SPECIMEN

Fictional property · no inspection took place

2

12 Example Terrace

Huddersfield HD1 0AA

PREPARED FOR	A. Specimen (example client)	SURVEYOR	Jarelle Mills MCIOB AssocRICS MRPSA
DATE OF INSPECTION	9 September 2026	DATE OF ISSUE	11 September 2026

SHEET	REFERENCE	ISSUED	REVISION
MBC-001	MBC-2026-SPEC	11 September 2026	01

SECTION 00

Contents

The report is written to be read in full. This tells you where each part sits.

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SPECIMEN — NOT A REAL REPORT

12 Example Terrace does not exist. No inspection took place and no finding in this document is evidence about any building. It is a worked example of the Mills Building Consultancy report format, written to show the structure and the voice.

SECTION 00

About this report

Prepared by Jarelle Mills MCIOB AssocRICS MRPSA following a personal inspection of the property on the date shown on the cover.

Who prepared it

SURVEYOR	Jarelle Mills MCIOB AssocRICS MRPSA
RICS MEMBERSHIP NUMBER	6759421
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REGULATORY STATUS	Jarelle Mills is an Associate member of the Royal Institution of Chartered Surveyors (AssocRICS, membership number 6759421), a Chartered Member of the Chartered Institute of Building (MCIOB, membership number 7003387) and a member of the Residential Property Surveyors Association (MRPSA). This survey is delivered under the RICS Home Survey Standard and the RICS Rules of Conduct, which bind him personally as an RICS member. Independent redress is available through RPSA membership (see Section C).
CONTACT	hello@millsbuildingconsultancy.co.uk · millsbuildingconsultancy.co.uk

The basis of this report

This service is delivered in accordance with RICS' Home survey standard (1st edition) and is equivalent to level 2. No variation from the level defined by that professional standard has been agreed for this instruction.

This survey has been carried out in accordance with the RICS Home Survey Standard (UK, 1st edition, November 2019, effective from 1 March 2021) and the written terms of engagement agreed with you before the inspection.

Where anything in this report differs from those terms of engagement, the terms of engagement prevail.

Throughout this report, “we” means Mills Building Consultancy and “you” means the client named on the cover. Where we refer to your legal adviser, we mean the solicitor or licensed conveyancer acting for you on this purchase.

This report is prepared for you alone and for the purpose stated in the terms of engagement. No other party may rely on it without our written agreement. It reflects the condition of the property on the date of inspection; we accept no responsibility for changes after that date.

SECTION 00

How to read this report

The summary tells you where to look first. It does not replace the detail behind it.

How the report is organised

- **Sections 1 to 3** set out what the property is, our overall opinion of it, and every condition rating in one table.
- **Section 4** collects the matters your legal adviser needs. It is written to be handed to them directly.
- **Sections 5 to 8** are the detailed inspection: outside, inside, services and the grounds. Each element is described, then assessed.
- **Sections 9 to 12** cover energy and location, risks, the circumstances of the inspection, and valuation matters where these are in scope.
- **The appendices** hold the photographic record and the limitations that apply to the whole report.

The level of this service

This is a Level 2 Home Survey. It is a visual inspection of what could be safely and reasonably reached on the day, without opening up the structure or testing the services. Section 11 sets out exactly what was and was not inspected, and Appendix B the limitations that apply throughout.

Condition ratings

Every element we inspected carries one of the following ratings. The rating is a statement about condition and urgency only — it is not a cost, and it is not a valuation.

	WHAT IT MEANS	WHAT IT MEANS FOR YOU
1	**No repair is currently needed.**	The element is in a condition consistent with its age and type. Normal, routine maintenance should continue.
2	**A defect needing repair or replacement, but not serious or urgent.**	Something is wrong, but it can be planned into ordinary maintenance rather than dealt with straight away. Left long enough, a 2 becomes a 3.
3	**A defect that is serious, or needs repairing, replacing or investigating urgently.**	This needs attention now — in most cases before you commit to the purchase, because the cost or the extent may not yet be known.

	WHAT IT MEANS	WHAT IT MEANS FOR YOU
NI	**Not inspected.**	We could not inspect this element, or it is not present. Where something is present but could not be inspected, the risk that carries is explained in the text — a rating is not given in its place.

IMPORTANT

A rating of 3 does not mean the property is unsound, and a report with no 3s does not mean there is nothing to do. Read the words next to each rating — they carry the detail the number cannot.

Where we recommend further work

Where we recommend an investigation, a test or a quotation, we name the trade or specialist who should carry it out, and when it should be done. You should obtain that advice, and the costs that come with it, **before you enter into a legal commitment to purchase** — not afterwards.

We recommend a further investigation where the evidence suggests a visible defect may affect concealed elements. We do not call for one merely because something could not be reached within a normal inspection; where that is the case we say so and explain what the restriction means for you.

We have no commercial relationship with any contractor or specialist we recommend, and we receive no commission, fee or referral payment from anyone we suggest you instruct.

SECTION 00

The Level 2 service

A Level 2 survey suits conventional properties in reasonable condition. It identifies and rates defects, explains what they mean, and says what needs doing and by whom.

What we did

We carried out a non-invasive visual inspection of the readily accessible parts of the property, inside and out, including the roof space where safely accessible. We opened and operated a representative sample of windows and doors, and took moisture readings where dampness was suspected.

We also carried out desktop research into the property's records — title and tenure, planning and building control history, energy performance, flood risk, radon and mining where relevant — reported in the relevant sections.

