

SURVEY FINDINGS REPORT

The Address

Ripon, North Yorkshire

Plain-English interpretation of the supplied RICS survey, highlighting property concerns, repair considerations and inspection limitations.

REPORT DETAILS

Property	The Address
Survey Type	RICS Level 3 (Building Survey)
Inspection Date	5 June 2023
Report Date	8 June 2023
Surveyor	William Parker & James Gillow, Merit Estates (RICS 1196273)
Prepared by	Survlex — a service by Packlex Ltd

ABOUT SURVLEX

Survlex provides plain-English interpretation of property survey documents, helping buyers better understand key findings, repair considerations and inspection limitations before purchase decisions.

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This report is produced by Survlex, an information service by Packlex Ltd. It is based on the survey document identified above and does not replace professional surveying, legal or financial advice.

Section 1 — Executive Summary

We've read this survey so you don't have to. Here's what matters.

RISK RATING

RED — HIGH RISK

This survey records multiple items the surveyor has marked for urgent attention.

Issues requiring action now:	6
Issues to plan for:	13
Issues to monitor:	0
Elements not inspected or not accessible:	9
Documents and certificates to obtain before exchange:	6
Repair costs:	the surveyor put a complete figure to only one item; most other works are priced only by the metre or left for you to quote — see Cost Overview
Mortgage risk:	Medium

The surveyor has marked six items as needing urgent attention, which is the main reason this survey carries a red rating.

Section 1B — About This Property

The survey also records the following observations about the property's condition and recent history. These are factual notes from the survey document, provided for context only. They do not affect the risk rating.

- The surveyor notes the property is a four-bedroom detached house.
- The surveyor notes the property was built approximately in the 1930s.
- The surveyor notes the property was extended in the 1940s and 1970s.
- The surveyor records brick cavity wall construction on conventional footings with a natural clay tile roof.
- The surveyor records an EPC energy efficiency rating of E.
- The surveyor notes the gas boiler is assumed to be over ten years old and is reported by the vendor to be serviced annually.

- The surveyor notes the damp-proof course appears intact and unbridged, with air bricks clear where applicable.
- The surveyor notes the main walls show no obvious structural issues.
- The surveyor notes the main roof shows no obvious signs of movement or sagging and the ridge and hips appear sound.
- The surveyor notes several lintels show historic repairs attributed to initial settlement, with no further movement identified.
- The surveyor notes the staircase and banister are secure with no visible dry rot at the time of inspection.
- The surveyor records a plot in excess of one third of an acre with driveway parking and a single garage.

Section 2 — What This Means For Your Purchase

Based on the findings in this survey:

- Six issues require attention before exchange, and a further thirteen are worth planning for.
- The surveyor put a specific figure to only one item; most other repairs were priced by the metre without quantities, or left for you to obtain quotes — full detail is in the Cost Overview.
- The realistic cost of all the works is very likely higher than the single figure the surveyor quantified, because the survey does not price every item — obtaining quotations is worthwhile before exchange.
- Six documents or certificates warrant attention before exchange, including an electrical report the surveyor specifically recommends.
- The surveyor has identified location-related matters that your solicitor should be aware of, including a known geological risk for this area.

In practical terms:

- Set aside a budget for the works above and obtain written quotations, as the survey does not contain a complete cost for them.
- Additional costs may arise depending on the outcome of an electrical report, which the surveyor recommends before exchange.
- These factors may be relevant when reviewing the agreed purchase price.

These points are provided for context only and do not constitute financial or legal advice. Independent professional advice should be sought before making any property purchase decision.

Section 3 — Points Worth Noting Before Exchange

The following points are drawn from the survey findings and are provided for informational context only.

- Commission an electrical report (EICR) before exchange — the surveyor describes the installation as extremely dated.
- Confirm mortgage implications of the dated electrical installation with a broker before exchange.
- Arrange replacement of the severely decayed section of guttering the surveyor highlights on the front left elevation.
- Arrange replacement of the creeper-damaged timber fascia and have the creeper growth controlled.

- Arrange jetting of the blocked drainage the surveyor flags as needing urgent attention.
- Confirm the missing roof tile is replaced — worth confirming the urgency with the surveyor, as the description is routine.
- Confirm extractor ventilation in the wet rooms — worth confirming the urgency with the surveyor, as the description is routine.
- Obtain Gas Safety Records and boiler service history before exchange.
- Obtain FENSA or equivalent glazing certification, or ask your solicitor to verify it.
- Ask your solicitor to carry out searches regarding gypsum sinkhole risk, which the surveyor identifies for this area.
- Confirm with your solicitor that all relevant local, environmental and geological searches have been carried out.

