Mason & Oak
SURVEYORS & HERITAGE CONSULTANCY

THOROUGH. HONEST. INDEPENDENT.

Level 3 Building Survey

Sample report

Selected extracts from a completed survey of a traditional stone-built home.

Fully written advice. Property-specific findings. Practical next steps.

See how we explain the building, connect defects with their possible causes, prioritise investigation and repairs, and help clients plan expenditure.

This sample retains original reporting pages and embedded inspection photographs. Client and property identifiers have been removed or generalised. Identifying exterior views and external photo links have been omitted.

This is an incomplete, edited illustration of our reporting approach. It is not advice about any property and must not be used to make purchasing, repair or safety decisions.

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Inside this sample

Read the selected findings alongside the explanations of ratings and limitations. The full original report covers additional elements and enquiries that are not reproduced here.

Reading the report and ratings	**3-4**
Executive summary and recommended investigations	**5-9**
Repair allowances, priorities and budget summary	**10-16**
Thermal images with interpretation	**17**
Roof coverings: findings, risks and repair advice	**18-20**
Roof structure and supporting photographs	**21-25**
Internal walls: dampness, linings and staged action	**26-29**
Energy efficiency in a traditional building	**30-31**
What to do next	**32**

About the extracts

Sample pages are numbered consecutively. Each extract also identifies its original printed page; gaps are intentional. References to omitted sections remain as part of the original report.

Repair figures are retained at their original October 2026 pricing basis. They are illustrative allowances for that instruction, not current quotations or prices for your property.

Thermal imaging and a consolidated maintenance or budgeting plan are shown because they were included in this instruction. Inclusions depend on the service and package agreed; these pages do not imply that every Level 3 includes the same extras.

Photographs are embedded for viewing within this PDF. Original external full-size links have been removed. This extract is not a separate damp investigation or a formal heritage statement.

Urgency rating guide (★)

Rating	Description	Timescale	Guidance
★	Routine	Ongoing maintenance	No immediate action required; monitor and maintain as part of normal upkeep
★★	Planned	Within 3 months – 2 years	Repairs required but not immediately critical
★★★	Urgent	Within 1–3 months	Defects requiring prompt attention to prevent deterioration or risk
★★★★	Immediate	As soon as possible	Immediate Actions (Safety, Investigations & Critical Works)

How to read this report

This report has been designed to provide clear, practical, and professional advice to help you make an informed decision before committing to purchase. We appreciate that property surveys can contain a significant amount of technical information, and this section is intended to help you understand how to interpret our findings.

The Urgency Rating relates to the recommended action, not necessarily the severity of the underlying defect. For example, a specialist inspection may require immediate attention even though any resulting repairs can reasonably be planned over a longer period.

Start with the condition summary (Section C)

If you read only one part of this report, we strongly recommend starting with the Condition summary. This provides an overview of the property's condition, highlighting the most significant defects and key issues that should be considered before purchase.

Understand the condition ratings (1–3)

Each element of the property is given a condition rating to reflect its current state:

- **3 – Urgent defects or safety risks requiring immediate attention or further investigation**
  Defects that require immediate attention or further investigation. These may pose a risk to the structure, safety, or weatherproofing of the property.

- **2 – Defects Requiring Repair**
  Issues that need repair or maintenance but are not considered immediately serious. These should still be addressed in due course to prevent deterioration.

- **1 – No Significant Defects**
  Elements that are performing as expected, with only routine maintenance required.

- **N/A – Not applicable or not inspected**
  Areas that could not be accessed or inspected at the time of the survey.

How each section works

For each element of the property (Sections E, F, G and H), we provide:

- Description – What we observed during the inspection.
- Risks – What could happen if the issue is not addressed.
- Recommendations – What actions should be taken.
- Cost & Urgency Ratings – Guidance on cost and priority

This structure is designed to clearly explain not just *what the issue is*, but *why it matters* and *what you should do next*.

Further investigations

Where we recommend further investigation, this means that the limitation of a visual inspection prevents us from confirming the full extent of a defect.
You should arrange these investigations before legal commitment to purchase, as they may reveal additional works and costs.

Legal considerations (Section I)

Certain matters—such as boundaries, ownership, rights of way, guarantees, and compliance with Building Regulations—can only be confirmed by your Legal Advisor.
We highlight these within the report, and you should ensure they are fully investigated as part of the conveyancing process.

Important note

This report is based on a non–intrusive visual inspection. Hidden defects may exist that were not visible at the time of inspection.
You are strongly recommended to:

- Obtain quotations for recommended works.
- Instruct specialists where recommended to do so.
- Review the report in full before proceeding.

In Simple Terms

- Start at the summary → understand the key risks.
- Look for 3 ratings → these are your priority issues.
- Use **£** and ★ ratings → understand cost and urgency.
- Follow recommendations → before committing to purchase.

Executive summary

The property is a traditional stone-built property with considerable historic character. Its thick masonry walls, substantial exposed timbers, fireplaces and unusual internal stone feature contribute to its interest. The building has evolved over time, and its relationship with the adjoining properties is important to understanding both its construction and future maintenance.

Overall Condition Rating: 2 — Repairs and improvements are required, with specific Condition Rating 3 matters requiring investigation before purchase.

Much of the accessible accommodation remains serviceable. However, active moisture problems, defects to external weathering and uncertainty within concealed areas mean that the cottage should not be regarded as requiring only cosmetic refurbishment. Several investigations should be completed before legal commitment so that the extent and cost of repairs can be understood.

The desktop assessment indicates medium flood risk from rivers or the sea in the surrounding area. Obtain a property-specific flood search, seller's flooding history and confirmation of acceptable insurance terms before legal commitment.