What this service does not include

This is a visual, non-invasive inspection. It matters that you understand what falls outside it:

- We do not lift fitted floor coverings, move furniture or stored belongings, take up fixed floorboards, or open up the structure or finishes.
- We do not test the electrical, gas, oil, water, heating or drainage installations. Where a service has not been tested or certificated we say so and recommend the appropriate test — we do not assume it is satisfactory.
- We do not inspect parts of the building that are covered, unexposed or inaccessible, and we do not report on them.
- **This service does not include an asbestos inspection, and it falls outside the Control of Asbestos Regulations 2012.** Where we identify materials that may contain asbestos we say so and recommend how that should be resolved.
- We do not provide a structural engineer's assessment or calculations, an architectural design service, or any gas, electrical or plumbing test, certification or repair.
- We do not report on contents, fixtures and fittings that are not part of the building, swimming pools, or leisure facilities.
- This report does **not** include a market valuation, a reinstatement cost assessment or advice on price unless the terms of engagement expressly say so.

ACCESS AND WEATHER

A survey reports what could reasonably be seen, on the day, in the conditions prevailing. Section 11 records the weather, the occupancy and any access restriction that applied — please read it, because it defines the edges of everything else here.

SECTION 00

What to do now

A practical order of work for the next few weeks. Section 2 says which of these matter most for this particular property.

1. **Read the whole report**, not only the summary. The ratings are a signpost; the reasoning next to them is the advice.
2. **Send Section 4 to your legal adviser** and ask them to report back in writing on each item before you exchange contracts.
3. **Obtain written quotations** for every item we have recommended be repaired, replaced or investigated, from the trade or specialist we have named. Do this before exchange, while the figures can still affect your decision.
4. **Commission any further investigation we have recommended.** Where we could not establish a cause from a visual inspection, the investigation — not the estimate — is what tells you the size of the problem.
5. **Ask us questions.** If anything is unclear, or you want to talk through what a finding means before you decide, contact us. There is no charge for discussing the content of your own report.
6. **Review the figures against your budget and your offer** once the quotations are in. That is the point at which you decide whether to proceed, renegotiate or withdraw — and it is a decision only you can make.

BEFORE YOU EXCHANGE CONTRACTS

Anything marked as needing attention before exchange is marked that way because the cost or extent is not yet known. Once contracts are exchanged you are committed to the purchase, whatever the quotations then show.

SECTION 01

01

Property overview

What the property is, how it is built, and what the records say about it.

1.1 Type of property

We understand the property is held freehold. Your legal advisers should confirm the exact tenure and title.

1.2 Approximate year the property was built

The property is estimated to have been built between 1890 and 1910, based on Land Registry and EPC data and on the form of construction observed. Your legal advisers should confirm the exact date of construction.

1.3 Approximate year the property was extended

Our desktop research identified a single-storey rear extension completed in approximately 2004. We found no corresponding Building Regulations completion certificate in the local authority's published records, though many authorities publish no building control data at all and its absence online is not evidence that none exists. Your legal advisers should confirm that all necessary consents and completion certificates were obtained.

1.4 Approximate year the property was converted

There is no indication from Land Registry or EPC data that this property has been converted; it is recorded as a mid-terraced house.

1.5 Information relevant to flats and maisonettes

Not applicable. The property is a mid-terraced house, not a flat or maisonette.

1.6 Construction

The property is a two-storey mid-terraced house of traditional solid masonry construction. The main walls are of coursed squared gritstone to the front elevation and common brickwork to the rear, without a cavity. The roof is pitched and covered in natural slate, with a single shared chimney stack at each party line. The rear extension is of cavity brickwork under a felted flat roof. There is a cellar beneath the front half of the ground floor.

1.7 Accommodation

FLOOR	LIVING ROOMS	BEDROOMS	BATH / SHOWER	SEPARATE WC	KITCHEN	OTHER
Cellar						Store
Ground	2				1	Rear lobby
First		3	1			

SECTION 02

02

Surveyor's overview

Our overall opinion, the things that matter most, and the documents to ask for.

AT A GLANCE

This inspection identified **9** elements requiring urgent attention, **12** that need attention but are not serious or urgent and **4** with no current issues, with **3** elements not inspected. The ratings are summarised in Section 3 and explained element by element in Sections 5 to 8.

2.1 Overall opinion of the property

This is a sound but tired late-Victorian terrace that has been maintained adequately rather than well, and which now needs a concentrated period of catching up. Nothing we found suggests structural inadequacy or a defect that should stop the purchase. What we did find is a cluster of items that have been left long enough to start causing consequential damage, and a set of services with no documentation at all behind them.

Three things need attention before you commit. The chimney stack (5a) has badly eroded pointing and cracked flaunching, and is the likely source of the damp staining in the first-floor rear bedroom (6c). The ground-floor timber floor structure (6d) has both blocked sub-floor ventilation and a raised patio bridging the damp-proof course, which is a combination that leads reliably to decay in the joist ends; we could not inspect the sub-floor void and have rated it accordingly. The whole of the electrical installation (7a) is served by a rewireable fuse board of an age that is no longer acceptable, with no test certificate of any kind.

Beyond those, the roof covering (5b) shows scattered slipped slates and the nail fixings are at an age where progressive slippage is expected rather than surprising; the rainwater goods (5c) are leaking at two joints and staining the wall below; and the flat roof to the rear extension (5i) holds water after rain. None of these is urgent in itself. All of them get worse, and all of them are cheaper to deal with together than one at a time.

We refer you to the Risks section of this report for a synthesis of the principal risks arising from these findings, and to Section 4 for the related legal enquiries.

It is important that you read this report in full. Within the main body of the report, we identify actions that should be addressed prior to exchange of contracts. Where elements have been rated condition 3, this reflects either a defect requiring urgent attention or an element whose condition could not be established and where the consequence of it being defective is significant.

You should ensure that any recommended repairs are investigated and costed by reputable contractors, so that you have a clear understanding of the scope of work and potential financial implications before you commit to the purchase.

