SODBURY

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Survey Report : Level 3

123 Sample Street, Bristol, BS1 2XY

Date of Inspection

XX/XX/2026

Customer

Mr & Mrs A. Sample

Surveyor

Matthew Gardiner MRICS

RICS No 7506621

Contact Details

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BUILDING ON EXCELLENCE

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CONTENTS

A

SUMMARY AND OVERALL OPINION

This section of the report is intended to give you an initial overview of our key findings and the general condition of each part of the property. We have also included our surveyor's assessment of the key point from this survey – whether to buy the house or not.

Important Note

This section is a summary only. You should read through the whole report carefully to gain a full understanding of the condition of the building and the works required.

The following icons are used in this summary:

Condition Issue

This icon indicates that a condition issue has been identified with the building element it is associated with.

A **red** icon indicates a serious condition issue.

An **amber** icon indicates a less serious condition issue.

Safety Issue

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Legal Issue

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Documentation Required

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An **amber** icon indicates that document(s) need to be requested / obtained by your legal advisor.

OVERALL OPINION

This is a traditional Victorian terraced house which retains much of its original character and offers the potential to make an attractive long-term home. The property has clearly been improved in some respects over recent years, including replacement roof coverings, a modern boiler installation and electrical consumer unit upgrades. However, it should be understood that this is not a straightforward Victorian house purchase and there are several significant issues which require careful consideration before you commit to the purchase.

The most significant concerns relate to the structural condition of the building. Whilst I have not seen evidence of widespread or severe structural instability, there are multiple indicators of historic and potentially ongoing movement affecting the property. These include distortion within the roof structure, cracking to the rear chimney breast and party wall within the loft, cracking to the rear elevation, and evidence of previous structural movement and remedial works. In isolation, none of these observations necessarily indicate a serious problem; however, taken together they create enough uncertainty that I strongly recommend obtaining advice from a structural engineer before exchange of contracts. The engineer should assess the roof structure, chimney breast and party wall together so that the underlying causes, seriousness and likely repair costs can be properly understood.

There are also several important health and safety matters requiring relatively early attention. Most notably, the lounge ceiling should be regarded as being at risk of collapse. Replacement of this ceiling should therefore be treated as a priority following purchase.

Beyond these issues, the remainder of the property presents largely as one would expect for a Victorian house of this age. Various maintenance items such as chimney repairs, external sealing, boundary wall repairs and outbuilding works should be anticipated as part of general ownership costs.

Overall, I do not consider the property to be unsuitable for purchase, but I do believe it carries a higher level of risk than would normally be expected for a Victorian terraced house. I advise that you should not proceed to exchange contracts until the recommended structural engineering inspection has been carried out and you are satisfied with both the findings and the likely cost implications.

SUMMARY OF RATINGS

Section D : Building	Condition	Safety	Legal	Document
Chimneys				
Roofs				
External Walls				
Windows & External Doors				
~~Conservatories & Porches~~				
Partition Walls & Doors				
Ceilings				
Floors				
Kitchens & Bathrooms				
Fireplaces & Chimney Breasts				
Stairs				
Section E : Services Installations				
Electrics				
Gas/Oil				
Water				
Heating & Hot Water				
Foul Drainage				
Stormwater Drainage				
Smoke & CO Detection				
Ventilation				
Section F : Gardens				
Outbuildings & Garages				
Gardens & Boundaries				

COMMON CONCERNS

When purchasing a property, there are a number of common concerns which buyers have, such as dampness and structural problems. We have provided a summary of the most common issues we get asked about below, along with some brief commentary on whether any of these apply to this building.

Subsidence / Structural Movement

Structural movement can happen to any part of a building from the roof to the foundations. Most often, this is due to damage/deterioration to part of the building or the ground beneath it. The resulting damage can often cost lots of money to repair, or can make the building unsafe.

Some potential structural issues have been found and further investigations are required. Please refer to the following sections of this report: D2, D6 and D10

Dampness

Dampness means having excess moisture within the fabric of the building, which can cause rot, damage to the structure/finishes, and mould growth. This can lead to an unhealthy environment for occupants and/or structural problems. Repairs can be disruptive and sometimes expensive.

No significant dampness issues have been found.

Woodworm / Timber Decay

Timber can decay through rot or via infestation by insects which burrow through the wood (woodworm). Both issues can weaken the timber and cause structural problems for the building. Eradication can be difficult and expensive, and the resulting damage can be expensive to repair.

No significant woodworm or timber decay issues have been found.

Asbestos

Asbestos is a material which was used in buildings up until it was banned in 1999 due to the effects it can have on people's health. It can often be concealed behind other building elements and finishes, so is not always obvious from a visual inspection. **In most cases, it is not a hazard unless it is damaged or disturbed, often by maintenance or building work.**

It is important to note that this is not an asbestos survey and our surveyors are not qualified asbestos inspectors.

The property was built before 1999 and so may have been constructed from asbestos-containing materials. These may be concealed behind other layers, so you shouldn't assume that asbestos is not present where not specifically highlighted in this report.

I have noted some areas of the building where I suspect asbestos may be present. Therefore, when carrying out refurbishment, repair or demolition works to any part of the building, you may need to have an independent asbestos survey carried out.

B

ABOUT THIS REPORT

We understand that receiving a detailed survey report can be daunting, with all the different sections, terminology, ratings etc.

This section of the report shows you where to find all the information you need and explains the terminology used throughout. Our reports give various colour-coded ratings to each part of the building so you know at a glance what issues affect which elements. The meanings of these ratings are explained in this section so that when you read through the report, you're clear on what it all means.

REPORT & SURVEY INFORMATION

Date of Survey	XX/XX/2026
Weather at time of inspection	Dry, light cloud. Temperature 18°C.
Property status	Occupied / fully furnished

REPORT LAYOUT & FEATURES

Element Heading

The report is broken down into individual parts of the building such as walls, roofs, floors etc.

Description

A brief description of each building element is included to help you understand how the property is built.