Key issues identified

The most important matters requiring your attention are summarised below:

- Roof and chimney repairs: Slipped or damaged slates, obstructed valleys and deteriorated chimney pointing require attention. Dampness was identified to roof timbers and chimney masonry. Inspect the complex roof junctions closely and obtain a coordinated repair quotation.
- Dampness and concealed walls: Moisture and staining affect several internal areas. External render cracks, defective seals, rainwater disposal and chimney defects are potential contributors. The secondary bedroom lining conceals the affected gable and chimney walls and requires targeted investigation before purchase, following appropriate asbestos precautions.
- Timber condition: Pronounced splits and insect flight holes were identified in older timbers. These do not automatically indicate failure or active infestation, but assessment is needed to establish their significance. Retain sound historic timber and avoid indiscriminate treatment.
- Fire separation and escape: The separating wall beneath the inaccessible subsidiary roof could not be inspected. The sticking entrance door, unverified escape windows and alarm provision also require attention.
- Services and oil storage: Obtain electrical testing and specialist checks of the woodburner, oil-fired boiler and oil tank. Establish the function and connections of the loft ventilation equipment.
- Local masonry and safety repairs: Investigate cracking around the gable-window lintel and its apparently limited bearing. Improve excessive staircase balustrade gaps and attend to local paving hazards.
- Shared responsibilities: Confirm ownership, maintenance liabilities and access rights affecting the yard, adjoining walls, roof junctions and drainage.

Historic development and significance

Historic mapping dated 1848 shows the building group in a broadly similar overall footprint. This supports a longstanding relationship between the buildings, although it does not establish their original construction dates, uses or roof arrangements.

The projecting kitchen, altered masonry openings, redundant chimney and irregular internal arrangement suggest adaptation over time. The small subsidiary roof adjoining another cottage may also represent a changed roof junction. These remain interpretations rather than a confirmed sequence of development.

The substantial stone feature in the lounge may relate to an earlier domestic or working arrangement, but its original purpose is unknown. Its size and position warrant recording and retention while further evidence is sought. Nearby features and neighbouring property names do not establish a former milling or industrial use.

Overall risk assessment

The main uncertainty concerns the extent of moisture-related deterioration concealed behind linings, within roof junctions and at timber bearings. Restricted roof access also prevented a complete assessment of the structure and separation from adjoining accommodation.

No clear evidence of significant widespread structural movement was identified in accessible areas. Nevertheless, the local lintel, split timbers and altered chimney require the specific assessments described in the report. Further defects and additional costs may become apparent during opening-up.

Recommended approach

Before legal commitment, complete the targeted investigations, obtain the service reports and clarify shared maintenance arrangements. Secure quotations for the roof, chimney, rainwater and wall repairs, including safe access costs and a contingency for concealed work.

Repair water-entry defects before extensive internal refurbishment. Allow affected areas to dry and reassess before replacing finishes. Use appropriately specified lime mortars, compatible plaster and vapour-permeable decoration where suitable; avoid blanket chemical damp-proofing, impermeable coatings or timber treatment without a clear diagnosis.

Subject to satisfactory investigation and an acceptable repair budget, the cottage offers the opportunity to conserve a distinctive historic home. Ownership will require regular maintenance and contractors familiar with traditional construction. This summary should be read alongside the detailed findings, limitations and recommendations in the report.

Further investigations required

Before legal commitment to purchase, complete the following investigations and obtain written findings and quotations for necessary repairs

Roof coverings, structure and chimney

Instruct a roofing contractor experienced in traditional stone buildings to inspect the roof at close quarters and arrange safe access to the roof void. The inspection should address:

- Slipped or damaged slates, blocked valleys, narrow drainage channels and roof abutments.
- Damp roof timbers and chimney masonry, including the sources of water entry.
- Uneven roof profiles and the condition of older and recently installed timbers.
- Chimney pointing, crown, flaunching and flashings.
- The inaccessible subsidiary roof and the continuity of the separating wall beneath it.

Obtain a coordinated repair specification and quotation, including access costs. Seek structural engineering advice where the inspection identifies significant weakness, inadequate support or unexplained deformation

Concealed bedroom walls and dampnes

Arrange targeted investigation behind the secondary linings to the principal bedroom gable and chimney walls. Establish the condition of the concealed masonry, framing and any insulation, together with the likely reason for the lining

The textured finish should be assessed for asbestos before disturbance. Opening-up must be agreed with the seller and undertaken with suitable precautions

Have the widespread dampness assessed alongside the external roof, chimney, render, sealant and rainwater defects. Include the damp redundant chimney breast and stained wall recesses. Obtain a repair strategy suited to traditional solid stone construction rather than specifying chemical damp-proofing solely from meter readings.

Gable-window lintel and altered chimney

Have the cracking around the gable-window lintel and its apparently limited bearing checked at close quarters. Localised exposure may be required to establish the support concealed by render.

Confirm the extent of removal of the dining/kitchen chimney and the support to retained masonry. Obtain structural advice where either investigation identifies inadequate or uncertain support.

Timber condition

Arrange assessment of the pronounced beam splits and insect damage affecting roof timbers, exposed beams, doors and the understairs cupboard

The assessment should distinguish historic flight holes from current activity and establish whether deterioration has materially reduced timber strength. Coordinate this with the roof and damp investigations, retaining sound historic timber and limiting treatment to what is justified.

Woodburner and flue

Instruct a suitably qualified HETAS-registered installer or other competent solid-fuel specialist to inspect the lounge stove, hearth, flue, termination, combustion air provision and clearances from combustible materials

Arrange sweeping and any further flue testing required. Obtain a written report and quotations for necessary work. The appliance should be confirmed safe before use

Oil-fired heating and storage

Instruct an OFTEC-registered technician competent in the relevant work to inspect and service the Grant boiler and check heating and hot-water operation.

Include a separate assessment of the oil tank, base, pipework, fire separation, filling arrangements and secondary containment. Consider the nearby stream and possible pollution pathways. Obtain quotations for any necessary alterations or replacement.

Electrical installation

Obtain an EICR unless a satisfactory, sufficiently recent report covering the current installation is supplied, together with evidence that identified defects were resolved.

Include checks of recessed lighting and electrical supplies serving the hob, boiler and ventilation equipment. Obtain quotations for remedial work.

Ventilation

Have a competent ventilation contractor identify the loft unit, trace its ductwork and establish its intended function and operation.