Section 4 — Key Issues Requiring Attention

The following issues met one or more criteria: the surveyor marked them as needing urgent attention, they may be flagged by mortgage lenders, the surveyor attached a cost to them, or a valuation discrepancy was identified. Read each carefully before proceeding.

ACT NOW

Electrical installation — dated and untested

MORTGAGE FLAG

WHAT THE SURVEY SAYS

The surveyor describes the electrical installation as extremely dated, with sockets that may not meet current standards and a consumer unit showing no test date. An Electrical Installation Condition Report (EICR) is strongly recommended before exchange.

WHAT THIS MAY MEAN

The surveyor notes that the installation's safety and condition cannot be confirmed without an EICR, and that the report may find the wiring unsatisfactory and recommend a full re-wire.

WHAT MAY HAPPEN IF LEFT UNADDRESSED

- An untested, dated installation could present safety risks until checked.
- If found unsatisfactory, remedial work up to a full re-wire could be required over time.
- Mortgage lenders could raise questions about an untested installation.

SURVEYOR'S COST NOTE

[*] £7,000 – £10,000 — the surveyor's own figure for a full re-wire, and only if an electrician's report finds it necessary.

[ACT NOW](#)

Severely decayed guttering — front left elevation

WHAT THE SURVEY SAYS

The surveyor describes an isolated section of guttering on the front left elevation corner as severely decayed, with failed historic repairs, and highly advises replacement of the rainwater goods in this area.

WHAT THIS MAY MEAN

The surveyor notes that a failed gutter can discharge rainwater onto the walls below rather than carrying it away.

WHAT MAY HAPPEN IF LEFT UNADDRESSED

- Water discharging onto the walls could raise moisture levels over time.
- Continued decay could spread to adjacent rainwater goods.

SURVEYOR'S COST NOTE

[*] £85 per metre — the surveyor's rate for replacing the main-house cast-iron gutter; the survey does not state the length, so obtain a measured quotation.

[ACT NOW](#)

Creeper-damaged timber fascia

WHAT THE SURVEY SAYS

The surveyor states that a creeper plant has attacked the timber fascia causing it to rot, that a replacement fascia is required, and that the creeper growth must be controlled and kept away from the timber.

WHAT THIS MAY MEAN

The surveyor notes that creeper-induced rot has compromised the timber fascia and that replacement is required.

WHAT MAY HAPPEN IF LEFT UNADDRESSED

- Continued creeper growth and rot could spread to adjacent timber.
- Moisture could enter the roof edge over time.

SURVEYOR'S COST NOTE

[*] £100 – £150 per metre — the surveyor's rate for fascia replacement; the survey does not state the length, so obtain a measured quotation.

[ACT NOW](#)

Blocked drainage — requires jetting

WHAT THE SURVEY SAYS

The surveyor states that several drainage traps appear blocked with foliage and debris and that jetting of the drainage system is required so water drains away from the property as designed.

WHAT THIS MAY MEAN

The surveyor notes that the drains require jetting and clearing, and that a CCTV drainage survey may be instructed to map them if concerns remain.

WHAT MAY HAPPEN IF LEFT UNADDRESSED

- Blocked drains could cause water to pool near the property over time.
- Standing water could contribute to dampness.

SURVEYOR'S COST NOTE

The surveyor did not give a cost for this — obtain a quotation.

[ACT NOW](#)

Missing roof tile — sloped covering

WHAT THE SURVEY SAYS

The surveyor has marked this as urgent; the description is of a single missing tile on a sloped roof covering, with no issues noted on the flat parapet roof.

WHAT THIS MAY MEAN

The surveyor notes a missing tile on the sloped roof covering and has rated the element as requiring urgent attention.

WHAT MAY HAPPEN IF LEFT UNADDRESSED

- A missing tile could allow localised water entry at that point over time.

Worth confirming: the surveyor has marked this urgent; the described condition appears routine, so it is worth confirming the urgency with them.

SURVEYOR'S COST NOTE

[*] £60 – £70 per sq m — the surveyor's rate for roof repairs and tile replacements; the survey does not state the quantity, so obtain a quotation.

ACT NOW

No extractor fan — wet rooms

WHAT THE SURVEY SAYS

The surveyor has marked this as urgent; the description is that no extractor fan is in place in a bathroom/WC, and the surveyor advises extractor fans are installed in the areas mentioned.

