or underground services.

Where reasonably practicable, sanitary fittings were operated under normal use, provided the water supply was connected. In vacant properties where the water supply has been isolated, fittings are not operated. Where the visual inspection indicates that further investigation is appropriate, recommendations are made within the report. If greater certainty is required, the relevant service installations should be inspected and tested by suitably qualified contractors before exchange of contracts.



F1 Electricity

Safety warning: *The Electrical Safety Council 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 the Electrical Safety Council.*

IMPORTANT LIMITATION: The electrical installation was not tested as part of this survey. Comments are based on a visual inspection of accessible components only. Concealed wiring, connections, protective devices and electrical equipment cannot be assessed without specialist testing.

2

Description

The electrical intake and consumer unit are located within the **cellar**.

A **modern metal-cased consumer unit** is installed and incorporates circuit breakers and residual current protection. The installation therefore benefits from more modern protective equipment than would normally be associated with the original age of the property.

Condition

1. The accessible electrical equipment was generally serviceable in appearance, with no obvious significant damage noted during the visual inspection.
2. The consumer unit is modern in type; however, **the circuit identification/markings is incomplete and the inspection label does not record a date for the previous or next periodic inspection.**
3. No current Electrical Installation Condition Report (EICR) or other electrical certification was available for review at the time of inspection. The age, testing history and overall condition of the concealed installation therefore cannot be confirmed.

Opinion — Condition Rating Justification

Condition Rating 2

In my opinion, the modern metal consumer unit and protective devices are positive features and there was no visual evidence to suggest that wholesale electrical replacement is immediately required.

However, the absence of satisfactory circuit identification, a completed inspection label and a current EICR means that the condition and safety of the complete installation cannot be verified from this survey.

ACTION:

- Ask your legal adviser to obtain any **EICR, installation certificates and certificates for subsequent electrical alterations** from the seller.
- If satisfactory current certification is unavailable, arrange for a **registered electrician to undertake an EICR**, preferably before exchange of contracts.
- Have the consumer unit circuits correctly identified and labelled as part of the electrical inspection.

Priority: Medium – pre-contract enquiry/testing.

Financial Impact: Low initially for inspection, testing and labelling. Additional costs will depend upon any defects identified by the electrician; no allowance for rewiring is considered justified from the visual evidence alone.

Construction Notes & General Advice

Electrical installations deteriorate and are altered over time, and their safety cannot be reliably determined by visual inspection alone. A modern consumer unit does **not necessarily mean that all associated wiring has been renewed or complies with current standards.**

Any EICR should cover the complete installation and identify defects requiring remedial work. Appropriate certification should be retained for future reference and passed to subsequent owners.



Photo - 136



Photo - 137



Photo - 138

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.

IMPORTANT LIMITATION: The gas installation, appliances and flues were not tested as part of this survey. Comments are based solely upon a visual inspection of accessible components. The safety, soundness and performance of the installation cannot be confirmed without specialist testing.

2

Description

The property is connected to the **mains gas supply**.

The **gas meter and associated supply equipment are located within the cellar**. Gas supplies the central-heating boiler and gas fire.

Condition

The accessible gas meter, pipework and associated fittings were visually inspected where accessible. No obvious significant physical damage was noted.

No current **Gas Safety Record, boiler service record or other gas installation certification** was available for review at the time of inspection. The service history and safety of the complete installation therefore cannot be confirmed.

Opinion — Condition Rating Justification

Condition Rating 2

In my opinion, there was no obvious visual evidence at the accessible gas installation to indicate an immediate defect. However, visual inspection cannot establish gas tightness, combustion performance, flue safety or the condition of concealed pipework.

The rating reflects the absence of current servicing/safety documentation rather than evidence of a known failure.

ACTION

- Your legal adviser should request the latest **Gas Safety Record and servicing documentation** for the boiler and gas fire.
- If satisfactory current documentation is unavailable, arrange for a **Gas Safe registered engineer to inspect and test the complete gas installation and appliances before exchange of contracts**.
- Any defects identified should be rectified by a Gas Safe registered engineer.

Priority: Medium – pre-contract safety check.

Financial Impact: Low initially for inspection and testing. Further costs will depend upon the condition of the installation and appliances identified by the Gas Safe engineer.

Construction Notes & General Advice

Gas installations and appliances require periodic inspection and maintenance to ensure safe operation. A visual building survey cannot confirm gas tightness, combustion efficiency or flue performance.

Carbon monoxide alarms should be provided in appropriate locations and tested regularly. Gas work should only be undertaken by an appropriately registered **Gas Safe engineer**.



Photo - 139

F3 Water

2

IMPORTANT LIMITATION: The water installation was not subjected to specialist testing. Comments are based on a visual inspection of accessible pipework and fittings only. Concealed pipework, underground supplies and other hidden components could not be inspected.

Description

The property is connected to the mains water supply. The internal stop tap is located within the cellar.

Accessible distribution pipework comprises a mixture of copper and plastic. At the incoming supply within the cellar, blue plastic pipework is present together with a short section of older lead pipework.

The water supply was connected at the time of inspection and taps and sanitary fittings were operated where reasonably accessible.