Photographs

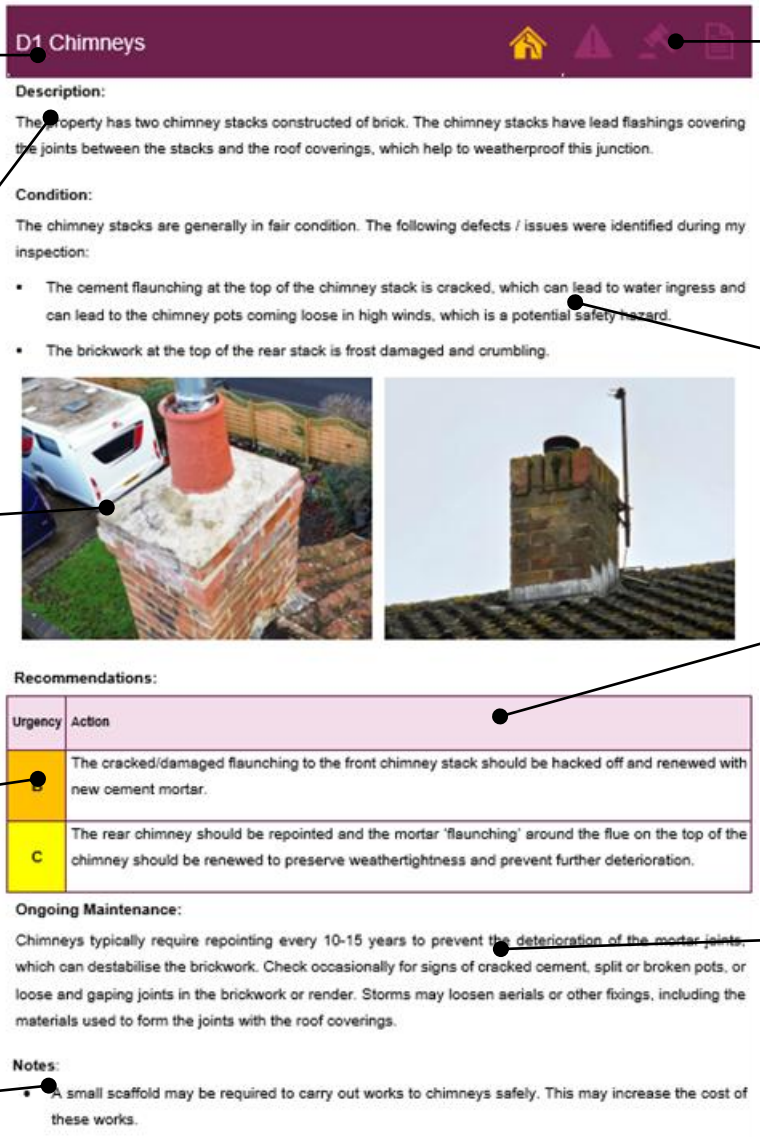
Photographs are provided throughout the report to provide additional context to the observations in the 'Condition' section.

Urgency Ratings

We have included colour-coded urgency ratings to help you understand when the recommended works need to be done and to help you prioritise.

Notes

Any further notes are given here such as health & safety advice or useful hints and tips.



D1 Chimneys

Description:

The property has two chimney stacks constructed of brick. The chimney stacks have lead flashings covering the joints between the stacks and the roof coverings, which help to weatherproof this junction.

Condition:

The chimney stacks are generally in fair condition. The following defects / issues were identified during my inspection:

- The cement flaunching at the top of the chimney stack is cracked, which can lead to water ingress and can lead to the chimney pots coming loose in high winds, which is a potential safety hazard.
- The brickwork at the top of the rear stack is frost damaged and crumbling.

Recommendations:

Urgency	Action
B	The cracked/damaged flaunching to the front chimney stack should be hacked off and renewed with new cement mortar.
C	The rear chimney should be repointed and the mortar 'flaunching' around the flue on the top of the chimney should be renewed to preserve weathertightness and prevent further deterioration.

Ongoing Maintenance:

Chimneys typically require repointing every 10-15 years to prevent the deterioration of the mortar joints, which can destabilise the brickwork. Check occasionally for signs of cracked cement, split or broken pots, or loose and gaping joints in the brickwork or render. Storms may loosen aerials or other fixings, including the materials used to form the joints with the roof coverings.

Notes:

- A small scaffold may be required to carry out works to chimneys safely. This may increase the cost of these works.

Ratings

These 4 icons show at a glance the types of issues affecting each element. Explanations of their meaning are given on the next page.

Condition

This is where our observations regarding the condition of the element are given.

Recommendations

Recommendations are listed here in order of urgency to help you easily identify what needs to be done to fix any issues identified.

Ongoing Maintenance

The best way to avoid costly repair bills in future is to keep on top of regular maintenance tasks. In this section, we give advice on how to maintain the building going forward to keep it in good condition.

CONDITION RATINGS

The following ratings are used to represent the overall condition of the individual building elements. As a single rating is given to a whole element (e.g., the external walls), the rating will reflect the **worst** part of that element and does not necessarily reflect the condition of the **whole** element. These condition ratings are displayed next to each element title (see above).

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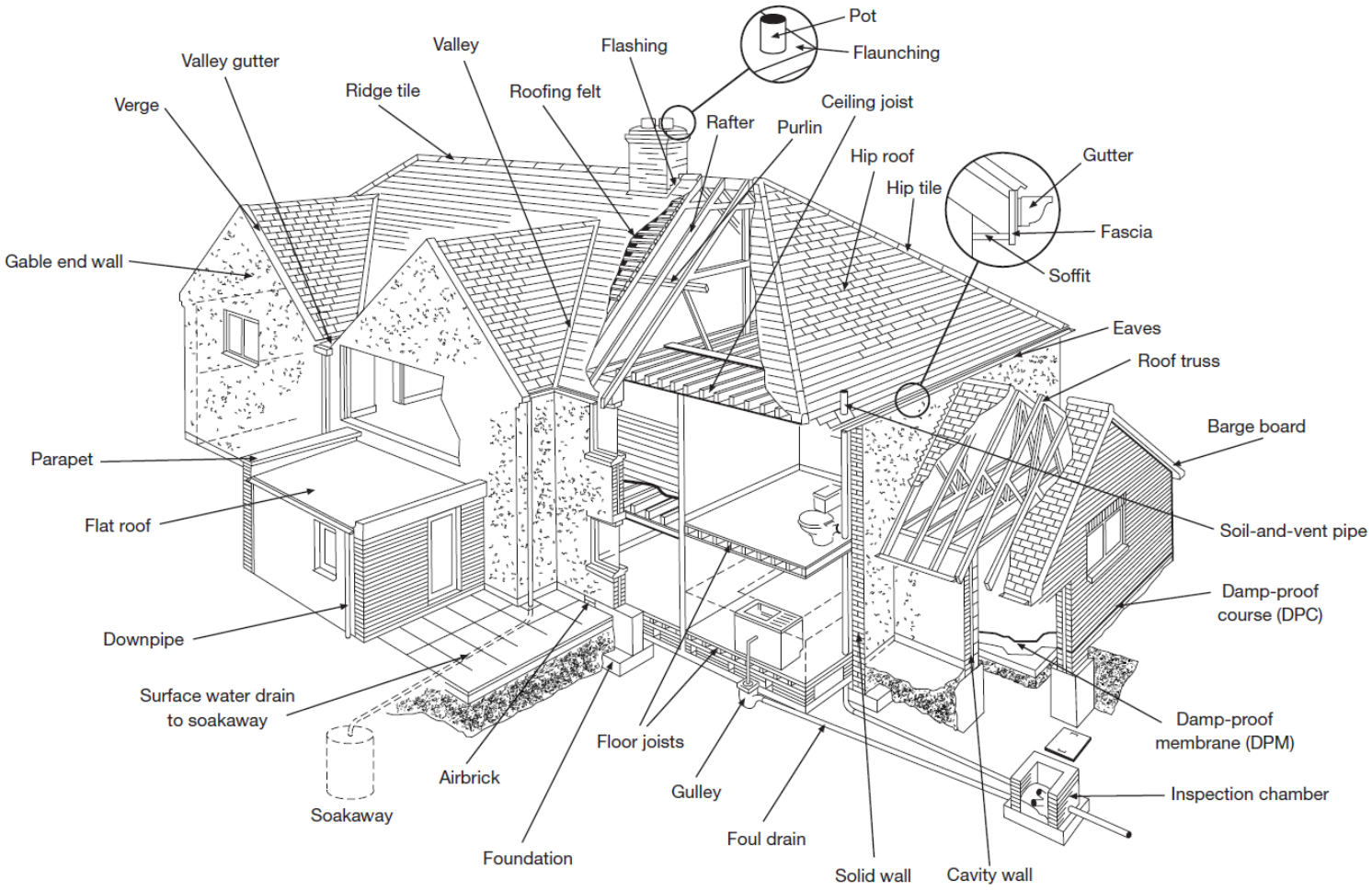
URGENCY RATINGS

The following ratings are used to represent the urgency of individual recommendations made throughout this report. These urgency ratings are displayed next to each individual recommendation (see above).