WHAT THIS MAY MEAN

The surveyor notes the absence of mechanical extraction and has rated this as requiring urgent attention.

WHAT MAY HAPPEN IF LEFT UNADDRESSED

- Without extraction, moisture from bathing could contribute to condensation and, over time, localised mould.

Worth confirming: the surveyor has marked this urgent; the described condition appears routine, so it is worth confirming the urgency with them.

SURVEYOR'S COST NOTE

The surveyor did not give a cost for this — obtain a quotation.

Section 5 — All Findings

All elements assessed in the survey are listed below, grouped by category. Issues covered in full under Key Issues are referenced but not repeated in full. Documents, location risks and inspection limitations have their own sections later in this report. This section covers repair and condition findings only.

— ROOF —

ACT NOW

Missing roof tile — sloped covering

Confidence: HIGH

A single missing tile on the sloped roof covering, marked urgent by the surveyor. See Key Issues for full detail.

[*] £60–£70 per sq m (surveyor's rate — quantity not stated)

PLAN FOR

Cracked, slipped and missing tiles

Confidence: HIGH

Several individual tiles across the roof slopes are cracked, slipped or missing and require repair or replacement.

[*] £60–£70 per sq m (surveyor's rate — quantity not stated)

PLAN FOR**Ridge filleting decay and moss****Confidence: HIGH**

The cement ridge filleting is decaying with moss build-up, and two cracked ridge tiles are noted; repointing advised within five years.

[*] £60–£70 per sq m (surveyor's rate — quantity not stated)

PLAN FOR**Valley debris and moss growth****Confidence: HIGH**

Debris in a valley requires clearing to prevent water entry, with early moss growth on a shaded elevation to be cleaned periodically.

the surveyor did not give a cost — obtain a quotation

— CHIMNEY —

PLAN FOR**Chimney mortar and pointing decay****Confidence: HIGH**

Several chimney stacks show decayed mortar and pointing with some foliage growth; repointing and haunching repair advised.

[*] £70–£90 per sq m (surveyor's rate — quantity not stated)

PLAN FOR**Chimney salt efflorescence — moisture****Confidence: HIGH****MORTGAGE FLAG**

Salt efflorescence at a chimney base and internally indicates higher moisture; external pointing repairs advised.

[*] £70–£90 per sq m (surveyor's rate — quantity not stated)

— EXTERNAL WALLS —

PLAN FOR**External pointing, render and plinth****Confidence: HIGH**

Localised decayed mortar joints, a fallen plinth chamfer, and render damage on the extension linked to the absent flat-roof gutter.

[*] £70–£90 per sq m (surveyor's rate — quantity not stated)

PLAN FOR**Lintel movement — observe and repoint****Confidence: HIGH**

One lintel shows slight brickwork sagging; the surveyor advises repointing and observation. Other lintels showed only historic repair.

the surveyor did not give a cost — obtain a quotation

— GUTTERS AND RAINWATER —

ACT NOW**Severely decayed guttering — front left elevation****Confidence: HIGH**

An isolated decayed gutter section with failed historic repairs. See Key Issues for full detail.

[] £85 per metre (surveyor's rate — quantity not stated)*

PLAN FOR**Flat roof drainage and hopper clearing****Confidence: HIGH**

The flat roof has no rainwater catchment so water drains onto the ground affecting render; hoppers behind foliage need clearing.

[] £50 per metre (surveyor's rate — quantity not stated)*

— TIMBER —

ACT NOW**Creeper-damaged timber fascia****Confidence: HIGH**

Creeper-induced rot to the timber fascia requiring replacement. See Key Issues for full detail.

[] £100–£150 per metre (surveyor's rate — quantity not stated)*

— DAMP AND MOISTURE —

PLAN FOR**Moisture around chimney breast****Confidence: HIGH****MORTGAGE FLAG**

High moisture and internal efflorescence around the central chimney breast, linked to decayed external mortar; external repairs required.

[] £70–£90 per sq m (surveyor's rate — quantity not stated, external repointing)*

UNCONFIRMED**Purlin moisture — limited access****Confidence: MEDIUM**

The surveyor recorded potentially higher moisture on a purlin but could not access it to confirm with a damp meter.
the surveyor did not give a cost — obtain a quotation

PLAN FOR**Internal wall moisture — flat roof extension****Confidence: HIGH****MORTGAGE FLAG**

Elevated internal moisture readings and efflorescence attributed by the surveyor to the absent flat-roof drainage and decayed chimney mortar.