No responsibility can be accepted for any changes in the condition of the property after the date of inspection.

2.2 Documents we may suggest you request before you sign contracts

- General — Energy Performance Certificate (EPC)
- 7a — Electrical Installation Condition Report (EICR)
- 7b/7d — Gas Safety Record and the most recent boiler service history
- 7f — Any drainage records, and confirmation of whether the drains are shared
- 5e — FENSA or CERTASS certificate(s) for the replacement windows to the rear
- General — Building Regulations completion certificate for the 2004 rear extension
- 9 — Coal mining search
- 4.2 — Any guarantee or paperwork for the cellar tanking referred to by the vendor

SECTION 03

03

Summary of condition ratings

The shape of the property at a glance. Read the section behind any rating that concerns you.

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.

REF	ELEMENT	SECTION
5a	Chimney stacks	Outside
6d	Floors	Inside
6e	Fireplaces, chimney breast and flues	Inside
7a	Electricity	Services
7b	Gas/oil	Services
7c	Water	Services
7d	Heating	Services
7e	Water heating	Services
7f	Drainage	Services

2 Elements that need 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. The property must also be maintained in the normal way.

REF	ELEMENT	SECTION
5b	Roof coverings	Outside
5c	Rainwater pipes and gutters	Outside
5d	Main walls	Outside
5e	Windows	Outside

REF	ELEMENT	SECTION
5h	Other joinery and finishes	Outside
6a	Roof structure	Inside
6b	Ceilings	Inside
6c	Walls and partitions	Inside
6h	Bathroom fittings	Inside
6i	Other — inside	Inside
8b	Permanent outbuildings and structures	Grounds
8c	Other — grounds	Grounds

1 Elements with no current issues

No repair is currently needed. The property must be maintained in the normal way.

REF	ELEMENT	SECTION
5f	Outside doors (including patio doors)	Outside
5i	Other — outside	Outside
6f	Built-in fittings	Inside
6g	Woodwork	Inside

NI Elements not inspected

Where an element is not present at this property, we say so. Where an element is present but could not be inspected, the reason and the risk that carries are explained in the relevant section. A rating is not given in its place.

REF	ELEMENT	SECTION
5g	Conservatory and porches	Outside
7g	Common services	Services
8a	Garage	Grounds

SECTION 04

04 Issues for your legal advisers

Written to be sent to your legal adviser. Each item needs their written answer before exchange.

This section is written to be sent to your legal adviser. It is unlikely they will read the whole report, so the matters they need are collected here.

4.1 Regulation

You should ask your legal adviser to confirm that Building Regulations approval and a completion certificate were obtained for the single-storey rear extension, understood to date from approximately 2004. We found no completion certificate in the published records. Planning permission and Building Regulations approval are separate matters and one does not evidence the other.

The replacement windows to the rear elevation appear to post-date 2002 and should therefore be covered either by Building Regulations approval or by a FENSA or CERTASS certificate from a registered installer. You should ask your legal adviser to obtain the certificates, or an indemnity policy if they cannot be produced.

You should ask your legal adviser to confirm whether the property lies within a conservation area or carries any Article 4 direction, which would affect your ability to alter the front elevation or replace the front windows.

4.2 Guarantees

The vendor advised us that the cellar was tanked at some point in the past. We saw no documentation and were not able to confirm what was done, by whom, or when. You should ask your legal adviser to obtain any guarantee, specification or invoice, and to confirm whether any guarantee is insurance-backed and transferable to you.

You should also ask for any guarantees relating to damp-proofing, timber treatment, roofing or the rear extension, and for confirmation of their transferability.

4.3 Other matters

The rear boundary wall is shared with the property behind and shows a lean toward this property. You should ask your legal adviser to establish ownership and liability for its maintenance.

The property is in an area with a recorded history of coal mining. You should ask your legal adviser to obtain a mining report.

Foul drainage appears to run to a shared connection at the rear. You should ask your legal adviser to establish whether the drain is private, shared or adopted, and where responsibility for its repair falls.

SECTION 05

05 Outside the property

The detailed inspection begins. Each element is described, then assessed.

Limitations to inspection

We inspected the roof coverings, chimney and rainwater goods from ground level and from accessible upper windows, using binoculars where helpful. We did not walk the roof and did not inspect it from roof level. Defects visible only from roof level may exist and would not have been seen.

5A

Chimney stacks

3

There is a single shared chimney stack at the ridge on each party line, both of coursed stone. The pointing to the left-hand stack is eroded to a depth of 15 to 20mm over much of its exposed height, and the cement flaunching around the pots is cracked and has lifted away from the pots on the weather side. The lead soakers and flashings at the stack base are visibly lifted along the front edge.

Eroded pointing and failed flaunching allow water directly into the stack, which then travels down the flue and emerges internally. The damp staining we noted to the chimney breast in the rear first-floor bedroom (6c) is consistent with this, though we could not establish the path with certainty from a visual inspection.

We recommend that a roofing contractor repoints both stacks in full, renews the flaunching, and re-dresses the flashings at the stack base. This should be done before you commit to the purchase, so that the cost and the extent of the work are known to you.

1

Site photograph
Chimney stack and pots, from ground level

Left-hand stack: eroded pointing and cracked flaunching (placeholder)

5B

Roof coverings

2

The main roof is covered in natural slate on timber battens, believed original to the property. Four slates have slipped on the rear slope and two are missing at the eaves course to the front. The ridge tiles are bedded in cement mortar which has cracked and is missing in two places.

Slate of this age most commonly fails not in itself but at its fixings, the nails corroding until individual slates release; the scattered pattern of slippage here is consistent with that rather than with storm damage. The covering is not at the end of its life, but progressive slippage should be expected.