A	Recommended works required immediately.
B	Recommended works required within 12 months.
C	Recommended works required within 1 to 2 years.
D	Recommended works required within 5 years.

TERMS USED IN THIS REPORT

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



Further definitions of terms used throughout this report are explained below.

Terminology	Meaning
Airbrick	A brick with holes in it by design, used especially underneath timber floors and in roof spaces, to allow ventilation.
Barge Board	Also known as a 'Verge Board'. A board, usually wooden and sometimes decorative, placed on the edge, or verge, of a roof.
Cavity Wall	A wall built with two sets of bricks or blocks, with a gap, or cavity between them. Cavity is usually about 50mm.
Ceiling Joist	Horizontal piece of wood used to support a floor (above), or attach a ceiling (below). Sometimes also metal.
Damp Proof Course (DPC)	A layer of material that cannot be crossed by damp, built into a wall to prevent dampness rising up the wall, or seeping into windows or doors. Various methods can be used.
Damp Proof Membrane (DPM)	A sheet of material that cannot be crossed by damp, laid in solid floors.

Terminology	Meaning
Downpipe	A pipe that carries rainwater from the roof of a building.
Eaves	The overhanging edge of a roof.
Fascia	A board, usually wooden, that run along the top of a wall underneath the bottom of a sloping roof.
Flashing	Used to prevent water leaking in at roof joints. Normally made from metal, but can also be cement, felt, or other effective material.
Flat Roof	A roof specifically designed to sit as flat as possible, typically having a pitch of no more than 15 degrees. A flat roof usually has the following components: 1. Waterproofing, 2. Insulation, 3. Vapour Barrier, 4. Substrate or sheathing (the surface that the roof is laid on), 5. Joists, and 6. Plasterboard ceiling.
Flaunching	Shaped cement around the base of chimney pots, to keep the pot in place and so that rain will run off.
Floor Joists	Horizontal piece of wood used to support a floor. Sometimes also metal.
Foul Drain	A pipe that conveys sewage or wastewater from a toilet, etc, to a sewer
Foundation	Normally made of concrete, a structural base to a wall to prevent it sinking into the ground. In older buildings foundations may be made of brick or stone.
Gable End Wall	The upper part of a wall, usually triangular in shape, at the end of a ridged roof.
Gulley	An opening into a drain, usually at ground level, so that water etc. can be funnelled in from downpipes and wastepipes.
Gutter	A trough fixed under or along the eaves for draining rainwater from a roof.
Hip	The outside of the join where two roof slopes connect.
Hip Roof	A roof where all sides slope downwards and are equal in length, forming a ridge at the top.
Hip Tile	The tile covering the hip of a roof, to prevent rain getting in.
Inspection Chamber	Commonly called a manhole. An access point to a drain with a removable cover.
Parapet	A low wall along the edge of a flat roof, balcony, etc.
Purlin	A horizontal beam in a roof, on which the roof rafters rest.
Rafter	A sloping roof beam, usually wooden, which forms and supports the roof.
Ridge Tile	The tiles that cover the highest point of a roof, to prevent rain getting in.
Roof Truss	A structural framework, usually triangular and made from wood or metal, used to support a roof.
Roofing Felt	A type of tar paper used underneath tiles or slates in a roof. It can help to provide extra weather protection.

Terminology	Meaning
Soakaway	An area for the disposal of rainwater, usually using stones below ground sized and arranged to allow water to disperse through them.
Soffit	A flat horizontal board used to seal the space between the back of a fascia or barge board and the wall of a building.
Soil-and-vent Pipe (SVP)	Also known as a soil stack pipe. Typically, a vertical pipe with a vent at the top. The pipe removes sewage and dirty water from a building, the vent at the top carries away any smells at a safe height.
Solid Wall	A wall with no cavity.
Surface Water Drain	The drain leading to a soakaway.
Valley	Where two roof slopes meet and form a hollow.
Valley gutter	A gutter, usually lined with Flashing, where two roof slopes meet.
Verge	The edge of a roof, especially over a gable.

C

PROPERTY DETAILS

This section provides some basic details about the property to aid in identification, such as the address, photographs of the outside, and accommodation details.

PROPERTY DETAILS

Address:	123 Sample Street, Bristol, BS1 2XY
Type of Property:	Terraced house
Age of Property:	1890's.
Age of Extensions etc:	None (rear projection is believed to be original)
Construction Type:	The property is of traditional construction for the period, with solid brick walls and a pitched, tiled roof over the main house and the rear projection.
Property Listing:	The property is not listed.
Conservation Area:	This property is not located in a Conservation Area.

Accommodation:

	Reception rooms	Bed rooms	Bath or shower	Separate toilet	Kitchen	Utility room	Conser-vatory	Other
Ground	1		1		1			
First		3						

Mains Services Connections:

✓	Gas	✓	Electric	✓	Water	✓	Drains

General Photographs:

D

CONDITION OF THE BUILDING

This part of the report describes the physical characteristics and the condition of the structural and non-structural elements of the main building itself. Recommendations are given under each element sub-heading where works are required to bring the element into a good condition.

LIMITATIONS TO THE INSPECTION

We always endeavour to undertake a full and thorough inspection of the property. However, on occasion, there are areas we are unable to access, or limitations to the access we were able to gain. This is outside of our control where we have made reasonable efforts to gain access to all areas of the property. Where there are any such limitations, these are declared below.

Access was gained to all elevations of the property. It should be noted that my inspection was undertaken from ground level with the aid of a camera drone, and from available vantage points within the building / grounds. Despite the use of a drone, moderate winds and overhead cables restrict the full and safe use of this equipment, and where this is the case only limited perspectives can be gained.

Access was gained to all internal areas of the property, which was occupied and fully furnished at the time of the inspection. No efforts were made to access hidden voids etc, however wall and floor surfaces were generally visible except where concealed by belongings and furniture. Carpet finishes were not lifted in line with the RICS Home Survey Standard.

You should note that this report is limited to discussing issues where access could reasonably be gained, and where issues are suspected to inaccessible areas, further investigations may be recommended. However, this report does not act as a guarantee that there are no issues present to areas which could not be inspected on the day of the survey. If you decide to proceed without undertaking recommended further investigations, or without having an inspection carried out of areas which were inaccessible during our survey, you do so at your own risk.

D1 Chimneys

Description:

The property has one chimney, which is shared with the neighbouring property. The chimney is constructed of brick and has clay chimney pots serving each flue. The joints between the chimney and the roof coverings are weatherproofed with lead flashings.

Condition:

The chimney is generally in good condition having been recently re-built to a good standard. No significant defects were identified during my inspection. There is some white staining on the brickwork, called efflorescence. This is normal and is not of concern.

Recommendations:

Urgency	Action
-	No remedial works required.

Ongoing Maintenance:

Due to the exposure chimneys face, they require repointing every 10-15 years to prevent the deterioration of the mortar joints, which can destabilise the brickwork. Check occasionally for signs of cracked cement, split or broken pots, or loose and gaping joints in the brickwork or render. Storms may loosen aerials or other fixings, including the materials used to form the joints with the roof coverings.