Condition

1. The accessible plumbing was generally serviceable and no active leakage was identified at the time of inspection.
2. A section of lead water-supply pipe remains within the cellar. Although part of the incoming supply has been renewed in modern blue plastic, the presence of lead confirms that the supply has not been completely replaced throughout the accessible section.
3. The stop tap is of an older type. Its effectiveness under emergency conditions was not tested.

Opinion — Condition Rating Justification

Condition Rating 2

In my opinion, the water installation remains functional and there was no evidence of an urgent plumbing defect. The modern plastic section of incoming main is a positive improvement.

However, the remaining **lead supply pipe is obsolete and replacement is recommended**. Older lead pipework is also more vulnerable to deterioration and leakage than a modern continuous plastic service pipe.

The extent of lead pipework concealed beyond the visible sections could not be established during the inspection.

ACTION

- Arrange for a plumber to **replace the remaining lead water-supply pipework with a suitable modern material**.
- Establish whether any further lead pipework remains concealed or between the property and the water company's supply.
- Check that the cellar stop tap operates freely and isolates the supply effectively; replace it if stiff or defective.
- Your legal adviser should establish whether the incoming water service is **solely dedicated to this property or shared with neighbouring properties**.

Priority: Medium – planned improvement.

Financial Impact: Low to Moderate. Replacement of the accessible lead section should be relatively straightforward. Costs will increase if the lead service extends underground or beyond the property boundary and requires excavation or coordination with the water undertaker.

Construction Notes & General Advice

Lead Water Pipes:

Lead was commonly used for domestic water services in older properties. Where identified, replacement with an approved modern supply pipe is recommended rather than retaining isolated sections during plumbing upgrades.

Shared Supplies:

Older terraced properties can sometimes retain shared incoming water services. A shared or restricted supply can affect pressure and future maintenance responsibilities, so the arrangement should be confirmed before purchase.

Routine Care:

The location of the main stop tap should be known to all occupants and it should remain readily accessible. Periodically check that it operates correctly so the water can be isolated promptly in the event of a leak.



Photo - 140



Photo - 141



Photo - 142



Photo - 143



Photo - 144



Photo - 145

F4 Heating

IMPORTANT LIMITATION: The heating installation was not subjected to specialist testing. Comments are based on a visual inspection of accessible components and operation of the system where reasonably practicable. The adequacy, efficiency and safety of the complete installation cannot be confirmed without specialist testing.

1

Description

Heating and domestic hot water are provided by a Vaillant ecoFIT pure gas-fired combination condensing boiler.

The boiler serves a mixture of conventional steel panel radiators and more modern decorative radiators. The system incorporates a programmer/room thermostat and thermostatic radiator valves to some radiators.

The boiler is relatively modern. Some radiators and associated pipework may be older and have been retained or adapted from the previous installation.

Condition

1. The heating system was operating at the time of inspection and hot water was available.
2. The accessible boiler, radiators and pipework were generally serviceable in appearance. No active leakage, significant staining or obvious serious physical damage was identified.
3. No significant defect was noted during the limited operational check.

Opinion — Condition Rating Justification

Condition Rating 1

- In my opinion, the heating installation was generally serviceable at the time of inspection, with the relatively modern Vaillant condensing boiler being a positive feature.

ACTION

No immediate repair is required from the visual inspection.

Your legal adviser should request the **boiler installation documentation, commissioning certificate, service history and most recent Gas Safe servicing record**. If satisfactory recent servicing documentation is unavailable, the boiler and heating system should be serviced and checked by a Gas Safe registered engineer.

Priority: Low – routine maintenance/pre-contract enquiry.

Financial Impact: Low at present. Allow for normal annual servicing and routine repairs/replacement of individual heating components as they age.

Construction Notes & General Advice

Gas boilers and heating systems should normally be serviced annually by a **Gas Safe registered engineer**. Retain all service and installation records for future reference.

Radiators should be monitored for corrosion and leakage, and thermostatic valves should remain freely operable. Older retained components can require replacement progressively even where the boiler itself is relatively modern.



Photo - 146



Photo - 147



Photo - 148



Photo - 149



Photo - 150

F5 Water heating

Description:

Domestic hot water is provided directly by the **Vaillant gas-fired combination boiler**, with no separate hot-water storage cylinder.

Condition:

1. Hot water was available at the time of inspection and operated satisfactorily during the limited functional check. No significant defect was identified.

Opinion — Condition Rating Justification

Condition Rating 1

In my opinion, the water-heating arrangement was **serviceable at the time of inspection**, with no evidence of a significant defect requiring repair.

The performance and safety of the boiler have not been specialist tested and should be considered alongside the recommendations under **F4 Heating and F2 Gas**.

ACTION:

No immediate repair is required. Maintain and service the boiler in accordance with the manufacturer's recommendations and retain servicing documentation.

Priority: Low – routine maintenance.

Financial Impact: Low at present. Allow for normal boiler servicing and future maintenance as part of routine property ownership.