We recommend that a roofing contractor replaces the slipped and missing slates and re-beds the ridge, and that you budget for periodic slate replacement rather than treating each one as an isolated event.

2

Site photograph
Rear roof slope: slipped and missing slates

Rear slope: slipped and missing slates (placeholder)

5C

Rainwater pipes and gutters

2

The rainwater goods are a mixture of original cast iron to the front and uPVC to the rear. The cast-iron gutter to the front is leaking at the joint above the bay window, and the wall below carries a vertical band of staining and organic growth. The rear uPVC downpipe discharges onto the ground rather than into a gully.

Persistent local saturation of a solid stone wall is a common cause of internal dampness at the corresponding position inside, and the staining below this joint indicates it has been leaking for some time.

We recommend that a roofing or general building contractor overhauls the cast-iron gutter and reseals the failed joint, and that the rear downpipe is connected to a gully. Both should be dealt with alongside the chimney and roof work.



Leaking cast-iron gutter joint above the bay window (placeholder)

5D

Main walls

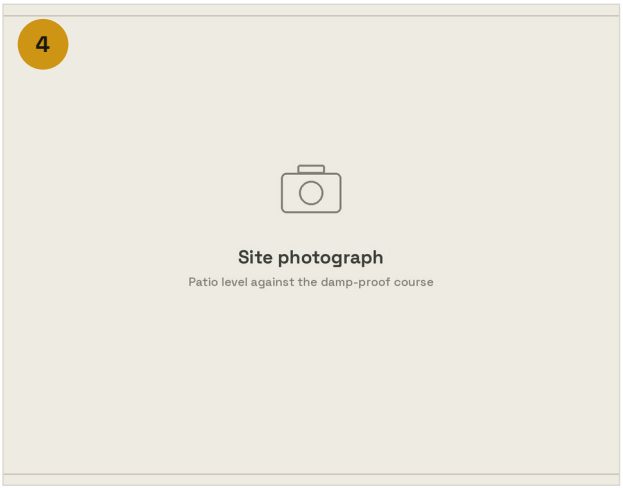
2

The main walls are of solid construction: coursed squared gritstone to the front and common brickwork to the rear, without a cavity. A slate damp-proof course is visible to the front elevation at approximately two courses above external ground level.

To the rear, a paved patio has been laid at a level that brings it to, or above, the damp-proof course over much of its length. Where external ground level rises to or above the DPC, water bypasses it and enters the wall above, and in a solid wall it then shows internally. We noted elevated moisture readings at the base of the rear ground-floor wall consistent with this.

There is no cracking of structural significance to either elevation. The mortar to the front elevation is eroded in places but the wall is sound.

We recommend that a general building contractor reduces the patio level to give a minimum clearance of 150mm below the damp-proof course, or forms a drained channel against the wall. This should be done before internal redecoration, not after.



Patio laid at or above the damp-proof course (placeholder)

5E

Windows

2

The front elevation retains painted timber vertical sliding sash windows at both floors. The rear elevation and the extension have uPVC double-glazed casements, believed to date from the extension works. We opened one window on each floor.

The paint finish to the front sashes is breaking down on the lower rails and the sills, with bare timber exposed at the outer face of the ground-floor bay. Painted timber deteriorates beneath an intact-looking coating and the visible loss is not a reliable guide to the extent, so the condition of the timber behind the paint could not be established from a visual inspection.

We did not see kitemarks or etched safety marks on the low-level glazing to the rear.

We recommend that a joiner examines the front sashes, repairs or splices any decayed timber and redecorates fully. Where safety marks are absent, a glazier should confirm whether the glass in critical locations meets current requirements.



Front sash window: paint breaking down at the lower rail and cill (placeholder)

5F

Outside doors (including patio doors)

1

The front door is a painted timber panelled door and the rear door a uPVC glazed door to the extension. Both operated satisfactorily and were in a condition consistent with their age and type. Normal maintenance should continue.

5G

Conservatory and porches

NI

There is no conservatory or porch at this property.

5H

Other joinery and finishes

2

The fascias, soffits and bargeboards are of painted timber. The paint finish is breaking down on the rear elevation and bare timber is exposed at the verge. There is no decay apparent at the accessible areas, but the higher-level timbers could not be inspected closely from ground level.

We recommend that the external joinery is redecorated by a painter and decorator, and that any decayed timber found once access is in place is repaired at the same time — the scaffolding or access needed for the roof and chimney work should be used for this rather than hired twice.

5I

Other — outside

1

The rear extension has a felted flat roof laid to a shallow fall. Water was standing on the covering at the time of our inspection, some hours after rainfall. There is no visible splitting or blistering of the covering and no staining internally, so the roof appears to be performing, but ponding shortens the life of a felt covering and is the first sign of deflection or inadequate fall.

We recommend that this roof is inspected annually and that you budget for its recovering within the medium term.

SECTION 06

06 Inside the property

Structure, finishes, fittings and the spaces you will live in.

Limitations to inspection

The property was occupied and furnished at the time of our inspection. Fitted floor coverings were down throughout and were not lifted. We did not move furniture or stored belongings, and the areas concealed by them were not inspected. The sub-floor void was not accessible.

6A

Roof structure

2

The roof space was inspected from the access hatch on the first-floor landing. The structure is a traditional cut roof of rafters and purlins, with the purlins bearing on the party walls. The timbers are of a scantling consistent with the age of the property and no deflection of structural significance was apparent.

There is no sarking felt beneath the slates, which is normal for a roof of this age and not a defect in itself, but it means that any slipped slate admits water directly. Insulation is laid between the ceiling joists to a depth of approximately 100mm, which is well below current standards.