[] £70–£90 per sq m and £50 per metre (surveyor's rates for the external remedies — quantities not stated)*

PLAN FOR**Internal lintel deflection****Confidence: HIGH**

Slight internal deflection at a lintel where external repairs have been made; the surveyor advises matching internal repair.

the surveyor did not give a cost — obtain a quotation

— WINDOWS —

PLAN FOR**Misted double glazing and stiff window****Confidence: HIGH**

Two double-glazing units show failed seals (misting) and one aluminium window is stiff to open.

the surveyor did not give a cost — obtain a quotation

— ELECTRICAL —

ACT NOW**Electrical installation — dated and untested****Confidence: HIGH****MORTGAGE FLAG**

Extremely dated installation, no test date; EICR strongly recommended. See Key Issues for full detail.

[] £7,000–£10,000 (surveyor's figure, only if a re-wire is deemed necessary)*

— VENTILATION —

ACT NOW

No extractor fan — wet rooms

Confidence: **HIGH**

The surveyor notes no extractor fan in a bathroom/WC and has marked this urgent; the described condition is routine. See Key Issues for full detail.

the surveyor did not give a cost — obtain a quotation

— PLUMBING AND DRAINAGE —

ACT NOW

Blocked drainage — requires jetting

Confidence: **HIGH**

Drainage traps blocked with foliage and debris requiring jetting. See Key Issues for full detail.

the surveyor did not give a cost — obtain a quotation

PLAN FOR

Hot water tap — loose and low pressure

Confidence: **HIGH**

A hot water tap is loose and running at low pressure.

the surveyor did not give a cost — obtain a quotation

— OTHER —

UNCONFIRMED

Possible rodent activity in roof space

Confidence: **MEDIUM**

The surveyor recorded a potential mouse problem in the roof structure; no rating was assigned and it is unconfirmed.

— GARAGE AND GROUNDS —

PLAN FOR

Garage masonry — pointing and cracks

Confidence: **HIGH**

Stepped deflection above the garage door lintel, pillar mortar movement, and internal cracks above lintels; repointing and observation advised.

the surveyor did not give a cost — obtain a quotation

PLAN FOR

Garage roof — missing slates

Confidence: **HIGH**

Missing slates and debris on the garage roof requiring replacement and cleaning.

the surveyor did not give a cost — obtain a quotation

Section 6 — Cost Overview

This is the single place in the report where costs appear. All figures here are the surveyor's own, taken directly from the survey document. Survlex has not generated, estimated, or added any cost. Read all three parts together — they are one picture.

The surveyor attached a complete figure to only one item below, and even that one is conditional. Everything else was either priced by the metre without a quantity, or left without a cost for you to obtain quotes on. This means the realistic cost of all the works is very likely higher than the figure shown — but the survey does not contain enough detail to total it. Obtain written quotations before you exchange.

PART A — COSTS THE SURVEYOR HAS QUANTIFIED (full figures)

[*] Full property re-wire

£7,000 – £10,000 (only if an electrician's report finds it necessary)

A complete re-wire of the property, which the surveyor says may be needed if an Electrical Installation Condition Report (EICR) deems it necessary.

This is the only complete figure the surveyor put a number to, and it is conditional on the electrical report. It is not the cost of all the works.

PART B — WORK THE SURVEYOR PRICED BY THE METRE (no quantity stated)

[*] Chimney and external-wall repointing

£70 – £90 per sq m

Repointing decayed mortar to chimneys and external walls.

[*] Roof repairs and tile replacements

£60 – £70 per sq m

Replacing and repairing cracked, slipped and missing roof tiles, ridge.

[*] Fascia replacement

£100 – £150 per metre

Replacing the creeper-damaged timber fascia.

[*] Main-house gutter replacement (cast iron)

£85 per metre

Replacing the severely decayed section of guttering.

[*] Flat-roof extension gutter and downpipe (plastic)

£50 per metre

Installing rainwater catchment to the flat roof that currently drains onto the ground.

Note: these are unit rates only. Because the survey does not state how much work is needed, they cannot be added into a total. They are likely to be the largest part of the actual repair cost — obtain measured quotations.