Any significant work to shared chimneys will need to be carried out in consultation with neighbouring owners. Some works may require you to serve notices under the Party Wall etc Act 1996.

D2 Roofs

Description:

The pitched roof to the main part of the house has a traditional timber rafter and purlin structure and is covered with concrete tiles laid over a modern breathable felt sarking (underlay), which acts as a secondary

waterproofing layer under the tiles. The current roof coverings were installed around 2006. There is a thin layer of cellulose (recycled paper) loft insulation laid over the ceiling in the main loft space.

To the front elevation, there is a small single-storey bay with a hipped lean-to roof covered with concrete plain tiles.

There is also a mono-pitch (lean-to) roof to the rear offshoot, which has a traditional timber rafter structure and is covered with concrete tiles laid over a modern breathable felt sarking (underlay).

The roofline of the property is fitted with UPVC fascias.

Condition:

The following defects / issues were identified during my inspection:

Main pitched roof:

- The roof structure shows evidence of age-related distortion and previous alteration. Some rafters are slightly sagging and several are twisted, with noticeable shakes and splits to some timbers. While some irregularity is expected in a Victorian roof structure, the degree of distortion to some rafters appears likely to have been worsened by the additional load of the concrete roof tiles installed when the roof was re-covered in around 2006. Modern collar/tie timbers have also been added retrospectively between the purlins, apparently to provide additional support, although these do not appear to form part of an obviously engineer-designed strengthening scheme so their function is likely very limited. There is also some cracking/distortion internally which may be associated with historic or ongoing roof structure movement, although this is not currently excessive.
- The roof timbers show widespread staining consistent with condensation forming within the roof void. Moisture readings to the accessible timbers were not significantly raised at the time of inspection, but the inspection was carried out in late spring and the readings may not reflect winter conditions, when condensation risk is typically higher. The roof has a modern breathable membrane below the tiles; however, this appears to be an earlier type of breathable underlay and there was no clear evidence that the roof void is being effectively ventilated.
- The loft insulation is currently relatively thin, which is thermally poor but may be allowing enough heat from the accommodation below to help keep the roof void warmer and reduce current condensation levels. If the insulation is upgraded without also improving roof void ventilation, the roof void is likely to become colder, increasing the risk of condensation, higher timber moisture levels, decay and further distortion of the already stressed rafters.
- Overall, the roof is not in obviously failed condition and has remained serviceable since being re-covered approximately 20 years ago. However, there is a combination of increased loading, timber distortion, split/twisted rafters, ad hoc strengthening and condensation staining. This means the roof should be regarded as carrying a higher-than-normal risk of future movement and moisture-related deterioration, particularly if insulation is upgraded or if ventilation is not improved.

Rear projection roof:

- Externally, this roof appears in fair condition. However, the structure and underside of the coverings could not be seen from inside as there are ceilings fixed to the rafters.
- I would expect the insulation to this roof to be fairly minimal, which could mean that the rear bedroom may suffer from excess heat loss.
- This roof would also have been originally covered with lightweight tiles, and is now covered with concrete tiles. I would expect this to create issues similar to the main roof as described above.

Front bay roof:

- The cement ridge pointing to the front bay roof is cracked and damaged, which could lead to a small amount of water ingress.

Recommendations:

Urgency	Action
A	As there are cracks/splits to the rafters and some wider evidence of roof structure movement, I believe an inspection by a qualified structural engineer prior to purchase would be advisable. The engineer should comment on the suitability of the current roof structure for the load of the concrete tiles, particularly considering its current condition. This inspection should be carried out in tandem with that recommended in Section D10.
C	You may wish to consider upgrading the loft insulation to a minimum 270mm thickness, which complies with modern Building Regulations standards. This will help to reduce energy bills and keep the home feeling warmer. As this will result in the loft space being colder, you must also ensure that ventilation to the loft is improved at the same time so that moist air can be removed before causing condensation issues.
C	I recommend removing the cement ridge pointing to the front bay roof and installing new hip ridge tiles and lead flashings between the roof coverings and the front wall.

Ongoing Maintenance:

When you access any loft areas, you should check for signs of any leaks and the presence of vermin, rot or decay to timbers. Also look for tears to the under-felting of the roof, and check pipes, lagging and insulated areas. Any such issues should be addressed sooner rather than later so they do not develop into bigger problems.

You should check occasionally for slipped, broken and missing tiles or slates, particularly after storms. Clear away moss build-up annually. High pressure jet washing should never be carried out to roof coverings as this can cause damage to the tiles and dramatically reduce the tiles' useful life.

There are parts of the building where the eaves (where the roof meets the external walls) do not overhang. In these areas in particular, it is important to ensure the gutters are kept clear to avoid overspill as this can cause water to flow down the face of the wall and will contribute significantly to dampness problems and decay to the bottom of the roof structure.

I would typically expect concrete roof tiles to last approximately 80 years before requiring replacement or significant overhaul, although the underfelt can require replacement sooner. The current tiles were installed in approx. 2006.

D3 External Walls

Description:

Note: The following description is based on a visual, non-intrusive inspection so the build-up of walls has been assumed based upon their age, appearance, thickness etc.

The property is of solid brick construction with no insulation. On the front elevation, there are painted stone surrounds to the window and entrance door. Externally, the walls have pebbledash render finishes and internally are finished with plaster. There is a no damp proof course (DPC - a horizontal layer of waterproof material) included within the build-up of these walls.

Condition:

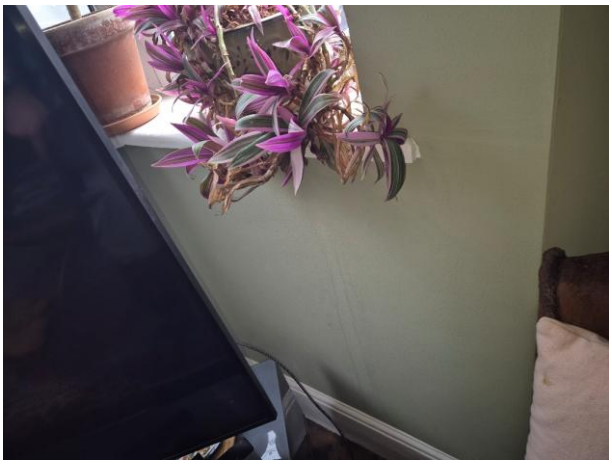
The following defects / issues were identified during my inspection:

- The external walls have been rendered externally using a hard cement render. This is generally incompatible with traditional solid-walled properties as it is less flexible than the wall and so cracks frequently, and also it is not vapour-permeable ("breathable") so traps moisture within the wall creating internal dampness issues. However, as the replacement of the render will be expensive, I do not recommend carrying this out until required for condition reasons (e.g. to alleviate internal dampness issues, or if the render is heavily cracked). When replacement is considered, any new rendering should be carried out using traditional lime putty render. This is specialist work and only suitably experienced contractors should carry out these works to ensure longevity.
- The walls were tested internally for signs of rising and penetrating dampness using an electronic moisture meter. The readings observed in some areas were somewhat raised, indicating that there may be some excess moisture within the walls. However, I was unable to see any visible evidence of damage to plaster

or decorative finishes, or any evidence that such "dampness" is causing rot or mould growth. With this in mind, I do not consider that the 'excess' moisture is problematic for the building at this time.