Staining was noted to the rafters adjacent to the left-hand chimney stack, consistent with the defects described at 5a. The timber was dry and firm to probing at the time of inspection.

We recommend that the insulation is topped up to at least 270mm by an insulation contractor, taking care not to block the eaves ventilation, and that the stained timbers are re-examined once the stack has been repaired.



Roof space: rafters, purlins and insulation (placeholder)

6B

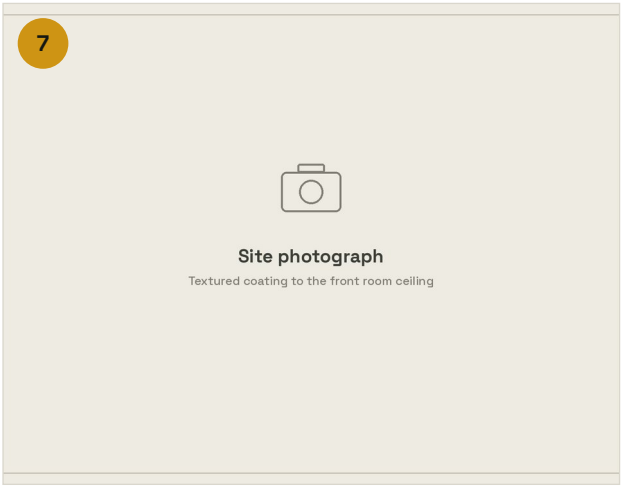
Ceilings

2

The ceilings are a mixture of original lath and plaster and later plasterboard. A textured coating is present to the ceilings of both ground-floor rooms.

Textured coatings applied before 2000 may contain asbestos. We have not tested it and cannot say whether this one does. It is in sound condition and, if undisturbed, presents no risk.

We recommend that you do not sand, drill or scrape these ceilings. If you intend to remove or overboard them, a competent asbestos surveyor should sample the coating first and the result should govern how the work is done.



Textured coating to the ground-floor ceilings (placeholder)

6C

Walls and partitions

2

The internal walls are a mixture of solid masonry and later stud partitions, plastered and decorated throughout.

Damp staining was noted to the chimney breast in the rear first-floor bedroom, approximately 1.2m above floor level, with a moisture reading of 28%WME on the breast against 12%WME on the adjacent external wall. Staining at this position on a chimney breast most commonly follows water entering at the stack, and the defects at 5a are consistent with it; we could not confirm the path from a visual inspection.

Elevated readings were also taken at the base of the rear ground-floor wall, at 34%WME, consistent with the patio level described at 5d.

We recommend that no replastering or redecoration is carried out until the chimney stack and the external ground level have been dealt with and the walls have been allowed to dry. Treating the symptom before the cause is resolved will not hold.



Moisture reading of 28%WME to the chimney breast (placeholder)

6D

Floors

3

The ground floor is of suspended timber construction to the front rooms, with a solid floor to the rear extension. The first floor is of suspended timber throughout. Fitted floor coverings were down and were not lifted.

We noted two air bricks to the front elevation which are obstructed, one by a raised planting bed and one by mortar. Sub-floor ventilation is what keeps the void dry and the joist ends sound; where it is obstructed and external ground level also bridges the damp-proof course, as it does here, the combination leads reliably to elevated moisture in the void and to decay at the joist bearings.

The sub-floor void was not accessible and we were unable to inspect the joists, the wall plates or the bearings. We cannot therefore confirm whether decay has begun, and the rating above reflects the significance of the possibility rather than a defect we observed.

We recommend that a timber and damp specialist lifts a floorboard in each affected room and inspects the sub-floor void before you commit to the purchase, and that the obstructed air bricks are cleared and the planting bed reduced by a general building contractor.

9

Site photograph
Obstructed air brick to the front elevation

Air bricks obstructed by mortar and a planting bed (placeholder)

6E

Fireplaces, chimney breast and flues

3

There are original cast-iron fireplaces in both ground-floor rooms and in two bedrooms. The ground-floor front fireplace has an open grate which the vendor advised us is used occasionally. The remaining openings have been closed with boarding.

We saw no evidence that the flue serving the open fire has been swept or tested, and no documentation was made available. Where a chimney breast has been closed off, the condition behind the boarding and whether the flue remains open, swept and ventilated cannot be confirmed from a visual inspection; a flue that is sealed without ventilation traps moisture within the stack.

We recommend that a HETAS registered contractor sweeps and tests the open flue and confirms that adequate ventilation exists before it is used, and that the closed flues are confirmed as ventilated at both ends.

10

Site photograph
Open fireplace to the front room

Open fireplace to the front room (placeholder)

6F

Built-in fittings

1

The kitchen is fitted with modern units and worktops, in a condition consistent with their age. We do not test appliances and none was tested.

6G

Woodwork

1

The staircase is of original timber construction with a turned balustrade. It was firm underfoot and the handrail is secure. The internal joinery generally is in a condition consistent with the age of the property.

We note that the balustrade spacing exceeds 100mm in places, which would not meet current requirements for a new staircase. This is not a defect in an original staircase, but it is a consideration if young children will use the property.

6H

Bathroom fittings

2

There is a single bathroom at first-floor level with a bath, over-bath shower, basin and WC. The sealant around the bath is failing at the wall junction and mould growth is present to the grout above. There is no mechanical extract ventilation and the window was the only means of ventilation.

We recommend that the sealant is renewed and that an electrician installs a mechanical extract fan vented to outside, which would be required under current Building Regulations for a room of this type.



Failing bath sealant and mould to the grout (placeholder)

6I

Other — inside

2

Smoke alarms were present at ground and first-floor level. We did not test them. No carbon monoxide alarm was seen in the room containing the open fire. We recommend that a carbon monoxide alarm is fitted in that room and that all alarms are tested on occupation and replaced if their age cannot be established.