Confirm the bathroom connection and discharge route, and whether the kitchen extractor discharges outside or recirculates. Assess suitable ventilation alongside the dampness findings and safe woodburner operation.

Escape arrangements and alarms

Arrange assessment of the sticking entrance door and the suitability and operation of potential escape windows. Obtain all window keys so that opening dimensions and operation can be checked.

Confirm appropriate smoke and carbon monoxide alarm coverage before occupation. Include the staircase balustrade improvements within the joinery quotation.

Records and legal enquiries

Your Legal Advisor should obtain the records and clarify the ownership, access and shared maintenance matters listed in Section I. Particular attention is required to previous roof and chimney alterations, bedroom linings, service installations and shared roof drainage.

Refer significant findings or conflicting information back to us before legal commitment. Use the investigation results to establish a realistic repair budget, including a contingency for concealed defects.

Failure to do so may result in additional unforeseen costs.

Our overall advice

The property is considered:

Suitable to Proceed – Subject to Repairs and Further Investigations

However, you should proceed on the basis that:

- Immediate investigations and urgent repairs are required, with further planned repairs anticipated during the first year of ownership.
- Costs should be anticipated for roofing repairs, damp-related works and routine maintenance. Further investigations may identify additional expenditure.
- The findings of further investigations may increase the scope of works.

You may wish to use the contents of this report to:

- Renegotiate the purchase price, or
- Request that certain works are carried out prior to exchange.

What you should do next

- Obtain quotes for all significant repairs.
- Instruct specialist inspections where recommended.
- Discuss findings with your Legal Advisor
- Carefully consider the overall cost and risk before proceeding

Cost breakdown

Repairs associated with each element are outlined beneath the relevant headings. All costs provided are approximate estimates, exclusive of VAT (currently 20%), and exclude any specialist, professional, or consultant fees unless otherwise stated. These figures are intended as a general guide only, and you should obtain formal quotations prior to committing to any works.

Where further investigations by specialist contractors or consultants have been recommended, the results of such investigations may identify additional defects or more extensive remedial works. This may identify additional defects requiring more extensive remedial works than are presently anticipated within this report.

Section E External

Section E External

Element	Recommended action	Estimated cost	Urgency
E1 Chimney	Repoint open stonework joints in compatible lime mortar; repair crown/flaunching and rebed loose stones if confirmed. Check terminal, cowl and aerial fixings. Access and major rebuilding excluded.	£700–£1,800	★★★
E1/E2 Leadwork	Inspect and locally repair chimney flashings and roof abutments where needed to address moisture entry. Extensive renewal excluded.	£350–£900	★★★
E1/E2/E4/E8 Access	Shared scaffold/access allowance for coordinated chimney, roof, gable and eaves work. Count once; confirm access rights and contractor requirements.	£1,200–£3,000	With works
E2 Roof inspection	Close inspection of slates, valleys, abutments and subsidiary roof junction; identify leak sources. Roof-void structural investigation is additional under F1.	£250–£500	★★★★
E2 Slate repairs	Refix or replace local slipped and damaged slates using suitable matching materials. Extensive fixing failure, underlay renewal and reroofing excluded.	£300–£800	★★★
E2 Valleys and moss	Carefully clear moss and debris from valleys, narrow channels and affected roof areas; check exposed coverings and drainage. Avoid pressure washing.	£350–£550	★★★

E2 Valley repairs conditional	Provisional allowance for local lead-valley or subsidiary-junction repairs only if defects are confirmed. Major reconstruction requires a separate quotation.	£500–£1,500	After inspection
E3 Rainwater goods	Clear gutters and downpipes; check falls, outlets, joints and brackets; undertake local repairs and check performance during rainfall.	£180–£450	★★★
E3 Front downpipe	Trace the disposal route and connect to an appropriate confirmed outlet. Allow for a modest local connection; extensive excavation or new drainage excluded.	£350–£600	★★★
E4 Gable lintel	Investigate cracking and apparent limited bearing; allow for local exposure and making good. Engineer input, replacement lintel and structural repairs priced separately if needed.	£300–£700	★★★★
E4 Render and finishes	Investigate cracked/blistered render and staining; undertake local compatible repairs and breathable redecoration to affected elevations. Confirm materials and extent first; wholesale stripping excluded.	£1,800–£4,500	★★★
E5 Timber windows	Repair defective perimeter seals and local coatings; ease/service accessible fittings and provide keys. Assess escape openings separately; replacement windows excluded.	£350–£600	★★★
E6 Entrance door	Ease and adjust the sticking sole exit door; check latch, lock and seals. Glazing alterations or replacement door excluded.	£120–£300	★★★
E7 Entrance canopy	Check stone slabs, joints and embedded timber supports; maintain coatings and undertake minor repairs where needed. Major stone or timber replacement excluded.	£150–£400	★★
E8 Eaves joinery	Prepare and redecorate rear timber fascias/soffits; check concealed edges when accessible. Decay repairs or substantial replacement priced separately if found.	£350–£600	★★★

Section F Internal

Element	Recommended action	Estimated cost	Urgency
F1 Roof void	Safely inspect inaccessible roof timbers and subsidiary void; check separating-wall continuity and open gable joints. Coordinate with E2 roof inspection. Opening-up and repairs additional.	£300–£400	★★★★
F1/F2/F7 Timber assessment	One coordinated assessment of damp timbers, pronounced beam splits, insect damage and accessible bearings. Determine activity and remaining strength; avoid blanket treatment.	£350–£700	★★★★
F1 Masonry	Local lime repointing to open joints within roof-space gables/chimney masonry. Flue repairs and major rebuilding excluded.	£300–£800	★★★
F1/F2 Engineer conditional	Structural engineering assessment if significant weakness, inadequate support or unexplained deformation is identified. Do not commission automatically for old splits alone.	£500–£1,000	If indicated
F3 Textured finishes	Competent sampling and laboratory analysis of suspect bedroom wall coatings before disturbance. Wider refurbishment survey or asbestos removal priced separately if needed.	£120–£300	★★★★
F3 Bedroom lining	Targeted opening-up and investigation of concealed gable/chimney walls, lining and embedded timber; local making good. Seller agreement and asbestos precautions required.	£400–£1,000	★★★★
F3 Damp assessment	Independent traditional-building moisture assessment, coordinated with roof and bedroom investigations. Diagnose sources and specify compatible repairs; avoid duplicating survey fees.	£350–£700	★★★★
F3 Finishes provisional	Local compatible plaster repairs and vapour-permeable decoration after external defects are repaired and walls have dried. Extent to be confirmed; full lining renewal excluded.	£1,000–£3,000	After drying
F4 Floors	Monitor minor springiness/creaking; optional local board refixing when coverings are lifted. No immediate structural floor work established.	£150–£400	★ optional