1

Construction Notes & General Advice

Combination boilers provide hot water on demand without requiring a separate storage cylinder. Hot-water performance is dependent upon the boiler condition, incoming water pressure and flow rate.

The boiler should normally be serviced annually by a **Gas Safe registered engineer**.

F6 Drainage

1

IMPORTANT LIMITATION: Underground drainage was not specialist tested. No CCTV survey was undertaken and the concealed drains cannot be fully assessed by visual inspection. No accessible inspection chamber was identified within the site, so the condition, route and serviceability of the underground drainage could not be confirmed.

Description

The property is understood to be connected to the **public sewer system**.

Accessible above-ground drainage comprises PVC soil and waste pipework together with trapped gullies. The drainage runs towards the rear yard and is understood to connect into a **shared drainage system** serving adjoining terraced properties.

The arrangement is consistent with a **combined drainage system**, with foul and surface water apparently entering the same drainage network, although the precise underground arrangement was not traced or tested.

No inspection chamber or maintenance cover was identified within the property boundaries.

Drainage access points may be concealed or situated elsewhere along the shared drainage run.

Gullies provide potential access for cleaning and maintenance.

Condition

1. The visible soil, waste pipes and gullies were generally serviceable.
2. There was no visible evidence of significant leakage, backing-up or defective foul drainage at the time of inspection. No evidence of inadequate disposal of surface water was identified from the accessible areas.

Opinion — Condition Rating Justification

Condition Rating 1

In my opinion, the accessible drainage arrangements were **generally serviceable and typical for a terraced property of this age and type**. No significant defect requiring repair was identified.

The absence of an inspection chamber within the site is not necessarily a defect, particularly where drainage is shared, although it limits inspection and can make future investigation or clearance less convenient.

ACTION

No immediate repair is required.

Your legal adviser should obtain the usual **water and drainage search** and confirm:

- that the property is connected to the public foul and surface-water drainage systems;
- the route and status of any shared drains/sewers;
- whether public sewers pass within the property boundaries; and
- responsibility for maintenance of the shared drainage arrangements.

A CCTV drainage survey is **not considered necessary solely on the evidence available at this inspection**, but should be undertaken if drainage problems become apparent or if greater certainty regarding the concealed system is required before purchase.

Priority: Low – routine maintenance/pre-contract legal enquiry.

Financial Impact: Negligible at present. No significant drainage expenditure is anticipated from the visible condition. Concealed underground defects, if subsequently identified, would result in additional costs.

Construction Notes & General Advice

Shared Drainage:

Shared drainage is common to older terraced housing. The precise route and legal status of the drains should be established through the drainage search.

Combined Drainage:

Older properties commonly discharge foul and surface water into a combined system. The

underground arrangement cannot be confirmed without tracing or specialist investigation.

Routine Care:

Keep gullies clear of leaves and debris and monitor for slow discharge, unpleasant odours, repeated blockages or backing-up, as these can indicate defects within the concealed drainage system.

Surface Water

The surface-water drainage appears to be **partly, if not wholly, combined with the foul drainage system**. The precise outfall from the rainwater downpipes and gullies could not be traced during the inspection.

1. The visible surface-water drainage arrangements were generally serviceable, with no evidence of significant backing-up or inadequate disposal noted at the time of inspection.
2. The **street/pavement gully serving the front rainwater downpipe was obstructed with debris and requires clearing** to allow rainwater to discharge freely towards the highway drainage system.

Opinion: In my opinion, the surface-water drainage arrangements are generally satisfactory for a property of this age and type. The blocked street gully represents a maintenance issue rather than evidence of a significant drainage defect.

ACTION: Clear the street/pavement gully and confirm that rainwater drains freely. Thereafter, keep gullies and drainage channels clear of leaves, silt and other debris.

Priority: Medium – short-term maintenance.

Financial Impact: Low. Routine cleaning and maintenance only.



Photo - 151



Photo - 152



Photo - 153

F7 Common services

None.



G

**Grounds
(including shared areas for flats)**

G

Grounds (including shared areas for flats)

Limitations on the inspection

The inspection of the grounds includes boundary walls, fences, gates, retaining walls and permanent outbuildings where applicable. The inspection was limited to areas that were visible and reasonably accessible at the time of inspection.

The property has a **restricted enclosed rear yard with no independent rear pedestrian access**, access being through the main house. This restricted the practical inspection of adjoining boundaries from neighbouring land.

Boundary structures were inspected from within the subject property only. The ownership, precise position and maintenance responsibility of boundaries cannot be established by visual inspection and should be confirmed by your legal adviser.

Inspection Restrictions

- No independent pedestrian access to the rear yard; access was through the property.
- Boundaries were inspected from the subject property only and **neighbouring land was not entered**.
- Vegetation and stored items locally restricted close inspection of some external surfaces and boundary areas.
- No significant additional restriction affected the inspection of the accessible grounds.



G1 Garage

None.



G2 Permanent outbuildings and other structures

None.



G3 Other

2

Description:

The rear yard is enclosed by timber fencing and is predominantly finished with concrete paving slabs. The area was generally tidy and serviceable at the time of inspection.