Condensation and mould growth were noted in the bathroom and to the rear bedroom's external corner. Properties of this construction and age are prone to condensation where ventilation is limited. This is managed by a combination of heating, ventilation and insulation rather than by any single measure.

We saw no evidence of active woodworm attack to the accessible timbers. Concealed timbers were not inspected.

Materials which may contain asbestos are referred to at 6b. This report is not an asbestos survey.

SECTION 07

07 Services

Nothing here was tested. Where there is no certificate, we say so and name the test.

Limitations to inspection

The services were inspected visually only. No installation was tested, and no test, inspection or certification of any kind was carried out by us. Where an installation has no current certificate, service record or compliance documentation, we report it as requiring test or certification rather than assuming it is satisfactory. This is the convention applied throughout this section and is the reason several elements below are rated condition 3.

7A

Electricity

3

The electricity meter and consumer unit are located in the cellar head cupboard. The consumer unit is an older rewireable fuse board with no residual current device. The visible wiring in the cellar includes runs in rubber-sheathed cable. No inspection certificate or test record was made available, and the unit carries no next-inspection label.

An installation of this apparent age, without RCD protection and without any test record, cannot be assumed to be safe.

Electrical Safety First recommends that you get a registered electrician to check the property and its electrical fittings at least every ten years, or on change of occupancy.

We recommend that a registered electrician carries out a full Electrical Installation Condition Report before you commit to the purchase, and that you obtain a quotation for any remedial work it identifies at the same time. A rewire should be anticipated as a possible outcome and budgeted for.



Rewireable fuse board, no RCD (placeholder)

7B

Gas/oil

3

The gas meter is located in an external box to the front elevation. Visible internal pipework is in copper and appeared sound. No Gas Safety Record was made available.

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.

We recommend that a Gas Safe registered engineer tests the installation and the appliances and issues a Gas Safety Record before occupation.

7C

Water

3

The internal stopcock is located beneath the kitchen sink and operated when turned. Visible pipework is in copper. A short length of what appeared to be lead pipe was visible at the point of entry in the cellar.

Lead supply pipework is a health consideration, particularly where there are young children, and its replacement is normally a matter for the owner up to the boundary and for the water undertaker beyond it.

We recommend that a plumber confirms the material of the incoming supply and that you contact the water undertaker about the section in their ownership.

7D

Heating

3

The property is heated by a gas-fired combination boiler located in a housing unit in the kitchen, serving radiators throughout. The boiler carried no service sticker and no service history was made available. Radiators were present in all habitable rooms.

We did not test the system and cannot comment on its performance.

We recommend that a Gas Safe registered engineer services the boiler and confirms its condition and remaining life before occupation.



Combination boiler: no service sticker seen (placeholder)

7E

Water heating

3

Hot water is provided by the combination boiler described at 7d. There is no hot water cylinder. The comments and recommendation at 7d apply equally here.

7F

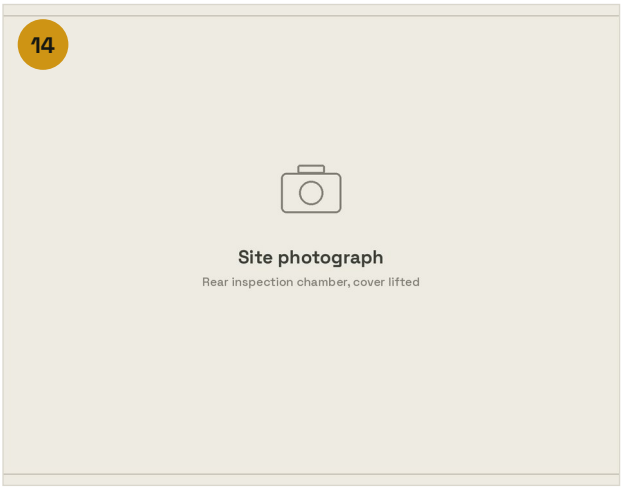
Drainage

3

Surface water and foul drainage appear to discharge to a shared connection at the rear. We lifted the accessible inspection chamber cover at the rear of the property; the chamber was free-flowing at the time of inspection, with no standing water and no evidence of surcharging. We did not test the drains and no below-ground inspection was carried out.

A visual inspection of an open chamber shows the condition at that point on the day and nothing about the runs between chambers.

We recommend that a drainage contractor carries out a CCTV survey of the below-ground drainage before you commit to the purchase, particularly given the age of the property and the mature tree at the rear boundary.



Rear inspection chamber, free-flowing at inspection (placeholder)

7G

Common services

NI

There are no common services at this property, which is a self-contained house.

SECTION 08

08 Grounds

Outbuildings, boundaries, ground levels and anything growing where it should not.

Limitations to inspection

We inspected the grounds visually from within the boundaries of the property. We did not inspect over fences or on neighbouring land.

8A

Garage

NI

There is no garage at this property. Parking is on-street.

8B

Permanent outbuildings and other structures

2

There is a single-storey brick outbuilding at the rear of the yard, under a corrugated sheet roof. We inspected it internally. The brickwork is sound and the structure is serviceable.

The roof covering is a corrugated sheet material of a profile and apparent age consistent with fibre cement. Fibre cement sheeting of this period may contain asbestos. We have not tested it. It is in sound condition and, undisturbed, presents no risk.

We recommend that you do not cut, drill or break this sheeting. If it is to be removed, a competent asbestos surveyor should sample it first and the result should govern the method of removal and disposal.



Brick outbuilding under a corrugated sheet roof (placeholder)

8C

Other — grounds

2

The rear yard is paved. The boundary to the rear is a stone wall shared with the property behind; it leans towards this property by approximately 40mm over its height and the coping is loose in two places. The side boundaries are timber fences in serviceable condition.