Note: A change in building ownership can bring about a change in occupation habits (heating, airborne moisture production, use of rooms, placement of furniture etc) which can impact how well the building fabric is able to deal with moisture. Therefore, it is possible that you may experience some damage to plaster finishes or blistering of paint/wallpaper etc, even if such damage has not been experienced by previous owners/occupants. The chance of this can be minimised by maintaining adequate heating and ventilation (especially if the property is left vacant for any length of time such as during holidays), maintaining a space between any large furniture items and the external walls to enable adequate air flow, and maintaining the building appropriately.

- There are some small cracks to the front bay window under the cill in the lounge and externally. The front bay appears to have been replaced at some point, although the vendor was unaware when this was done. The bay structure and foundations are separate to that of the front wall of the house, so a slight amount of seasonal movement is to be expected, and I believe the cracks present have resulted from this. I have not seen evidence of significant movement or structural issues, so no remedial work is required other than cosmetic filling and redecoration.



- The rear projection part of the building has historically suffered from minor subsidence. I have seen a copy of a Certificate of Structural Adequacy from June 2008, which demonstrates that remedial works were undertaken and validated as sufficient to prevent further damage. There are some old cracks in the rear hallway and around the rear bedroom door which appear to be related to this. I have seen no evidence of ongoing movement or issues.

- There is a moderate (1-2mm wide) crack above the middle bedroom window. This corresponds with some historic repairs to the external render on the rear elevation, which has not re-cracked. There is however a possibility that the internal crack may be related to some movement of the roof structure above, although it does not appear severe or structurally significant at this time. No repairs are required other than cosmetic filling and redecorating. However, if any further cracking is experienced here, you should seek further advice from an experienced builder or structural engineer.

- In the loft, there are cracks to the mortar joints of the party walls, particularly beneath the bearings of the purlins. These appear fairly old, but are likely to signify some movement of the roof structure. These should be considered by the structural engineer when investigating the issues identified in Section D10.
- There is also some cracking on the rear elevation at the junction between the rear wall and the party wall, which may be related to the cracking / damage to the party wall inside the loft. I am concerned that there is a risk of continuing structural movement here causing worsening cracking and potentially localised instability.




Recommendations:

Urgency	Action
A	I recommend instructing a qualified structural engineer to assess the cracking to the party walls and the top left of the rear elevation and provide advice on causation, seriousness, and remedial works. This should be assessed in line with the issues also discussed in Section D10.

Ongoing Maintenance:

The external walls should be checked periodically for cracks or unusual bulges. The pebbledash render finishes should be checked occasionally for cracks and blistered areas and repairs undertaken as soon as possible to prevent deterioration.

Keep external ground levels at least 150mm below the internal ground floor structure to prevent damage from splashback and ground moisture. If there is a damp proof course, ground levels should be 150mm below this.

Also ensure 'air bricks' are kept clear, covering with a grille and/or mesh to prevent rodent entry into the floor void. Air bricks should not be level with the ground outside to prevent surface water flowing in through them.

As the external walls have no integral DPC, the prevention of internal dampness will rely on the 'breathability' of the external walls, external ground moisture levels being controlled through drainage and good building maintenance; and adequate internal heating and ventilation to encourage evaporation of any moisture which does pass into/through the wall. Failure to balance these can result in dampness issues.

D4 Windows & External Doors

Description:

The property has UPVC double glazed casement windows throughout. Three of these windows were replaced in 2020; your solicitor should obtain and validate the FENSA certificate for these works.

The front entrance door is a timber door with a modern deadlock and nightlatch lock. There is also a UPVC glazed door to the rear door, which has a multipoint lock.

Condition:

The windows and external doors are generally in fair but somewhat aged condition. The following defects / issues were identified during my inspection:

- The front door opening is slightly out-of-square, resulting in there being slight gaps around the door which will allow draughts. The glazed fanlight above this door is also cracked. These issues indicate that there has likely been some slight movement to the front of the property at some stage, although I don't believe this is recent or ongoing.
- The opening casements to first floor bedroom windows are not sufficient provide an acceptable means of escape to comply with current Building Regulations. There is no retro-active requirement to replace these windows with compliant units, although the next time the windows are replaced, a window of compliant dimensions and specification must be installed. You may also wish to replace the windows on first floor to meet this safety requirement.
- The sealant around the window/door openings externally was noted to be in poor condition in places. This can lead to water ingress at these junctions.

Recommendations:

Urgency	Action
B	A carpenter should adjust the front door to reduce gaps and install draught seals. This will help to reduce heat loss and water ingress during periods of driving rain.

Urgency	Action
C	Sealant to all window and door openings should be replaced soon with new external grade mastic sealant to the full perimeter of the opening and cill.

Ongoing Maintenance:

You should periodically clean and lubricate hinge, handle and locking mechanisms to ensure ease of operation. Sealant around window openings externally is likely to require renewal every 10-15 years. You should have any broken or cracked glass replaced by a qualified specialist.

I would typically expect UPVC windows and doors to last approximately 35-40 years from new before requiring replacement or overhaul.

The front door should be redecorated every 3-5 years to prevent deterioration of finishes and rot. Once a year check timber doors and frames for signs of rot. and carry out repairs as soon as any issues are noted to prevent deterioration.

[PAGES OMITTED FROM SAMPLE REPORT]

E

CONDITION OF THE SERVICES INSTALLATIONS

This part of the report describes the physical characteristics and the condition of the electrical, mechanical and plumbing services installations provided to the building. Recommendations are given under each element sub-heading where works are required to bring the element into a good condition.

LIMITATIONS TO THE INSPECTION

In line with RICS guidance, all services to the property were inspected but not tested. Note all observations made and recommendations given are from the perspective of a non-specialist building surveyor and we have received no input from any engineers, electricians, or the like. The comments regarding the services are based on a visual inspection of the easily accessible aspects only. I am not able to comment on the safety of the services or whether they are fully compliant with current regulations.

E1 Electrics

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

Description:

The property has a mains electrical connection. A smart meter is located in the hallway. There is a metal consumer unit next to the meter which controls the electrical supply to the individual wiring circuits. The consumer unit was replaced in August 2020; your solicitor should obtain and validate the Electrical Installation Certificate for this work. The electricity supply is earthed by connection to a ground spike.

Light fittings and electrical sockets are provided to all main rooms. Television and telephone outlets are also provided within the property, although you should check if these are connected and provide sufficient service for your requirements. I have not checked broadband availability/speeds and you are advised to ensure this is available.

Condition:

The electrical services to the property are generally in fair condition where visible. The following defects / issues were identified during my inspection:

- The label on the consumer unit states that the next electrical inspection was due in July 2025, therefore although I have not seen anything to suggest the installations are in a dangerous condition, I cannot confirm that they have been checked for safety recently.
- Where the electricity supply enters the building, the main cut-out fuse (service head) is encased in a black plastic material known as phenolic. The insulating material inside these fuse carriers can break down with age, resulting in overheating and fires. This is a fire safety hazard and should be addressed soon.

Recommendations:

Urgency	Action
A	You should arrange for a NICEIC (or other Government approved body) registered electrician to carry out a full Electrical Installation Condition Report (EICR) for the property before exchange of contracts. This will allow you to know what any required repairs/upgrades will cost before committing to the purchase.
B	The black plastic (phenolic) fuse carrier to the electricity supply are owned by the Distribution Network Operator (DNO) and must not be worked on by unauthorised persons. Therefore, you will need to contact the DNO for this property (Western Power Distribution) to arrange for the cut-out / service head to be replaced at the earliest opportunity.