PART C — WORK THE SURVEYOR FLAGGED WITHOUT A COST

- Valley debris and moss clearing: the surveyor did not give a cost — obtain a quotation.
- Lintel repointing and observation (external): the surveyor did not give a cost — obtain a quotation.
- Purlin moisture investigation: the surveyor did not give a cost — obtain a quotation.
- Misted double-glazing units and stiff window: the surveyor did not give a cost — obtain a quotation.
- Internal lintel deflection repair: the surveyor did not give a cost — obtain a quotation.
- Extractor fan installation in wet rooms: the surveyor did not give a cost — obtain a quotation.
- Drain jetting and clearing: the surveyor did not give a cost — obtain a quotation.
- Hot water tap repair: the surveyor did not give a cost — obtain a quotation.
- Garage masonry repointing and crack repair: the surveyor did not give a cost — obtain a quotation.
- Garage roof missing slates and cleaning: the surveyor did not give a cost — obtain a quotation.
- Hopper clearing behind foliage: the surveyor did not give a cost — obtain a quotation.

POTENTIAL ADDITIONAL COSTS (contingent)

- Electrical report (EICR): the surveyor recommends one before exchange; if it finds the wiring unsatisfactory, the re-wire figure in Part A may apply.
- CCTV drainage survey: the surveyor mentions one may be instructed if concerns remain about the drains — cost not stated, obtain a quotation.

NOTE ON DOCUMENTS AND SEARCHES: the cost of obtaining documents (such as the EICR itself) and any solicitor's searches are not shown above; they are noted in the Documents and Location sections where relevant.

WHAT THIS DOES NOT INCLUDE

- Issues in elements the surveyor could not inspect.
- Legal, mortgage or administrative costs.
- The cost of works the surveyor priced only by the metre (quantity unknown).
- The cost of works the surveyor did not price at all.
- Defects not visible or accessible at the time of inspection.
- The cost of obtaining documents or commissioning searches.

The figures above are the surveyor's, are not fixed quotations, and do not represent the full cost of all the works. Obtain your own written quotations.

[*] Surveyor's own figure or rate — taken directly from the survey document. There is no Survlex estimate anywhere in this report.

Excluded from the figures above: Not Inspected elements: 9 — Unconfirmed items: 2 — Lower-confidence findings: 0.

Section 7 — What Was Not Inspected and Survey Limitations

This section covers two things: elements the surveyor could not access on the day, and the structural boundaries of what any RICS survey of this type can assess.

PART A — ELEMENTS NOT INSPECTED OR NOT ACCESSIBLE

The following were marked Not Inspected, or described as not visible or not accessible at the time of inspection. Their condition is unknown. This is not an indication that an issue exists or that none does.

Base of a side-elevation chimney stack — obscured by creeper growth.

External walls (areas) — inspection limited by creeper and foliage.

Roof structure (behind tiles) — not visible due to boarding.

Roof space (areas) — limited by stored personal belongings.

Central roof structure — loft hatch painted shut, not accessible.

Shower — not tested.

A drainage trap — inspection limited by a shrub.

PART B — SURVEY SCOPE AND LIMITATIONS

All RICS surveys operate within defined boundaries. The following applied to this inspection.

- The survey is non-invasive and reflects only what was visible and accessible on the day of inspection.
- Foundations and substructure were not inspected, and chimney stacks were seen only from the ground.
- The services — electrical, gas, water, drainage and flues — were inspected visually only and not tested.
- Floors under coverings, areas behind furniture and concealed surfaces were not inspected.
- External elements including the roof were assessed from ground level or by drone, and some areas were obscured by creeper and foliage.

Section 8 — Before You Exchange

The following are worth considering before exchanging contracts. Each reflects a matter identified in the survey document. Independent advice should be sought on each.

Commission an electrical report (EICR) before exchange — the surveyor describes the installation as extremely dated and untested.

Confirm mortgage implications of the electrical installation with a broker before exchange — lenders may flag this.

Arrange replacement of the severely decayed front-left guttering — worth addressing before exchange.

Arrange replacement of the creeper-damaged fascia and control the creeper — worth addressing before exchange.

Arrange jetting of the blocked drainage — worth addressing before exchange.

Consider commissioning a specialist for the roof space and central structure — these were not fully inspected, condition unknown.

Obtain Gas Safety Records and the boiler service history before exchange — the boiler is assumed over ten years old.

Obtain FENSA or equivalent glazing certification before exchange — or ask your solicitor to verify it.

Ask your solicitor about gypsum sinkhole risk in this area — the survey identifies this as worth investigating.

Confirm with your solicitor that all relevant local, environmental and geological searches have been instructed.

Section 8B — Documents and Certificates

The survey identifies the following documents and certificates as relevant to this purchase. Each should be reviewed or obtained before exchange. Your solicitor or the selling agent may be able to assist.