We recommend that a general building contractor takes down and rebuilds the leaning section of the rear wall, once ownership has been established by your legal adviser (see 4.3).

A cursory inspection of the external boundaries has been undertaken for signs of Japanese Knotweed, Himalayan Balsam, Bamboo and Giant Hogweed growth. Due to neighbouring privacy, we have not inspected over fences or outside the boundary of the property. No evidence of invasive species was seen. Dormant growth is not visible outside the growing season and this is not a specialist invasive weed survey.

SECTION 09

09

Environmental and location factors

Energy performance, the setting, and what the public records say about the ground.

9.1 Energy performance and efficiency

The EPC register records a current rating of E (46) and a potential rating of C (72), assessed in 2019. The certificate records the walls as “solid brick, as built, no insulation (assumed)” and the roof as “pitched, 100mm loft insulation”, which is consistent with what we observed.

The single largest improvement available is loft insulation, which is inexpensive and referred to at 6a. Solid wall insulation would deliver more but is a significant intervention in a property of this construction and is not something to undertake without specialist advice, since it changes how the wall handles moisture.

9.2 Location and facilities

GROUNDS

A small paved rear yard with a brick outbuilding, and no front garden — the front elevation fronts directly onto the pavement.

LOCATION

A residential street of similar late-Victorian terraces, approximately 1.5km from Huddersfield town centre.

FACILITIES

Local shops are within walking distance. Huddersfield railway station is approximately 1.8km away.

LOCAL ENVIRONMENT

Our desktop research records the property as being at very low risk of flooding from rivers and the sea, and at low risk from surface water. The property lies within an area with a recorded history of coal mining, and a mining report should be obtained (see 4.3). The UKHSA radon maps record the grid square containing the property as having between 1 and 3 per cent of properties above the action level; this describes the square, not this house, and an address-specific report would be needed to say more.

9.3 Main services

Mains electricity, gas, water and drainage are understood to be connected. See Section 7.

9.4 Central heating

Gas-fired central heating from a combination boiler. See 7d.

SECTION 10

10 Risks

The risks that arise from the findings, drawn together in one place.

10.1 Risks to the building

The principal risk to the building is water. The chimney stack is open to the weather and is the likely source of the internal staining above; the gutter joint above the bay is saturating a solid wall which has no cavity to protect the inner face; and the patio at the rear bridges the damp-proof course. Each of these is individually modest and none has yet caused structural damage. Together they represent a building that is being wetted from three directions at once, and the cost of leaving them is decay in embedded timber, which is expensive and disruptive to put right.

The specific unknown is the ground-floor sub-floor void, which we could not inspect. Obstructed ventilation and a bridged damp-proof course are the two conditions that produce decay at joist ends, and both are present. Whether decay has begun is the single most important thing you do not yet know about this property, and it is resolvable for the cost of lifting a board.

10.2 Risks to the grounds

The rear boundary wall leans towards the property and its coping is loose. Its failure would be a nuisance rather than a danger, but ownership is unresolved and you should not assume the cost of rebuilding it falls elsewhere.

10.3 Risks to people

The electrical installation has no RCD protection and no test record, which is the most significant safety matter in this report. There is an open fire with no carbon monoxide alarm in the room and no evidence that the flue has been swept or tested. Low-level glazing to the rear carries no visible safety marking. The balustrade spacing to the staircase exceeds 100mm in places.

None of these requires you to stay out of the property. All of them should be resolved before, or immediately upon, occupation, and each is addressed in the section that owns it.

10.4 Other risks or hazards

Materials which may contain asbestos are present in the textured ceiling coating (6b) and the outbuilding roof sheeting (8b). Undisturbed and in sound condition they present no risk. They become a risk the moment somebody drills, cuts or sands them, which is why they are recorded here as well as in their own sections.

As regards wants of repair, you are most strongly advised to obtain competitive quotations from reputable contractors before you exchange contracts. Only when you have all this information will you

be fully equipped to make a reasoned and informed judgement on whether or not to proceed with the purchase.

SECTION 11

11

About the inspection

The circumstances of the inspection, which define the edges of everything else here.

11.1 Client name

A. Specimen (example client)

11.2 Disclosure of interests

We have no personal, financial or other interest in this property or in the transaction, and no conflict of interest arises.

11.3 Full address and postcode of the property

12 Example Terrace, Huddersfield HD1 0AA

11.4 Weather conditions when the inspection took place

Dry and overcast, approximately 14°C, following heavy rainfall overnight.

11.5 The status of the property when the inspection took place

The property was occupied and furnished. Fitted floor coverings were down throughout. The vendor was present for part of the inspection.

11.6 Terms and conditions sent date

2 September 2026

11.7 Consultation date

Not applicable.

SECTION 12

12

Valuation

This report does not include a market valuation, a reinstatement cost assessment or advice on price. Our inspection was carried out on that basis and we are not able to comment on the value of the property or on the price you have agreed.

If you require a valuation, this is a separate instruction and a separate service, and we would be happy to discuss it with you.

SECTION A

A

Photographic record

Every photograph reproduced in this report, grouped by the element it illustrates.