F5 Stove and flue	Specialist stove/hearth/flue safety inspection and sweep with written findings; further flue testing where justified. Repair or relining quotation additional.	£180–£400	★★★★
F5 Redundant chimney	Investigate retained flue, former termination and support. Allow for appropriate ventilation and modest local making good; structural works or major roof repairs excluded.	£400–£1,000	★★★★
F6 Kitchen	Maintain sink/worktop seals and accessible plumbing. Unit replacement is not indicated. Extraction assessment included under F1 ventilation below.	£100–£250	★
F7 Stair and joinery	Reduce excessive balustrade gaps; repair local stair creaking and loose joinery. Retain sound historic components. Insect assessment included above.	£350–£900	★★★
F8 Bathroom minor works	Maintain bath, shower and basin seals and check accessible waste/supply connections pending planned refurbishment.	£150–£350	★★
F8 Refurbishment optional	Replace worn bathroom fittings and finishes if desired. Alternative to overlapping minor repairs; structural decay, major plumbing relocation and asbestos works excluded.	£5,000–£9,000	★★ planned

Section G Services

Element	Recommended action	Estimated cost	Urgency
G1 Electrical testing	Obtain EICR covering current installation, recessed lighting and relevant fixed equipment supplies. Obtain quotations for defects identified; no automatic consumer-unit replacement.	£200–£400	★★★★
G1 Repairs conditional	Provisional allowance for minor electrical repairs only if testing identifies defects. Consumer-unit renewal or rewiring requires separate quotation.	£250–£750	After testing
G2 Oil tank	OFTEC storage assessment: condition, base, fire separation, containment, filling access and stream/drain pollution risks. Combine visit with boiler servicing where practicable.	£100–£250	★★★★

G2 Tank conditional	Replace tank with suitable bunded installation if assessment requires it. Provisional only; exceptional access, relocation, barriers and contaminated-ground works extra.	£2,000–£4,500	If required
G3 Water isolation	Locate/check stop tap and external isolation; install or renew accessible internal valve if needed. Investigate incoming pipe material and shared supply.	£120–£350	★★★
G3 Lead supply conditional	If lead is confirmed, obtain water-supplier advice and replacement quotation. Route, length, shared rights and excavation are unverified.	Quotation required	If confirmed
G4/G5 Oil boiler	OFTEC inspection/service including heating, hot water, controls, flue, frost protection and accessible oil connections. Count once for heating and hot water.	£180–£300	★★★★
G4/G5 Repairs conditional	Minor heating or hot-water repairs only if identified during service. Boiler replacement and extensive radiator/pipework renewal excluded.	£250–£750	After testing
G6 Drainage	Keep accessible gullies and chambers clear. No immediate drainage repair established; CCTV only if symptoms or enquiries justify investigation.	£100–£250	★ if needed
F1 Ventilation assessment	Trace loft unit and bathroom/kitchen duct routes; identify function, external discharge and performance. Check filters and controls; coordinate with stove safety assessment.	£200–£450	★★★★
F1 Ventilation improvements	Provisional allowance for local duct, filter, control or fan improvements following assessment. Full replacement system requires separate quotation.	£250–£800	After assessment
G8 Alarms	Review and improve smoke/heat and carbon monoxide alarm coverage. Range allows modest standalone provision through to a small interconnected installation.	£150–£650	★★★★

Grounds and Budget Notes

Element	Recommended action	Estimated cost	Urgency
E9 Paving	Clear moss/weeds and reset locally loose or uneven slabs to reduce slip/trip risks. Keep neighbouring access unobstructed.	£200–£400	★★
E9 Stone walls	Remove invasive growth and locally repoint open joints in compatible lime mortar; rebed loose copings/stones if found. Major rebuilding excluded.	£300–£800	★★
E9 Gates and railings	Local preparation/redecoration, hinge/latch servicing and minor fixing repairs. Replacement metalwork excluded.	£150–£400	★
H Outbuildings	No allowance for neighbouring garage or other structures unless ownership and inclusion in the purchase are confirmed and inspection establishes work required.	Not included	N/A

Urgency: ★ routine maintenance; ★★ planned work; ★★★ prompt repairs or action before occupation where safety requires; ★★★★ investigation before legal commitment. Unsafe conditions require immediate precautions.

These are indicative budgeting allowances at October 2026, including VAT where applicable, not contractor quotations. Local prices, access, quantities and heritage specifications must be confirmed. Obtain specialist reports and firm quotations before purchase.

Count shared scaffolding once. Roof, timber, damp and ventilation assessments may overlap: agree coordinated scopes and avoid duplicate fees. G4 and G5 share one boiler service allowance. F1 investigations may also inform E2 and E4.

Conditional and optional rows are not confirmed expenditure. Include them only if the investigation supports that work; do not add alternative scopes together. No reliable overall project total can be established until the extent of concealed work is known.

Allow a contingency of 15–20% on the agreed repair package, reviewed after investigations. Major structural repairs, wholesale roof/render renewal, asbestos removal, extensive timber replacement, full rewiring, boiler replacement, contamination remediation and legal/consent fees are excluded unless expressly stated.

Repair water sources first, then allow drying before finishes are repaired. Retain sound historic stonework, timber and the internal stone feature. Use compatible lime materials and vapour-permeable finishes where appropriate; do not budget for indiscriminate chemical damp-proofing or timber treatment.