The timber fence to the left-hand side of the rear yard is positioned inside the apparent boundary line. Its position should therefore not be relied upon as defining the legal boundary.

Condition

1. The timber fencing was generally serviceable, with normal weathering.
2. Some of the concrete paving slabs within the rear yard are **loose and locally uneven** and require adjustment/re-bedding. This presents a minor trip hazard and can allow localised water retention if falls become irregular.

Opinion — Condition Rating Justification**Condition Rating 2**

In my opinion, the grounds and boundary features are generally serviceable, but local maintenance is required to the paving.

The position of the left-hand fence is also important from a legal perspective. **A physical fence does not necessarily coincide with the legal boundary**, and the arrangement observed suggests that the fence is set within the property rather than directly upon the boundary. No conclusion regarding legal ownership or the precise boundary position can be made from visual inspection.

ACTION

- Re-bed or replace loose/uneven paving slabs and maintain suitable falls for surface-water drainage.
- Your legal adviser should **check the title plan, deeds and any other relevant documentation to establish the legal boundary position and maintenance responsibilities**.
- Do not assume that the existing left-hand timber fence represents the legal boundary.
- Maintain timber fencing in the normal manner.

Priority: Medium – routine maintenance / pre-contract legal enquiry.

Financial Impact: Low for local paving repairs and routine fence maintenance. No allowance has been made for relocating the fence or resolving a boundary issue, as the legal boundary position has not been established.

Construction Notes & General Advice**Boundaries:**

Boundary ownership and precise legal positions cannot normally be established by visual inspection alone. Fences, walls and other physical features can be positioned away from the legal boundary. Your legal adviser should establish the documented position and maintenance obligations before exchange of contracts.

Paving:

Loose or uneven paving should be re-bedded promptly to reduce trip hazards and maintain effective surface-water falls away from the building.



Photo - 154



Photo - 155



Photo - 156 Correct boundary line?



Photo - 157



Photo - 158 Loose paving



Photo - 159



Photo - 160



Photo - 161



Photo - 162

H

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.

H

Issues for your legal advisers

H1 Regulation

Your legal adviser should make the usual pre-contract enquiries and confirm that all alterations and improvements to the property have the necessary **planning permissions, Building Regulations approvals and completion certificates**, where required.

Particular enquiries should be made regarding:

- **Opening up/removal of the wall between the lounge and rear accommodation**, including evidence of Building Regulations approval and any structural calculations/supporting details.
- **Removal of the rear chimney breast**, including Building Regulations approval and confirmation that the remaining chimney structure has been adequately supported.
- **Replacement windows and external doors**, including FENSA/CERTASS certificates or Building Regulations approval where applicable.
- **Installation/replacement of the gas-fired combination boiler**, including the relevant Building Regulations/Gas Safe installation certificate.
- **Electrical alterations**, including appropriate electrical installation/Part P certification where applicable.
- Details and any **guarantees, specifications or invoices for previous chemical damp-proofing and timber treatment works**.

Where the seller is unable to provide appropriate approvals or certification for structural alterations, **your legal adviser should advise you on the implications before exchange of contracts**. The absence of documentation should not be treated as confirmation that the work is structurally satisfactory or compliant.

H2 Guarantees

ACTION: Your legal adviser should ask the seller to provide details of all available **guarantees, warranties, certificates and supporting invoices** relating to works undertaken at the property, particularly:

1. **Boiler and heating system** – installation warranty, commissioning documentation and service records.
2. **Replacement windows and doors** – installer guarantees and any associated FENSA/CERTASS documentation.
3. **Electrical installation** – warranties and certification relating to the consumer unit and any subsequent electrical works.
4. **Damp-proofing treatment** – the original survey, specification, treatment plan, invoice and guarantee for the previously installed chemical damp-proof course.
5. **Timber treatment** – any reports, treatment specifications and guarantees relating to the evidence of previous wood-boring insect activity.

Damp and Timber Guarantees:

Particular care should be taken when assessing older damp and timber treatment guarantees. These commonly apply only to the specific areas and defects originally treated and should not be regarded as a guarantee that the remainder of the property is free from dampness, timber decay or insect activity.

Your legal adviser should establish whether any guarantee **remains valid, is transferable to you and is insurance-backed**, together with any conditions that could invalidate future claims.

Where relevant documentation is unavailable, this should be considered alongside the findings and recommendations elsewhere in this report before exchange of contracts.

H3 Other matters

Action: The following matters should be checked in the pre-contract enquiries:

1. Boundary position and ownership.
2. Shared drains.
3. The vendor has indicated no knowledge of any active or recent serious repairs, defects, and faults (including leaks), affecting the property. This should be checked and verified in the Seller's Property Information Form/Declaration. If there is a contradiction, this matter should be referred back to me for further advice.
4. Check Seller's Property Information Form/Declaration and any other relevant documentation for any previous and any current insurance claims for subsidence and any other structural damage. If identified, this matter should be referred back to me for further advice.

Action: Check to see if there is any test and safety certificates for:

1. Electrical installation.
2. Gas installation and fittings.
3. Central heating including maintenance contracts and records.