Ongoing Maintenance:

An NICEIC registered electrician should carry out an Electrical Installation Condition Report for the property at least every 10 years to ensure the electrical installations remain in a safe condition.

I would typically expect domestic wiring installations to last approximately 40 years from new before requiring replacement.

E2 Gas & Oil

Safety warning: *All gas appliances and equipment should regularly be inspected, tested, maintained, and serviced by a registered 'competent person' and 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.*

Description:

The main form of heating fuel for this property is mains gas. A smart gas meter is located in an external meter box. The gas is distributed in the property by copper pipework, which is mainly concealed so could not be fully inspected. This pipework does not appear to be bonded/earthed. Bonding (also known as equipotential bonding) helps to protect against occupants receiving electric shock from the gas pipework should any faulty electrical cabling cause the pipework to become live.

Condition:

The gas services to the property are in visually fair condition where pipework etc could be seen. The following defects / issues were identified during my inspection:

- I have not seen a gas safety certificate for the property from within the last 12 months so cannot comment on the safety of the gas installations.
- I could see no evidence of any protective electrical bonding which is required to help protect against occupants receiving electric shock from the gas pipework should any faulty electrical cabling cause the pipework to become live.

- The gas meter cupboard door is damaged. This can result in the door falling off in high winds, leaving the meter exposed to weather damage etc.

Recommendations:

Urgency	Action
A	You should instruct a Gas Safe registered engineer to carry out a gas safety inspection of the property prior to committing to the purchase so that any remedial works may be identified before making a contractual commitment to the property.
B	Protective equipotential bonding should be installed to the gas pipework as soon as possible in accordance with British Standard BS 7671.
B	I recommend replacing the gas meter box / door to ensure adequate protection for the meter.

Ongoing Maintenance:

A gas safety check should be undertaken annually by a qualified gas engineer to ensure the continued safety of the gas installations. You should note that this is a legal requirement if you plan to rent out the property.

If you smell gas, turn off the gas supply at the main stopcock by the meter if you can and it is safe to do so. Do not use electrical items, open windows and doors to ventilate the property, stay outside and call 0800 111 999 to contact the National Gas Emergency Service.

[PAGES OMITTED FROM SAMPLE REPORT]

F

CONDITION OF THE GARDENS

This part of the report describes the physical characteristics and the condition of the external areas of the property, including outbuildings, landscaping and boundary treatments. Recommendations are given under each element sub-heading where works are required to bring the element into a good condition.

LIMITATIONS TO THE INSPECTION

Access was gained to all parts of the gardens. However, you should note that our inspection only covered areas of the garden which could reasonably be seen during our inspection. Where trees, shrubbery or overgrown planting etc conceals areas of the gardens or boundaries, our report is limited to discussing the elements which could be seen. This report does not act at a guarantee that there are no issues to areas which could not be seen during our inspection.

Although we carry out an inspection of the gardens with a view to identifying any problematic plant species such as Japanese Knotweed*, this report is not a specialist inspection and therefore you should satisfy yourself that the property is not affected by Japanese Knotweed.* We have tried to help you evaluate the risk in Section C and in our comments below. You should also pay particular attention to the Property Information Form from the vendor which has a declaration as to whether there are any known infestations of Japanese Knotweed and other invasive species.

F1 Outbuildings & Garages

Description:

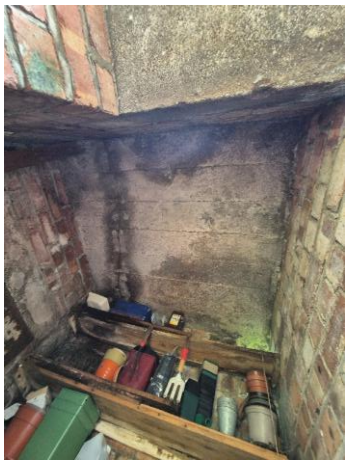
Garage(s): The property does not have a garage.

Outbuildings: There is a small brick outbuilding at the end of the rear garden. This has a felt-covered concrete roof and a timber door.

Condition:

The outbuilding is generally in fairly poor condition. The following defects / issues were identified during my inspection:

- The timber door has been removed and is beyond repair.
- The bitumen felt flat roof coverings are heavily degraded and are no longer functional. This will allow water to penetrate through the concrete roof slab, likely leading to corrosion of the reinforcement bars. There is some cracking of the concrete inside the outbuilding, so I believe this process is likely already started, although it is not currently detrimental to the roof's structural integrity.



- There is a section of brickwork missing from the top rear corner of the outbuilding. This will allow water ingress which could damage stored belongings, but can also allow rodents, wasps etc to enter the outbuilding.

Recommendations:

Urgency	Action
B	The flat roof of the brick outbuilding should be re-covered soon to prevent further water ingress and degradation of the concrete roof structure. For simplicity, I recommend using a GRP roof covering. You should note however that because the roof is joined to the neighbouring outbuilding, detailing the edge at the junction with the neighbouring side is likely to be difficult, so it would be advisable to re-cover both outbuilding roofs at the same time and share the cost. This would however need to be agreed with the neighbouring owner.
B	The timber door to the outbuilding will need to be replaced.
B	Reinstate the missing brickwork to the rear corner of the outbuilding to ensure stability and weathertightness.

F2 Gardens & Boundaries

Description:

The front garden consists of a small hardstanding and is bounded by low brick walls.

The rear garden consists of a patio, planted borders, and concrete hardstanding. This garden is bounded by stone walls and metal fencing.

The property only has access to on-street parking, which does not require a permit.

Condition:

The external areas forming part of the property are generally in fair condition. The following defects / issues were identified during my inspection:

- The low brick wall to the left of the front garden has a section of cracked and loose brickwork by the gate, which appears to have been from impact damage.
- The brick and stone boundary wall in the rear garden is uneven with some heavily degraded mortar joints, which could lead to some areas of brickwork becoming unstable.
- The patio area has degraded pointing between the slabs with a lot of weed growth forming in the gaps. This has the potential to loosen slabs and cause trip hazards.

Recommendations:

Urgency	Action
C	Re-set the loose brickwork to the front left boundary wall in new mortar and repoint the affected area to prevent weed/vegetation growth in the cracked joints.
C	To the rear garden brick & stone boundary wall, any areas of loose brickwork may need to be re-built. I recommend re-pointing the whole wall with a soft lime mortar to ensure longer-term stability.
C	You should rake out the paving slab joints, removing all weed growth, and re-finish the joints using a dry sand:cement or paving jointing mix. Any loose slabs should be re-bedded on mortar, ensuring an adequately firm sub-base beneath.

Notes:

- Legal ownership of all boundaries should be confirmed by your legal advisor so maintenance liability is clearly defined.

G

LEGAL MATTERS

This section of the report provides a summary of any matters we have highlighted throughout the report which may require further investigation by your legal advisor.

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.

Important Note

You should show your legal advisers this section of the report and seek their input to resolve any issues raised.

LEGAL ISSUES

[OMITTED FROM SAMPLE REPORT]

GUARANTEES & WARRANTIES

The following is a list of major works for which guarantees and warranties are typically available for if they relate to this property. Your solicitor should request copies of any guarantees or warranties relating to this work and explain these to you. If no such documentation is available, where relevant your solicitor should advise you on any risks this may pose for you or upon future resale.