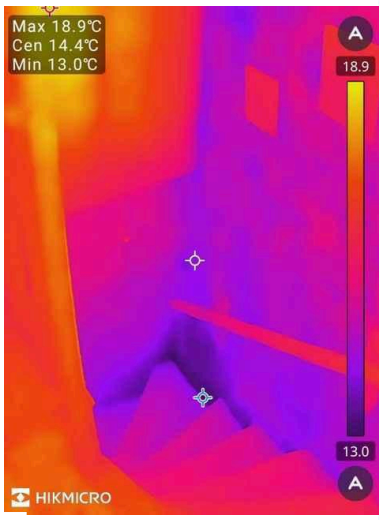
Separate quotations are required if major hidden defects are found. Intrusive investigations require the seller's agreement and appropriate asbestos precautions. Boundary, shared-repair and access responsibilities must be confirmed through legal enquiries.

Repair Priorities and Budget Summary

Sample property

Star rating	Category	Timescale	Priority	Notes	Potential costs
★★★★	Investigations and safety checks	Before legal commitment; appliances checked before use	High	Roof and concealed-wall investigations, timber assessment, asbestos sampling, chimney/flue checks and service inspections. Includes limited associated work where specified.	£3,330–£7,400
★★★	Prompt repairs	Generally within 0–3 months; safety measures before occupation	High	Chimney, slate, rainwater, render, window-seal and joinery repairs; water isolation and alarms. Includes shared scaffolding once.	£6,970–£18,000
★★	Planned repairs	Generally within 3–24 months	Planned	Canopy maintenance, bathroom seals and local yard paving/stonework repairs. Bring forward loose or unsafe items.	£800–£2,150 Optional bathroom refurbishment: £5,000–£9,000, replacing overlapping minor-work allowances.
★	Routine maintenance	Ongoing from occupation	Routine	Cleaning, servicing, minor adjustments and periodic redecoration. Optional floor improvements depend on preference.	Budget separately according to the maintenance programme; see individual allowances.

The figures are indicative budgeting allowances including VAT where applicable, consistent with the detailed repair schedule. They are not quotations. Conditional repairs, optional improvements and work identified through further investigation should not automatically be added to these totals.
Allow a further 15–20% contingency on the agreed repair package, reviewed after investigations. Major concealed defects, structural repairs, extensive replacements, professional fees and consent costs are excluded unless specifically stated. Coordinate overlapping inspections and repair scopes to avoid duplicate charges.



Thermal view down the staircase showing cooler surfaces towards the stair foot, corresponding with dampness identified during inspection. The temperature pattern supports the moisture findings but does not establish its source.



Thermal image of the principal bedroom party wall showing cooler areas, particularly along the wall–ceiling junction. These temperature differences may reflect construction details or differing heating conditions across the adjoining property; the image alone does not establish dampness.



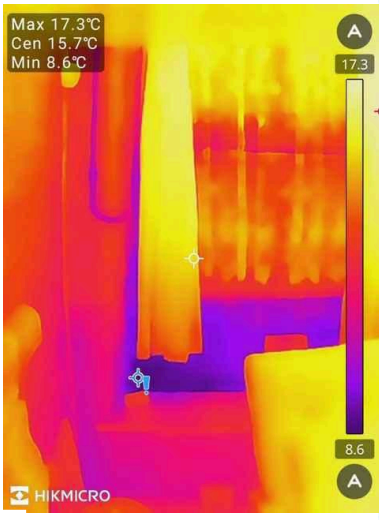
Thermal image of the principal bedroom front wall showing cooler areas around the window reveals, beneath the sill and at the wall–ceiling junction. These indicate local surface-temperature differences; dampness or air leakage cannot be confirmed from the image alone.



Thermal image of the living-room chimney wall showing a cooler vertical area beside the window, contrasting with the heated radiator below. This variation should be considered alongside the dampness findings; the image alone does not establish its cause.



Thermal image showing cooler surfaces within the recessed lounge shelving, corresponding with staining and elevated moisture readings recorded during inspection. Reduced wall thickness and restricted air circulation may also contribute to cooling; the image does not establish the moisture source or confirm a former opening.



Thermal image of the dining-area window showing cooler surfaces beneath the sill and around the lower reveal. Curtains obscure part of the opening and affect local heat distribution; the image alone cannot distinguish between moisture, air leakage and normal cooling around the window.

E2 Roof Coverings

Condition Rating	**3–Urgent repairs or investigations needed**
Urgency	Urgency: ★★★★ — Obtain a roofing inspection and repair quotation before legal commitment to purchase; undertake necessary repairs promptly.
Cost Guidance	Cost allowance: ££–£££ — Allow for slate repairs, clearance and repairs to valleys and abutments, together with safe access. The extent should be confirmed by quotation.
Description	The main roof is pitched and ridged, with slate coverings supported on a timber structure. Lead-lined valleys and abutment flashings weather the junctions between roof slopes and adjoining masonry. Proprietary slate vents are present to assist ventilation of the roof space. The roof forms part of a complex arrangement with neighbouring buildings. Historic mapping dated 1848 shows the group in a broadly similar footprint to that existing today, although it does not establish the roof configuration at that time. At the rear, a small subsidiary pitched roof connects the main roof slope with the gable wall of adjoining another cottage . This differs from the intersecting slopes and valleys visible at the opposite end of the group and may reflect a historic reconfiguration. However, the original arrangement, date and purpose of any alteration could not be confirmed. Condition Rating Justification — Condition Rating 3 The slate coverings appeared generally serviceable, but localised slipped and damaged slates require repair. Replacement slates and variations in appearance indicate previous maintenance; these do not establish the extent or date of reroofing. Some unevenness was apparent along the ridge and roof slopes. This may reflect longstanding settlement and deformation of the older timber structure. The external profile alone does not establish overloading or timber failure. Its significance should be assessed alongside the mixture of older and newer roof timbers described in Section F1. The visible ridge and verge mortar appeared generally intact, without obvious widespread loosening. These details nevertheless require close inspection during the roofing works, particularly at junctions and previously repaired areas. Moss and debris have accumulated locally, particularly within the lead-lined valleys and narrow drainage channels adjoining neighbouring buildings. These