Action: If there is missing documentation or anomalies regarding any of the above matters in Section H, then this should be referred to me for additional advice.



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

ACTION: Your legal adviser should address the following matters as part of the pre-contract enquiries:

1. **Boundaries** – confirm the legal position, ownership and maintenance responsibilities of all boundaries. Particular attention should be given to the **left-hand rear fence, which is positioned inside the apparent boundary line and should not be assumed to define the legal boundary**.
2. **Drainage** – obtain the usual water and drainage search and confirm the route, ownership and maintenance responsibility for the **shared drainage system**, including any public sewers passing within the property boundaries.
3. **Seller's Property Information** – review the Seller's Property Information Form and establish whether there is any history of significant defects, structural movement, dampness, water penetration, drainage problems or substantial repairs which has not been disclosed or was not evident during the inspection.
4. **Insurance Claims** – establish whether any previous or current buildings insurance claims have been made relating to subsidence, structural movement, flooding, escape of water or other significant building defects.
5. **Previous Works** – establish the nature and extent of previous damp-proofing, timber treatment and structural alterations and obtain all available supporting documentation.
6. **Services and Safety Documentation** – obtain available certificates, inspection reports and servicing records for the electrical installation, gas installation, boiler and central-heating system.
7. **Rights and Responsibilities** – confirm any rights of access, easements, shared services or maintenance obligations affecting the property, particularly given the enclosed rear yard and absence of independent rear pedestrian access.

If the enquiries reveal information that conflicts materially with the findings in this report, or disclose significant previous defects or repairs not previously known, **the matter should be referred back to me for further advice before exchange of contracts**.

I2 Risks to the grounds

The property has an enclosed paved rear yard with timber boundary fencing. There is no independent pedestrian access to the rear.

The grounds were generally serviceable. Some paving slabs are loose and locally uneven. The left-hand timber fence is positioned inside the apparent boundary line and should not be relied upon as identifying the legal boundary.

Opinion – Risk Assessment:

In my opinion, **no significant immediate risks to the grounds were identified**. The loose and uneven paving presents a **minor trip hazard** and requires routine repair.

The boundary arrangement represents a potential legal rather than physical risk and should be confirmed through the pre-contract enquiries.

I3 Risks to people

Description:

The property was considered for readily identifiable health and safety risks that could affect occupants, visitors and those maintaining the building.

Condition:

No significant immediate hazards were identified during the inspection. However, the following matters require consideration:

- Some paving within the rear yard is loose or uneven and presents a **minor trip hazard**.
- The safety of the **gas and electrical installations has not been confirmed by specialist testing**.
- Evidence of **lead water-supply pipework** was identified within the cellar.
- Access to and movement within the cellar should be undertaken with appropriate care due to its confined, below-ground nature.

Opinion – Risk Assessment:

In my opinion, **no evidence of an immediate serious risk to occupants was identified**. The matters above are principally manageable maintenance and safety issues typical of an older property, but should not be ignored.

ACTION:

- Rebed loose and uneven paving.
- Obtain satisfactory current electrical and gas safety/testing documentation or arrange specialist testing as recommended elsewhere in this report.
- Replace the remaining lead water-supply pipework with a suitable modern material.
- Ensure suitable **smoke and carbon monoxide alarms** are installed in appropriate locations and regularly tested.

Priority: Medium – safety checks and routine improvement.

Financial Impact: Low to Moderate, principally relating to safety testing, local paving repairs and replacement of the remaining lead pipework.

I4 Other risks or hazards

No other significant risks or hazards were identified during the inspection beyond those reported elsewhere in this section and the main body of the report.

As with any traditionally constructed property, normal ownership risks remain in relation to concealed building elements and components that could not be fully inspected. No additional action is required under this section.

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.

J

Energy matters

J1 Insulation

The property is of **traditional solid brick construction**, which generally provides lower thermal performance than modern insulated cavity wall construction. No evidence of external or internal wall insulation was identified.

The extent and thickness of insulation to concealed areas could not be fully established during the inspection.

ACTION: Consider improving insulation where practical when undertaking future refurbishment, but ensure that any insulation system proposed for the solid masonry walls is **appropriate for traditional construction and does not adversely affect moisture movement or ventilation**.

J2 Heating

Heating and domestic hot water are provided by a **relatively modern Vaillant ecoFIT pure gas-fired combination condensing boiler** serving radiators throughout the property.

The system was operating at the time of inspection and hot water was available. Some radiators and associated pipework are older and have been retained from previous installations.

ACTION: Maintain the boiler annually and use the programmer, room thermostat and thermostatic radiator valves effectively. When older radiators or controls require replacement, consider modern energy-efficient alternatives.

J3 Lighting

The property has conventional electrical lighting throughout. The precise proportion of low-energy/LED fittings was not established during the inspection.

ACTION: Replace remaining conventional lamps with **LED lighting** as they require renewal. This is a relatively inexpensive measure that can reduce electricity consumption.

J4 Ventilation

Ventilation is principally by **natural ventilation through opening windows**, supplemented by mechanical extract ventilation where provided to kitchens and sanitary accommodation.