Tick	Legal Issue	Commentary
	Underpinning / ground stabilisation	The front bay has been re-built historically. Your solicitor should make enquiries to establish if there is a known history of subsidence or structural movement to the front of the property which may affect insurability or premiums.
	Chimney stabilisation	No known issues
	Installation of lateral restraint to the external walls	
	Damp proofing works	
	Woodworm / timber infestation treatment	
	Cavity wall tie replacement	
	Cavity wall insulation installation	
	Japanese Knotweed management / removal	

The following elements are likely to have guarantees or manufacturer's warranties which may still be valid. You should check these documents have been supplied by your solicitor before exchanging contracts.

- Windows x 3 (2020)
- Boiler (2020)
- Intruder alarm & security systems

H

RISKS TO OCCUPANTS

The following list identifies some of the common safety hazards that can be found during an inspection of a domestic residential property. We have indicated below whether any of these risks have been identified in relation to this property and given some brief commentary where relevant.

We would be happy to discuss and guide you further if there are any areas of concern identified.

RISKS TO OCCUPANTS

Tick	Risk	Commentary
✓	Asbestos & other dangerous materials	The property was built before 1999, so it may contain asbestos materials hidden behind walls, ceilings, or other finishes. If disturbed, asbestos can cause serious health risks. Before carrying out any building work, you should have a qualified asbestos surveyor inspect the property and test any materials that could be affected. This will help ensure the work can be done safely.
✓	Lack of emergency escape, inadequate fire precautions and fire protection measures	There is no smoke detector/alarm on the first floor landing, so an alarm may not be heard by sleeping occupants, creating a safety risk.
✓	Unstable parts of the building	The lounge ceiling is at risk of collapse, which could cause injury or damage.
✓	Lead water pipes and lead paint	Existing paint finishes to older elements (prior to approx. 1960) may be decorated with lead paint, which can be a health hazard if sanded and inhaled or ingested, so appropriate personal protection equipment should be used. Any flaking older paint should also be removed to avoid ingestion. The property was built before 1970 when lead water pipes were banned, so there may be sections of lead pipe to the water supply, even if this is not visible. You should test the supply for lead contamination and take appropriate remedial action if unsafe levels are found.
✓	Gas leaks & carbon monoxide poisoning	There is no CO detector installed near to the boiler, so any leaks to the flue pipe may go undetected, which is a health & safety hazard.
✓	Absence of test certificates for services	I have seen no current electrical or gas safety certification for the property so cannot confirm these installations are in a safe condition.
✓	High radon levels	The property is in a higher risk radon area, so high radon gas concentrations may be present within the property, which is a health risk.
✓	Inadequate ventilation	Inadequate ventilation provision to the building risks condensation and the development of mould within the property, which is a health hazard.

ENVIRONMENTAL RISKS

This section gives an overview of any environmental risks which may affect the property that we have identified as part of our research, or identified as part of our inspection. This data has been taken from a variety of public sources and we take no responsibility for the accuracy of third-party data.

ENVIRONMENTAL RISKS

The data is presented below in the form of written commentary on the associated risks, and a 'Red-Amber-Green' indicator on the left-hand side to indicate the level of risk associated with the environmental aspect being discussed (**red** representing high risk, **amber** representing moderate risk, and **green** representing low risk).

Where red or amber factors are identified below, you are advised to seek advice and further detailed searches from your solicitor.

Flooding

According to data from the Environment Agency, the property is within an area at very low (less than 0.1%) risk of surface water flooding and very low (less than 0.1%) risk of flooding from rivers and the sea.

I did not note any flood risk when on site, not any evidence of recent or historic flooding.

Noise

According to data provided by DEFRA, the property is not within an area affected by road or railway noise.

No other noteworthy noise sources were noted during my inspection.

Soils / Ground Stability

British Geological Survey records show that local soil types are mainly loam soils (normal soil) but with some deposits of clay soils. Certain soils, particularly clay, can be affected by water content in the ground and can shrink and swell during periods of wet and dry weather, with the potential to cause building movement. I have seen no evidence of any current subsidence, ground heave or similar effects of excessive ground movement on this property.

Past mining activity can cause ground instability in some areas, which is a risk to building stability. This property is located in a known mining area, but there are no records of mine shafts near to the property. However, you may wish to carry out detailed mining searches through your solicitor.

Radon & Other Health Hazards

Radon is a natural radioactive gas, which enters buildings from the ground. Exposure to high concentrations increases the risk of lung cancer. Public Health England (PHE) recommends that radon levels should be reduced in homes with 1% chance or more of having a radon concentration at or above the Action Level of 200 Bq m-3. **This property is located in an area where there is a 1-3% chance of the radon concentration being above the Action Level**. With this in mind, you may wish to consider carrying out radon level testing at this property. For further information visit www.ukradon.org.

The property is not located under or near high voltage overhead cables or radio / mobile phone transceivers. The risk from this equipment is generally negligible unless the property is located directly underneath high voltage cables or a high powered radio antenna. However, for further information, please visit Electromagnetic fields - GOV.UK (www.gov.uk)

The property is located within or near any Air Quality Management Areas, indicating that local air quality is deemed to be acceptable.

Invasive Species

Japanese Knotweed is an invasive weed which can cause damage to buildings and can make a building difficult to mortgage or sell. According to the Environet Japanese Knotweed Heatmap, the local area has a high occurrence rate. I did not note any signs of this or any other invasive weed species during my inspection.

Exposure

The rear elevation of the property faces approximately west. This elevation will therefore be more prone to driving rain, and therefore to frost damage if materials become saturated.

The property is not situated in an exposed location. Therefore, no accelerated decay of building elements is expected as a result of driving rain, wind damage etc.

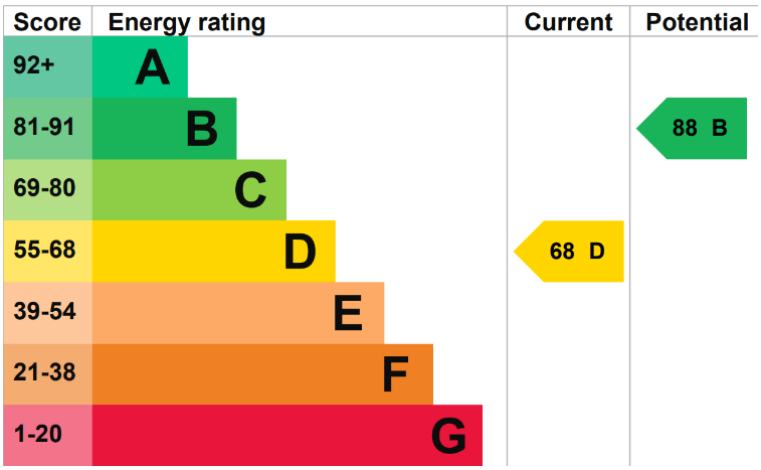
J

ENERGY PERFORMANCE

We have not prepared the Energy Performance Certificate (EPC). However, 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.

ENERGY EFFICIENCY RATING

The energy efficiency rating as given in the EPC certificate for the property is as follows:



COMMENTARY ON EPC RATING

This EPC rating has been produced based on the following observations made by the EPC assessor at the time of their inspection, which was carried out on 29 June 2021.