	deposits restrict drainage and obscure the condition of the linings, laps and slate edges. The roof vents appeared reasonably seated from the available viewpoints. Their concealed installation details and effectiveness could not be confirmed. Evidence of moisture penetration and elevated moisture readings was identified during the internal roof-space inspection, particularly in association with chimney masonry; see Section F1. The precise entry points could not be established, and inspection of the coverings, chimney flashings and roof junctions is required.
Risks	Slipped or damaged slates leave the roof vulnerable to wind-driven rain and may become dislodged. Continued leakage can damage internal finishes, insulation and roof timbers, including concealed timber ends. The closely arranged valleys, abutments and drainage channels are particularly vulnerable to blockage and overspill. Defects at these junctions may affect more than one property and can be difficult to locate without close access.
Recommendations	Before legal commitment to purchase, obtain a close inspection and itemised quotation from a roofing contractor experienced in traditional slate roofs. The inspection should include: · Replacing damaged slates and securing slipped slates using appropriate fixings, with replacements matching the existing material, dimensions and thickness as closely as practicable. · Checking adjacent slate fixings to establish whether the defects are isolated or indicate more extensive fixing deterioration. · Carefully clearing moss and debris from valleys, drainage channels and outlets, then checking the exposed leadwork for splits, failed laps, inadequate support and evidence of leakage. · Inspecting and repairing chimney flashings, abutments and the junction with another cottage , coordinating this with the chimney repairs in Section E1. · Checking ridge and verge bedding and pointing, retaining sound material and repairing defective areas with a compatible specification. · Assessing the uneven roof profile alongside the roof structure and previous timber repairs. Obtain advice from a structural engineer experienced in historic timber construction if the inspection identifies significant weakness, inadequate support or evidence of continuing movement. Moss removal should be selective and undertaken gently by hand where necessary to maintain drainage or expose defects. Avoid pressure washing,

	aggressive scraping and indiscriminate chemical treatment, which may damage the slates or associated leadwork. Your Legal Advisor should establish ownership, maintenance responsibilities and access rights relating to the adjoining roof junctions and shared drainage arrangements. The seller should also provide details of previous roofing and timber works, together with any available specifications, approvals and guarantees.
Further Information	Traditional slate roofs can often be maintained through localised repairs, retaining sound coverings and historic timberwork. Slipped slates do not automatically mean that complete reroofing is necessary, although deterioration of concealed fixings can eventually make more extensive work appropriate. Inspection was limited to accessible viewpoints and pole-camera images. The undersides, concealed fixings and covered valley details could not be fully assessed. Additional defects may become apparent following clearance and close inspection. Allow for regular inspection and clearance of the complex roof junctions, particularly after autumn leaf fall and severe weather. Coordinate roofing, chimney, gutter and high-level wall repairs where practicable to make efficient use of scaffolding.








F: Internal elements

The internal inspection was limited to areas that were readily visible and accessible at the time of inspection. Access was restricted in places by floor coverings, furniture, stored items, and fitted finishes, and no comment can be made on these areas. Defects may exist which were not visible at the time of inspection.

The inspection was non–intrusive. We did not open the structure, lift floor coverings, or conduct destructive or specialist testing. As a result, concealed defects may be present. Where appropriate, further investigation by a suitably qualified contractor is recommended before legal commitment to purchase.

Roof voids, sub-floor areas and other confined spaces were inspected where safe and accessible However, visibility within these areas is often limited, particularly at eaves level or beneath insulation, and not all elements may have been fully visible.

Services, including electrical, heating, plumbing, and drainage installations, are concealed within the structure. These have not been tested, and we recommend inspection and testing by appropriately qualified contractors prior to commitment.

Asbestos–containing materials may be present in properties built or altered before the year 2,000. These materials are not usually harmful unless disturbed. If refurbishment works are planned, a specialist asbestos survey should be commissioned.

This report reflects the condition of the property at the time of inspection only and should not be taken as confirmation that the property is free from defects.

Where further investigation is recommended, this should be undertaken before exchange.

F1 Roof Structure	
Condition Rating	**3–Urgent repairs or investigations needed.**
Urgency	Urgency: ★★★★ — Obtain further inspection and quotations before legal commitment, addressing damp timbers, previous structural repairs and the unverified separation from the adjoining property.
Cost Guidance	Cost allowance: ££–£££ — Allow for further investigation, localised masonry and timber repairs, and ventilation servicing. Coordinate with the roofing allowance in Section E2 to avoid duplication.
Description	Access was obtained through the loft hatch. Inspection was limited to a head-and-shoulders view because of restricted headroom and the absence of a safely boarded access route. Concealed areas, timber bearings and the subsidiary rear roof void could not be inspected.

The roof is of traditional cut-timber construction, incorporating substantial older members alongside newer replacement or supplementary timbers. Some newer timbers appeared recently installed, although their dates, purpose and extent could not be established.

The visible underlay comprises a mixture of breathable membrane and bituminous felt. Mineral-fibre insulation, approximately 300mm deep where visible, is laid over the ceiling below.

A mechanical ventilation unit with filters and flexible ducting is installed within the loft.

Condition Rating Justification — Condition Rating 3

Timber structure and previous works

The visible timbers appeared generally substantial and suitably arranged, without significant twisting or deflection apparent from the restricted inspection position. This does not establish the adequacy of concealed connections or confirm that previous alterations were appropriately designed.

The mixture of older and newer timbers indicates repair or alteration over time. Available records are needed to explain these works and establish whether they relate to reroofing, strengthening or previous deterioration. The external roof unevenness discussed in Section E2 should be considered alongside these findings.

Dampness and chimney masonry

Elevated moisture readings were obtained from accessible rafters and purlins, with staining also visible on purlins and chimney masonry. These findings indicate moisture affecting the roof space, although the relative contributions of roof leakage, chimney penetration and condensation could not be established during the inspection.