5A CHIMNEY STACKS

1

Site photograph

Chimney stack and pots, from ground level

Left-hand stack: eroded pointing and cracked flaunching (placeholder)

5B ROOF COVERINGS

2

Site photograph

Rear roof slope: slipped and missing slates

Rear slope: slipped and missing slates (placeholder)

5C RAINWATER PIPES AND GUTTERS

3

Site photograph
Leaking gutter joint above the bay window

Leaking cast-iron gutter joint above the bay window (placeholder)

5D MAIN WALLS

4

Site photograph
Patio level against the damp-proof course

Patio laid at or above the damp-proof course (placeholder)

5E WINDOWS



Front sash window: paint breaking down at the lower rail and cill (placeholder)

6A ROOF STRUCTURE



Roof space: rafters, purlins and insulation (placeholder)

6B CEILINGS

7

Site photograph
Textured coating to the front room ceiling

Textured coating to the ground-floor ceilings (placeholder)

6C WALLS AND PARTITIONS

8

Site photograph
Moisture reading to the chimney breast

Moisture reading of 28%WME to the chimney breast (placeholder)

6D FLOORS

9

Site photograph

Obstructed air brick to the front elevation

Air bricks obstructed by mortar and a planting bed (placeholder)

6E FIREPLACES, CHIMNEY BREAST AND FLUES

10

Site photograph

Open fireplace to the front room

Open fireplace to the front room (placeholder)

6H BATHROOM FITTINGS

11

Site photograph
Bath sealant at the wall junction

Failing bath sealant and mould to the grout (placeholder)

7A ELECTRICITY

12

Site photograph
Consumer unit in the cellar head cupboard

Rewireable fuse board, no RCD (placeholder)

7D HEATING

13

Site photograph
Combination boiler in the kitchen

Combination boiler: no service sticker seen (placeholder)

7F DRAINAGE

14

Site photograph
Rear inspection chamber, cover lifted

Rear inspection chamber, free-flowing at inspection (placeholder)

8B PERMANENT OUTBUILDINGS AND STRUCTURES



Brick outbuilding under a corrugated sheet roof (placeholder)

SECTION B

B

Limitations and assumptions

These apply to the whole report, alongside the site-specific limitations recorded in Sections 5 to 8 and Section 11.

General

- The inspection was visual and non-invasive. No part of the structure or finishes was opened up, and no destructive or intrusive testing was carried out.
- We inspected only those parts that were readily accessible and safe to reach on the day. Roof spaces were inspected only where a safe, unobstructed hatch was present; under-floor voids only where an accessible hatch existed.
- Where furniture, floor coverings, stored belongings, insulation or vegetation restricted our view, the element behind is reported as not inspected, with the risk explained.
- Roof coverings, chimneys and rainwater goods above eaves level were inspected from ground level and from accessible upper windows, together with any elevated or pole-camera views recorded in Sections 5 to 8. Defects visible only from roof level may exist and would not have been seen.
- Unless we say otherwise we have assumed the property is not subject to any unusual or onerous restriction, easement, covenant or outgoing; that it is free from rot, wood-boring insect attack or structural defect other than those we report or identify as needing investigation; and that no deleterious or hazardous material has been used in its construction.

Services

The electrical, gas, oil, water, heating, hot water and drainage installations were not tested. Where an installation has no current test certificate, service record or compliance documentation, we report it as requiring test or certification rather than assuming it is satisfactory. That is a convention and a matter of prudence, not a statement that a defect exists.

Hazardous materials

Asbestos-containing materials were widely used in UK construction until 1999 and remain present in many properties. **This report is not an asbestos survey and the service falls outside the Control of Asbestos Regulations 2012.** Where we identify a material that may contain asbestos we say so and recommend the appropriate next step. Materials we did not see, or could not identify visually, are not covered.

Flooding, contamination, mining and radon

Our comments are based on published desktop data for the area, not on any site investigation or address-specific report. Published data describes an area, not a particular house. Where it indicates a risk, we say which specific report should be obtained and by whom.

Japanese knotweed and invasive plants

We inspected the accessible boundaries visually for signs of Japanese knotweed and other invasive species. We did not inspect beyond the boundaries, over fences or on neighbouring land, and dormant growth is not visible outside the growing season. This is not a specialist invasive weed survey.

Reliance

This report is prepared for the client named on the cover, for the purpose stated in the terms of engagement, and on the basis of those terms. No liability is accepted to any other party who may see or be given a copy. Our liability is as set out in the terms of engagement and is backed by professional indemnity insurance.

SECTION C

C

If something goes wrong

We aim to deliver every instruction to a professional standard. If something has gone wrong, we want to know, and we want the chance to put it right.

Stage 1 — raise it with us

Please put your complaint in writing, by email or post, to Jarelle Mills at hello@millsbuildingconsultancy.co.uk or The Beacon, 60 Stile Common Road, Huddersfield HD4 6DE. Include your name and contact details, the property address, the date of the report, what has gone wrong, and the outcome you are seeking.

We will acknowledge it in writing within **7 days**, investigate it fully, and respond in writing with the outcome within **28 days** of receiving it. If more time is genuinely needed we will explain why and give a realistic date.

Stage 2 — if you are still dissatisfied

If you remain dissatisfied after our final written response, membership of the Residential Property Surveyors Association includes access to The Property Ombudsman scheme, subject to that scheme's rules, which provides an independent redress route where applicable.

Professional conduct

Jarelle Mills is an Associate member of RICS and bound by the RICS Rules of Conduct for Members. If your concern relates to professional conduct rather than service, you may raise it with RICS at rics.org/regulation. RICS investigates conduct matters but does not award compensation.

SECTION D

D Declaration

I confirm that I personally inspected the property on 9 September 2026, that this report has been prepared by me, and that the opinions expressed in it are my own.

I confirm that I have no conflict of interest and no present or contemplated personal, financial or other interest in the property, in the transaction, or in any party to it, other than as the surveyor instructed by the client named on the cover.

This report has been prepared in accordance with the RICS Home Survey Standard and the RICS Rules of Conduct for Members.



Jarelle Mills MCIOB AssocRICS MRPSA

for and on behalf of Mills Building Consultancy

Date of issue: 11 September 2026