Feature	Description	Rating
Wall	Solid brick, as built, no insulation (assumed)	Very poor
Roof	Pitched, 100 mm loft insulation	Average
Roof	Pitched, no insulation (assumed)	Very poor
Window	Fully double glazed	Average
Main heating	Boiler and radiators, mains gas	Good
Main heating control	Programmer, room thermostat and TRVs	Good
Hot water	From main system	Good
Lighting	Low energy lighting in 80% of fixed outlets	Very good
Floor	Suspended, no insulation (assumed)	N/A
Secondary heating	None	N/A

The observations and assumptions made in this case appear to be broadly accurate, so I would assume the EPC rating to be accurate also.

The recommendations provided in the EPC report are as follows:

Step	Typical installation cost	Typical yearly saving
1. Flat roof or sloping ceiling insulation	£850 - £1,500	£31
2. Internal wall insulation	£4,000 - £14,000	£122
3. Floor insulation (suspended floor)	£800 - £1,200	£30
4. Solar water heating	£4,000 - £6,000	£29
5. Solar photovoltaic panels	£3,500 - £5,500	£353

Our commentary on the practicality and appropriateness of these and other potential energy efficiency upgrades are given in the section below.

POTENTIAL ENERGY EFFICIENCY UPGRADES

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, and discusses how they may be affected by the condition of the property as described throughout Sections D to F of this report.

Insulation

External Walls:

The external walls are constructed of uninsulated solid brickwork, which has a poor thermal performance. There are two main options for the application of insulation to the external walls:

- External wall insulation: This would be in the form of an insulated render system or insulated cladding. There is already render to the front and rear elevation, so this would not alter the appearance of the building significantly and therefore may be suitable, but would need to be detailed properly so as not to create future issues. These works would require Building Control approval but as the building is not located in a Conservation Area, planning approval would not be required.
- Internal wall insulation: This would involve erecting a timber frame to the inside face of the walls and packing the cavity created with thermal insulation with a new plasterboard finish inside. This would not affect the external appearance of the building but would take up valuable internal floor space. The insulation system would need to be detailed and installed carefully to ensure proper performance and to avoid issues of mould growth behind the new linings. This option is technically feasible, but may be practically challenging and have a high cost compared to the energy savings which could be made, so is likely to have a long payback period.

The breathability of solid external walls is a key consideration in designing an appropriate insulation system. Breathable types of insulation must be used, such as hemp and other natural fibres, and lime render / plaster must be used as finishing coats to preserve moisture permeability.

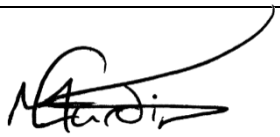
Please note that any external wall insulation system should be designed and installed by competent and experienced professionals only and a DIY approach or an inexperienced installation may result in severe issues with condensation, property damage etc. Any of the above works would require Building Control approval.

[PAGES OMITTED FROM SAMPLE REPORT]

K

SURVEYOR'S DECLARATION

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

Signed	
Surveyor's RICS No.	7506621
Qualifications	Member of the Royal Institution of Chartered Surveyors (MRICS) Member of the Residential Property Surveyors Association (MRPSA)

For and on behalf of:

Company	Sodbury Property Consultancy Limited
Address	Registered Office: Belmont Suite, Paragon Business Park, Chorley New Road, Horwich, Bolton, England, BL6 6HG
Email Address	info@sodbury-property.co.uk
Website	www.sodbury-property.co.uk
Property Address	XXX
Client's Name	XXX
Date of Report	XXX

DISCLAIMER

This report has been prepared by a surveyor ('the Employee') on behalf of a firm or company of surveyors ('the Employer'). The statements and opinions expressed in this report are expressed on behalf of the Employer, who accepts full responsibility for these. Without prejudice and separately to the above, the Employee will have no personal liability in respect of any statements and opinions contained in this report, which shall at all times remain the sole responsibility of the Employer to the exclusion of the Employee. In the case of sole practitioners, the surveyor may produce the report in his or her own name unless the surveyor operates as a sole trader limited liability company. To the extent that any part of this notification is a restriction of liability within the meaning of the *Unfair Contract Terms Act* 1977 it does not apply to death or personal injury resulting from negligence.

L

WHAT TO DO NEXT

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. Remember, this report can be used as part of the evidence used to renegotiate on the price you are willing to pay for the property.

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 the 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

If we are concerned about the condition of a hidden part of the building, could only see part of a defect or if the surveyor does 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.

Any further investigations should be carried out by an appropriately qualified person, though 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.

RENEGOTIATING THE SALE PRICE

Now that you've had the survey completed, you are in a better position to make a decision on whether this property is suitable for your needs, but also whether the price you have agreed to pay fits within your budget considering any works which may need to be carried out.

When you made your offer on the property, there is a high likelihood this was based on a couple of viewings and maybe some discussions with the vendor or the estate agent. It is unlikely that you will have given much consideration to the costs of remedying condition issues unless they were really obvious during your viewings, and that's completely fair. Therefore, it follows now that you've been made aware of these issues and you know how much they will cost you to fix (by getting quotations), that you may want to revisit what you are

willing to pay for the property. This is a completely normal part of the sale process, and one for which the estate agent or their solicitor should have prepared the vendor, so it shouldn't come as a surprise. However, that doesn't mean to say that re-negotiations will always be welcomed – after all, you may be asking for a discount in the order of thousands or tens of thousands of pounds.

I should mention at this point that you are not **required** to re-negotiate on the price. However, as you'll see below, it is often necessary so that funds are available to carry out the required works.

When considering whether to re-negotiate the sale price, I urge you to consider the following:

- **What is your overall budget?**

  This could be savings, mortgages, loans for refurbishment works etc.

- **How much did you originally plan to spend on the house?**

  It is likely that when making your offer, you will already have considered costs such as redecorating, carpets, kitchens & bathrooms, doing up the garden etc.

- **How much are the unexpected repairs going to cost?**

  This will be from the quotations obtained as per the above. It is important to differentiate between expected works and repairs that you had not anticipated as the cost of the latter will be key in re-negotiating.

Now take the cost of the planned and unexpected works away from your overall budget and you'll be left with the maximum amount you can afford to pay for the house. It will then be up to you whether you try to negotiate the sale price down any further than this, and this will depend on market conditions, your relationship with the vendor etc.

Typically, a re-negotiated price will be the original offer price minus the cost of any unexpected works/repairs. There will always need to be some 'give' in this, but this is generally the starting point for most buyers.

You should also consider that if you are buying mostly with a mortgage, simply lowering the sale price doesn't automatically mean that you will have the difference to spend on repairs. If you negotiate 10% off the sale price, you will simply be borrowing 10% less on the mortgage and need a 10% smaller deposit. Therefore, you will need to make sure that after you've paid the deposit, stamp duty, legal & survey fees etc, that you will actually have the cash to hand to carry out at least the most urgent repairs. If you don't, this could lead to health & safety hazards getting worse, or parts of the property continuing to deteriorate, all of which could affect the future resale value.

A final note...

Most sale price negotiations will take place via the estate agent. **It is important to note that the estate agent is working solely for the vendor (seller). It is their job to get the best possible price for their seller, and their commission will also be based on the property sale price.** Therefore, there is likely to be some resistance to presenting reduced offers to the vendor. However, you should remain aware of your own best interests and I would urge you not to settle on an agreed price which over-stretches your budget. After all, you don't want your dream new house to become a financial strain!

And finally – best of luck and we sincerely hope you enjoy your new home!