The chimney masonry appears incorporated within the thickness of the stone gable walls. Localised open and deteriorated mortar joints require repair. The concealed flues and adjacent embedded timber ends could not be inspected.

Wood-boring insect damage

Flight holes consistent with wood-boring insect attack were visible in older rafters and purlins. Their presence does not establish current activity or the need for treatment. The extent of concealed damage and its effect on the remaining sound timber could not be assessed from the hatch.

Rear roof junction and party wall

	The small subsidiary pitched roof adjoining another cottage may reflect an alteration to an earlier roof arrangement. Historic mapping dated 1848 establishes a broadly similar building footprint, but does not explain this roof junction. The associated void was inaccessible, and the separating wall could not be seen from the inspected roof space. Its construction, condition and continuity to the underside of the roof remain unverified. This is not confirmation that separation is absent, but its adequacy requires checking. Underlay, insulation and ventilation The visible underlay appeared generally serviceable, although concealed laps, eaves details and junctions could not be assessed. Different underlay types may have different ventilation requirements. The insulation provides a useful depth of thermal protection, but its continuity, compression and detailing could not be fully checked. Depth alone does not establish compliance or overall thermal performance. The ventilation unit resembles a positive input ventilation system, but its identity, duct route and function were not confirmed. No corresponding ceiling supply terminal was identified elsewhere in the accommodation; the only potentially associated terminal was in the bathroom. Its operation and effectiveness were not tested.
Risks	Persistent moisture can promote timber decay and insect activity, particularly at concealed bearings and joints. Existing insect damage may reduce timber strength where deterioration is extensive. Incomplete separation at the adjoining roof junction could permit smoke and fire to spread between properties. Unverified timber alterations may also conceal inadequately supported or connected members. Insulation or stored materials obstructing ventilation paths can increase condensation risk.
Recommendations	Before legal commitment, arrange a fuller inspection by a contractor experienced in historic timber roofs, using a safe access method that does not load unsupported ceilings. The inspection should: · Check rafters, purlins, connections and accessible bearings, concentrating on damp or stained areas and the junctions between older and newer members. · Establish the purpose and adequacy of previous timber repairs. Obtain structural engineering advice where significant weakness, inadequate support or uncertain structural alterations are identified.

	• Investigate moisture entry alongside the chimney and roof repairs in Sections E1 and E2. Repair identified external defects promptly and reassess timber moisture after a suitable drying period. • Examine insect-affected timber to establish the extent of damage and look for evidence of current activity. Retain sound historic timber and specify localised repairs where sufficient. • Inspect the separating wall within the rear subsidiary void, checking its continuity and junctions and specifying suitable repairs or fire stopping where necessary. • Carefully repoint defective internal stonework with a compatible lime-based mortar, coordinating this with the external chimney repairs. • Check insulation coverage and roof ventilation, ensuring that insulation does not obstruct necessary airflow. Request details of previous roofing, strengthening and timber-treatment works from the seller, including available specifications, photographs, invoices and guarantees. The absence of a treatment certificate does not, by itself, justify chemical treatment. A competent ventilation contractor should identify the loft unit, trace its ductwork and confirm its connection, operation and maintenance requirements. Filters should be serviced in accordance with the manufacturer's instructions once the unit is identified.
Further Information	Old timbers can remain serviceable despite irregular profiles, drying splits and historic insect holes. Decisions about repair should consider the remaining sound section, loading, connections and moisture conditions rather than appearance alone. Timber treatment should be targeted and evidence-led. An initial assessment should establish whether infestation is active; chemical treatment should only follow where justified, together with correction of conditions sustaining the problem. Underlay provides secondary protection beneath the slates and does not compensate for defective coverings or flashings. The ventilation unit likewise cannot remedy penetrating rainwater. The restricted inspection leaves uncertainty about inaccessible parts of the structure. The further inspection is recommended because of the dampness, insect damage, previous timber works and concealed separating wall, rather than the access restriction alone.









Moisture detected in the timbers









Staining seen to the masonry

Staining seen to timbers

F3 Walls and Partitions

Condition Rating	**3–Urgent repairs or investigations needed.**
Urgency	Urgency: ★★★★ — Investigate the concealed principal-bedroom wall and obtain repair quotations before legal commitment. Repair identified sources of water penetration promptly.
Cost Guidance	Cost allowance: ££–£££ — Allow for targeted investigation, asbestos sampling, localised lining and plaster repairs, and redecoration. Coordinate with the external repair allowances to avoid duplication.
Description	The internal walls are finished with a mixture of plaster, paint and wallpaper. Artex-type textured finishes are present to bedroom walls. These finishes conceal much of the underlying construction. The irregular plan and relationship with adjoining another cottage suggest possible phased construction or rearrangement of accommodation. Spaces may previously have been connected or divided differently, although the original layout and sequence of alterations could not be established. The broadly similar footprint shown on historic mapping dated 1848 does not establish the internal divisions at that date. A substantial stone slab feature occupies a recess in the living room, supported on masonry and incorporating an adjoining raised stone surface. It appears potentially historic, although its age, original position and purpose remain uncertain. It may have served a domestic or working function. Its proportions and position could reflect an earlier room arrangement, but do not establish former subdivision. Condition Rating Justification — Condition Rating 3 Wall finishes and cracking The visible finishes were generally serviceable, apart from localised staining, deterioration and minor cracking. Fine cracks were principally associated with corners, openings and junctions between materials. Their appearance is consistent with shrinkage and differential movement, without obvious significant displacement noted internally. Concealed masonry could not be assessed, particularly behind wall coverings and secondary linings. Dampness Elevated moisture readings were recorded at numerous accessible locations, with staining and deterioration of finishes particularly around ground-floor doors and windows and to bedroom walls.