Low-level ventilation is provided to the suspended timber floor/cellar areas; however, as reported elsewhere, **the existing provision is limited and some ventilation openings are partially restricted by paint**.

ACTION: Improve and maintain sub-floor/cellar ventilation and keep all air vents clear. Maintain effective extract ventilation to moisture-producing rooms. Energy-efficiency improvements should not be undertaken at the expense of adequate ventilation, particularly in a traditionally constructed solid-walled property.

J5 General

The current **Energy Performance Certificate (EPC)** records an energy efficiency rating of **D (66)**, with a **potential rating of C (78)**.

In my opinion, this is broadly consistent with a traditionally constructed terraced property of this age. The modern condensing boiler is a positive feature, while the solid wall construction limits the thermal performance compared with more modern insulated construction.

ACTION: Refer to the EPC for the assessor's specific recommendations and indicative improvement measures. Improvements should be considered as part of planned refurbishment and prioritised according to cost-effectiveness. Particular care should be taken before insulating traditional solid walls to ensure that proposed works are compatible with the building's moisture characteristics and do not increase the risk of condensation or trapped moisture.

K

Surveyor's declaration

Surveyor's declaration

Surveyor's RICS number

Martin Tate 72015 - Managing Director - My-Surve

Qualifications

Bsc Hons, Dipl.HI, MRICS, MRPSA

Company

My Surve Property Surveyors Group

Address

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Property address

58, Sample Street, Northampton NN1 4DJ

Client's name

Mr Sample

Date the report was produced

12th September 2026

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

Signature



What to do now

L

Further investigations and getting quotes

We have provided advice below on what to do next, now that you have an overview of any work to be carried out on the property. We recommend you make a note of any quotations you receive. This will allow you to check the amounts are in line with our estimates, if cost estimates have been provided.

Getting quotations

The cost of repairs may influence the amount you are prepared to pay for the property. Before you make a legal commitment to buy 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 two 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 their quotations in writing.

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

Further investigations and what they involve

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

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

When a further investigation is recommended, the following will be included in your report:

- a description of the affected element and why a further investigation is required
- when a further investigation should be carried out and
- a broad indication of who should carry out the further investigation.

Who you should use for further investigations

You should ask an appropriately qualified person, although it is not possible to tell you which one. Specialists belonging to different 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.

M

Description of the RICS Home Survey – Level 3 service and terms of engagement

Description of the RICS Home Survey – Level 3 service and terms of engagement

The service

The RICS Home Survey – Level 3 service includes:

- a thorough **inspection** of the property (see 'The inspection' below) and
- a detailed **report** based on the inspection (see 'The report' below).

The surveyor who provides the RICS Home Survey – Level 3 service aims to give you professional advice to help you to:

- help you make a reasoned and informed decision when purchasing the property, or when planning for repairs, maintenance or upgrading the property
- provide detailed advice on condition
- describe the identifiable risk of potential or hidden defects
- propose the most probable cause(s) of the defects based on the inspection and
- where practicable and agreed, provide an estimate of costs and likely timescale for identified repairs and necessary work.

Any extra services provided that are not covered by the terms and conditions of this service must be covered by a separate contract.

The inspection

The surveyor carefully and thoroughly inspects the inside and outside of the main building and all permanent outbuildings, recording the construction and defects that are evident. This inspection is intended to cover as much of the property as is physically accessible. Where this is not possible, an explanation is provided in the 'Limitations on the inspection' box in the relevant section of the report.

The surveyor does not force or open up the fabric of the building without occupier/owner consent, or if there is a risk of causing personal injury or damage. This includes taking up fitted carpets and fitted floor coverings or floorboards; moving heavy furniture; removing the contents of cupboards, roof spaces, etc.; removing secured panels and/or hatches; or undoing electrical fittings.

If necessary, the surveyor carries out parts of the inspection when standing at ground level from adjoining public property where accessible. This means the extent of the inspection will depend on a range of individual circumstances at the time of inspection, and the surveyor judges each case on an individual basis.

The surveyor uses equipment such as a damp meter, binoculars and torch, and uses a ladder for flat roofs and for hatches no more than 3m above level ground (outside) or floor surfaces (inside) if it is safe to do so.

If it is safe and reasonable to do so, the surveyor will enter the roof space and visually inspect the roof structure with attention paid to those parts vulnerable to deterioration and damage. Although thermal insulation is not moved, small corners should be lifted so its thickness and type, and the nature of underlying ceiling can be identified (if the surveyor considers it safe to do). The surveyor does not move stored goods or other contents.

The surveyor also carries out a desk-top study and makes oral enquiries for information about matters affecting the property.

Services to the property

Services are generally hidden within the construction of the property. This means that only the visible parts of the available services can be inspected, and the surveyor does not carry out specialist tests other than through their normal operation in everyday use. The visual inspection cannot assess the efficiency or safety of electrical, gas or other energy sources. It also does not investigate the plumbing, heating or drainage installations (or whether they meet current regulations), or the internal condition of any chimney, boiler or other flue.