Electrical Installation Condition Report (EICR)

REQUIRED BEFORE EXCHANGE

A formal inspection of the property's fixed electrical installation by a registered electrician. The surveyor strongly recommends obtaining an in-date and satisfactory EICR before exchange. Without a satisfactory EICR, you cannot know whether remedial electrical work — up to a full re-wire — is needed.

Gas Safety Records

VERIFY WITH SOLICITOR

Records confirming the gas appliances and installation have been inspected and certified safe by a registered engineer. Without them, the safety and service status of the gas installation is unconfirmed.

Boiler Service History

RECOMMENDED

A record of past servicing showing maintenance and remaining serviceable life. The boiler is assumed over ten years old; the vendor reports annual servicing but no records were available at inspection. Without service history, the condition and remaining life of an older boiler cannot be confirmed.

FENSA or Competent Person Glazing Certification

VERIFY WITH SOLICITOR

Certification confirming replacement glazing complies with Building Regulations or was installed under a recognised scheme. Without it, you may need indemnity insurance or face compliance questions on the glazing.

Gas Appliance Safety Certificates

VERIFY WITH SOLICITOR

Certificates evidencing safety checks of gas appliances at the property. These confirm appliance safety status before you commit.

Flat Roof Warranties

VERIFY WITH SOLICITOR

Any warranty covering the felt flat-roof covering on the side extension. A warranty, if it exists, may cover defects in the flat-roof covering.

Section 8C — Location and Legal Checks

The survey identifies the following location and legal matters worth raising with your solicitor before exchange. These are not repair issues — they are background factors that may affect the purchase or the property's long-term risk profile.

Gypsum Sinkhole Risk (Ripon area)

IDENTIFIED IN SURVEY DOCUMENT

The property is in Ripon, an area the surveyor notes is periodically subject to gypsum-dissolution sinkholes. The surveyor references a British Geological Survey resource and advises land searches. A solicitor may be able to advise on appropriate land searches regarding this matter. The surveyor's referenced resource is:

<https://www.bgs.ac.uk/geology-projects/sinkholes-research/sinkhole-at-magdalens-close/>

Geological Searches

NOTED IN SURVEY DOCUMENT

The surveyor recommends that legal advisers carry out searches for geological abnormalities relevant to the area, which may include coal, radon, shale gas, gypsum, potash, subsidence and groundwater. A solicitor may be able to advise on which searches are appropriate.

Legal, Title and Environmental Searches

NOTED IN SURVEY DOCUMENT

The surveyor recommends searches and enquiries covering matters such as flood history, boundary disputes, chancel liability, party wall matters, protected species, tree preservation orders, invasive species including Japanese knotweed, rights of way, and freehold type. A solicitor may be able to advise on and instruct the relevant searches.

Boundary Ownership

NOTED IN SURVEY DOCUMENT

The surveyor flags that boundary ownership and maintenance liability are outside the survey's scope and that the survey does not map or confirm boundaries. A solicitor may be able to establish boundary ownership and maintenance responsibility.

Section 9 — What We Checked

Survey document	RICS Level 3 (Building Survey) William Parker & James Gillow, Merit Estates RICS 1196273
Property	The Address
Inspection date	5 June 2023
Pages analysed	121
Document quality	Mixed

Note: some pages required optical character recognition (OCR). Where text quality was reduced, findings are marked MEDIUM or LOW confidence in All Findings.

This Survlex report covers all five categories of information present in the survey document: repair and condition findings, documents and certificates, location and legal matters, inspection limitations, and property context. It is based solely on the document identified above. Survlex has not inspected the property.

Section 10 — Important Notice

This report is produced by Survlex, an information service by Packlex Ltd. It does not constitute professional surveying advice, legal advice or financial advice.

Survlex analyses survey documents and presents findings in plain English to help buyers understand their survey before making a purchase decision. This report does not replace the original survey or independent professional advice. It is based solely on the survey document provided. Survlex has not inspected the property and accepts no responsibility for matters not disclosed in the survey document or for decisions made in reliance on this report.

COST DISCLAIMER

All cost figures in this report are the surveyor's own, taken directly from the survey document, and have not been independently verified by Survlex. Survlex has not generated or estimated any cost. Unit rates (per metre or per sq m) are the surveyor's; because the survey does not state quantities, they cannot be totalled. Where the surveyor gave no cost, none is shown. The figures shown are not fixed quotations and do not represent the full cost of all the works. Obtain your own written quotations from qualified, insured contractors before committing to any purchase or repair decision.

Seek independent professional advice before making any property purchase decision.

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