Outside the property

The surveyor inspects the condition of boundary walls, fences, permanent outbuildings and areas in common (shared) use. To inspect these areas, the surveyor walks around the grounds and any neighbouring public property where access can be obtained. Where there are restrictions to access (e.g. a creeper plant prevents closer inspection), these are reported and advice is given on any potential underlying risks that may require further investigation.

Buildings with swimming pools and sports facilities are also treated as permanent outbuildings and are therefore inspected, but the surveyor does not report on the leisure facilities, such as the pool itself and its equipment internally or externally, landscaping and other facilities (for example, tennis courts and temporary outbuildings).

Flats

When inspecting flats, the surveyor assesses the general condition of the outside surfaces of the building, as well as its access and communal areas (for example, shared hallways and staircases that lead directly to the subject flat) and roof spaces, but only if they are accessible from within or owned by the subject flat or communal areas. The surveyor also inspects (within the identifiable boundary of the subject flat) drains, lifts, fire alarms and security systems, although the surveyor does not carry out any specialist tests other than their normal operation in everyday use.

External wall systems are not inspected. If the surveyor has specific concerns about these items, further investigation will be recommended prior to legal commitment to purchase.

Dangerous materials, contamination and environmental issues

The surveyor makes enquiries about contamination or other environmental dangers. If the surveyor suspects a problem, they recommend a further investigation.

The surveyor may assume that no harmful or dangerous materials have been used in the construction, and does not have a duty to justify making this assumption. However, if the inspection shows that such materials have been used, the surveyor must report this and ask for further instructions.

The surveyor does not carry out an asbestos inspection and does not act as an asbestos inspector when inspecting properties that may fall within The Control of Asbestos Regulations 2012 ('CAR 2012'). However, the report should properly emphasise the suspected presence of asbestos containing materials if the inspection identifies that possibility. With flats, the surveyor assumes that there is a 'dutyholder' (as defined in the regulations), and that there is an asbestos register and an effective management plan in place, which does not present a significant risk to health or need any immediate payment. The surveyor does not consult the dutyholder.

The report

The surveyor produces a report of the inspection results for you to use, but cannot accept any liability if it is used by anyone else. If you decide not to act on the advice in the report, you do this at your own risk. The report is aimed at providing you with a detailed understanding of the condition of the property to allow you to make an informed decision on serious or urgent repairs, and on the maintenance of a wide range of reported issues.

Condition ratings

The surveyor gives condition ratings to the main parts (the 'elements') of the main building, garage and some outside elements. The condition ratings are described as follows:

- **R** – Documents we may suggest you request before you sign contracts.
- **Condition rating 3** – 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. Written quotations for repairs should be obtained prior to legal commitment to purchase.
- **Condition rating 2** – Defects that need repairing or replacing but are not considered to be either serious or urgent. The property must be maintained in the normal way.
- **Condition rating 1** – No repair is currently needed. The property must be maintained in the normal way.
- **NI** – Elements not inspected.

The surveyor notes in the report if it was not possible to check any parts of the property that the inspection would normally cover. If the surveyor is concerned about these parts, the report tells you about any further investigations that are needed.

Energy

The surveyor has not prepared the Energy Performance Certificate (EPC) as part of the RICS Home Survey – Level 3 service for the property. Where the EPC has not been made available by others, the surveyor will obtain the most recent certificate from the appropriate central registry where practicable. If the surveyor has seen the current EPC, they will present the energy efficiency rating in this report. Where possible and appropriate, the surveyor will include additional commentary on energy-related matters for the property as a whole in the energy efficiency section of the report, but this is not a formal energy assessment of the building. Checks will be made for any obvious discrepancies between the EPC and the subject property, and the implications will be explained to you. As part of the Home Survey – Level 3 Service, the surveyor will advise on the appropriateness of any energy improvements recommended by the EPC.

Issues for legal advisers

The surveyor does not act as a legal adviser and does not comment on any legal documents. If, during the inspection, the surveyor identifies issues that your legal advisers may need to investigate further, the surveyor may refer to these in the report (for example, to state you should check whether there is a warranty covering replacement windows).

This report has been prepared by a surveyor merely in their capacity as an employee or agent of a firm, company or other business entity ('the Company'). The report is the product of the Company, not of the individual surveyor. All of the statements and opinions contained in this report are expressed entirely on behalf of the Company, which accepts sole responsibility for them. For their part, the individual surveyor assumes no personal financial responsibility or liability in respect of the report, and no reliance or inference to the contrary should be drawn.

In the case of sole practitioners, the surveyor may sign the report in their own name, unless the surveyor operates as a sole trader limited liability company.

Nothing in this report excludes or limits liability for death or personal injury (including disease and impairment of mental condition) resulting from negligence.

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. The RICS Home Survey – Level 3 report will identify risks, explain the nature of the problems and explain how the client may resolve or reduce the risk.

If the property is leasehold, the surveyor gives you general advice and details of questions you should ask your legal advisers.

Standard terms of engagement

1 The service – The surveyor provides the standard RICS Home Survey – Level 3 service described in this section, unless you agree with the surveyor in writing before the inspection that the surveyor will provide extra services. Any extra service will require separate terms of engagement to be entered into with the surveyor. Examples of extra services include:

- schedules of works
- supervision of works
- re-inspection
- detailed specific issue reports
- market valuation and re-instatement cost, and
- negotiation.

2 The surveyor – The service will be provided by an AssocRICS, MRICS or FRICS member of the Royal Institution of Chartered Surveyors (RICS) who has the skills, knowledge and experience to survey and report on the property.

3 Before the inspection – Before the inspection, you should tell us if there is already an agreed or proposed price for the property, and if you have any particular concerns about the property (such as a crack noted above the bathroom window or any plans for extension).

This period forms an important part of the relationship between you and the surveyor. The surveyor will use reasonable endeavours to contact you to discuss your particular concerns regarding the property, and explain (where necessary) the extent and/or limitations of the inspection and report. The surveyor also carries out a desktop study to understand the property better.

4 Terms of payment – You agree to pay the surveyor's fee and any other charges agreed in writing.

5 Cancelling this contract – You should seek advice on your obligations under The Consumer Contracts (Information, Cancellation and Additional Charges) Regulations 2013 ('the Regulations') and/or the Consumer Rights Act 2015, in accordance with section 2.6 of the current edition of the Home survey standard RICS professional statement.

6 Liability – The report is provided for your use, and the surveyor cannot accept responsibility if it is used, or relied upon, by anyone else.

Note: These terms form part of the contract between you and the surveyor.

This report is for use in the UK.

Complaints handling procedure

The surveyor will have a complaints handling procedure and will give you a copy if you ask. The surveyor is required to provide you with contact details, in writing, for their complaints department or the person responsible for dealing with client complaints. Where the surveyor is party to a redress scheme, those details should also be provided. If any of this information is not provided, please notify the surveyor and ask for it to be supplied.

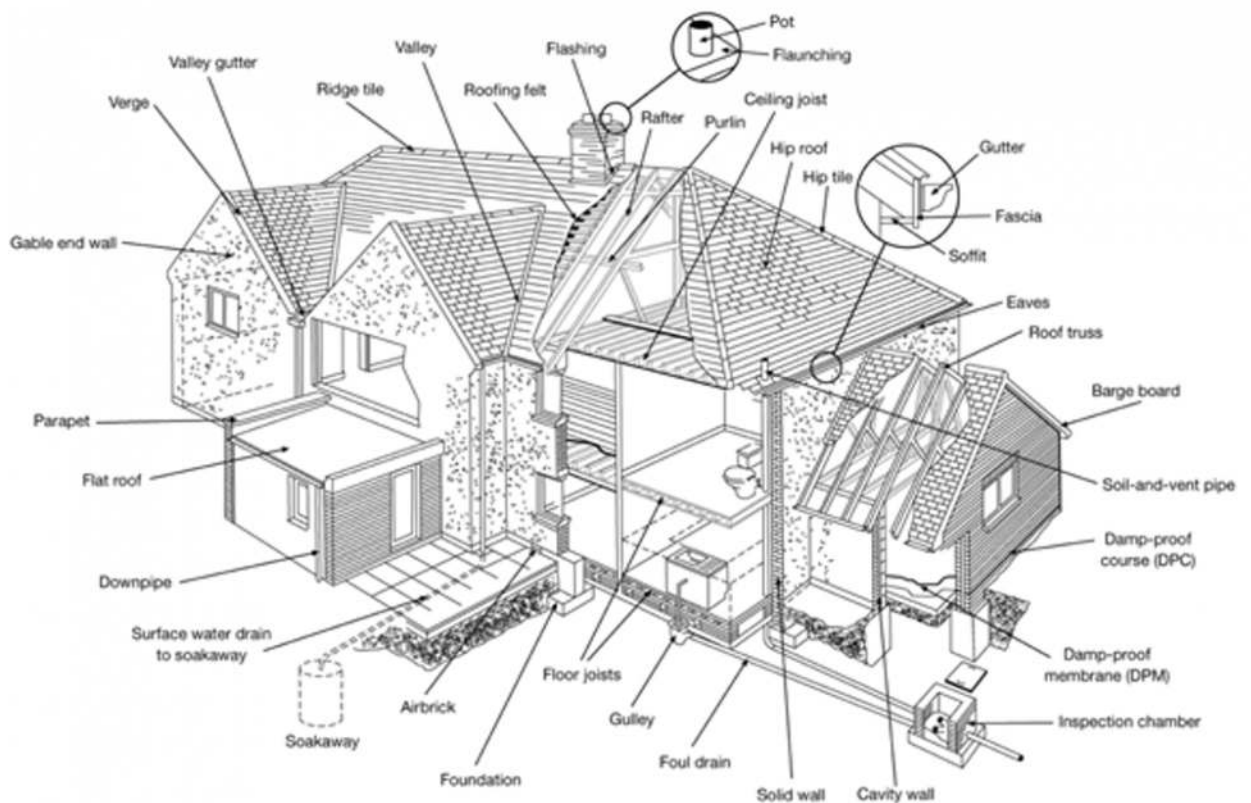
N

Typical house diagram

N

Typical house diagram

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



RICS disclaimer

You should know...

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