	Cracked external render, defective frame seals, gutter defects and deficiencies at roof and chimney junctions provide potential routes for water penetration; see Sections E1–E4. Their individual contributions could not be confirmed. Condensation and restricted drying through existing finishes may also contribute. Staining was present within recessed shelving alcoves. No corresponding external evidence established that these were former windows. Where recesses reduce the thickness of external masonry, their colder surfaces may be more susceptible to condensation and moisture penetration. Principal-bedroom lining A secondary stud lining has been installed against the gable/chimney wall above the living-room wood-burning stove. Its purpose, construction and installation date are unknown. It may have been introduced to improve the finish or thermal comfort, but previous damp-related work cannot be ruled out. The lining prevents inspection of the masonry and any concealed timberwork. Dry readings on its surface do not establish that the wall behind is dry. This is significant because the corresponding external gable has cracked and weathered finishes, while the chimney above requires repairs. Textured coatings The bedroom walls include textured coatings whose age and composition are unknown. These may contain asbestos. Their appearance alone cannot confirm whether asbestos is present.
Risks	Persistent moisture can damage plaster, decoration and adjacent timberwork. Secondary linings may conceal dampness or deterioration and, depending on their construction, may restrict drying or permit condensation within the void. Disturbance of asbestos-containing coatings could release fibres. Sampling must therefore precede opening-up through the textured finishes. Uninformed alteration of thick walls, chimney masonry or former openings could affect structural support or adjoining properties. Loss of the stone slab feature or other sound historic fabric would diminish the cottage's character.
Recommendations	Before legal commitment to purchase: • Request the history of the principal-bedroom lining and any previous damp, plastering or structural works, together with available plans, photographs and guarantees. • Have the textured coating sampled by a competent asbestos professional before undertaking investigation that would disturb it.

	The scope of any further asbestos inspection should reflect the proposed works. • Following appropriate asbestos precautions, arrange targeted inspection behind the bedroom lining by a professional experienced in traditional solid-wall buildings. Check the masonry, concealed timberwork, moisture conditions and construction of the lining, including its relationship with the chimney serving the stove below. • Obtain quotations for the identified external repairs and any internal work established by the investigation. Repair the roof, chimney, gutter, render and opening-seal defects first. Support drying with appropriate heating and ventilation, including verification of the loft ventilation system described in Section F1. Allow sufficient time for the thick masonry to dry before completing decorative repairs. Where plaster repairs are needed to traditional masonry, use compatible lime-based materials and suitable vapour-permeable decoration. Establish the composition and condition of existing finishes before deciding on removal; sound finishes do not automatically require stripping. Do not install a chemical damp-proof course solely because moisture readings are elevated. These readings do not establish rising damp, and injection would not address rainwater penetration or restricted evaporation. Any proposed damp-proofing or waterproof lining system should follow an independent assessment of its necessity and compatibility with the building. If dampness persists after repairs and a suitable drying period, commission further investigation by an independent professional with demonstrable experience of moisture in traditional buildings. This does not replace the targeted pre-purchase investigation of the concealed bedroom wall. Retain the stone slab feature and sound historic fabric wherever practicable. Establish the structural role of walls and openings before alteration. Repair minor decorative cracks with compatible materials and monitor for recurrence; seek further advice if cracks widen or displacement develops.
Further Information	Traditional solid stone walls absorb and release moisture. Their performance depends on effective rainwater disposal, sound weathering details, compatible finishes and suitable internal conditions. Dense renders, waterproof coatings and some lining systems can interfere with drying. Electronic moisture-meter readings in masonry are indicative rather than measurements of actual moisture content. Salts, finishes and concealed materials can influence readings, so diagnosis must consider the pattern of staining, construction and external defects together. Plaster, wallpaper and linings restricted inspection. Concealed defects may become apparent during investigation or refurbishment, and localised plaster





Staining seen to the dining area











Stud wall in the master bedroom

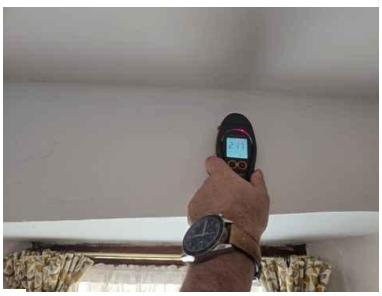




Artex seen to the wall finish in the master bedroom







K: Energy efficiency

K1: Insulation

The main walls are believed to be approximately 400mm thick and of solid stone construction. They should not be treated as cavity walls. Their thermal performance depends on their composition, moisture condition and finishes.

Approximately 300mm of mineral-fibre insulation was visible within the main roof space. Coverage and continuity could not be fully checked because access was restricted. Insulation should remain dry and should not obstruct necessary ventilation or compromise electrical fittings.

Insulation beneath the solid ground floors was not confirmed. The principal bedroom contains secondary wall linings, but their construction and any insulation behind them are unknown.

Any proposal to insulate the walls or floors should follow a coordinated assessment by someone experienced in traditional buildings. Address water ingress first and consider moisture movement, ventilation, embedded timbers and effects on historic fabric. Poorly designed insulation can conceal or worsen dampness.

K2: Heating

Heating and domestic hot water are provided by a Grant oil-fired combination boiler within an external locker. A woodburner provides supplementary heating in the lounge.

The boiler’s age, efficiency and service history were not established. Arrange the OFTEC inspection and servicing recommended in G4 before purchase, including checks of controls, radiators, accessible pipework and frost protection.

Effective time and temperature controls, balanced radiators and insulation to suitable accessible pipework may improve efficiency. Any replacement heating system should be selected following an assessment of the cottage’s heat demand and proposed fabric improvements.

The woodburner requires the separate safety assessment described in the fireplaces section.

K3: Lighting

The proportion of low-energy lighting was not established. Refer to the property’s EPC, where available, for the assessor’s recorded findings.

Replacing suitable lamps with LEDs can reduce electricity use. Confirm compatibility with existing fittings and controls. Recessed lights should be checked for appropriate insulation clearances and any required fire protection, as described in G1.

K4: Ventilation

Fans were present in the kitchen and bathroom and operated when switched on. Their airflow and discharge routes were not confirmed. Establish whether the kitchen unit extracts outside or recirculates air, as recirculation does not remove cooking moisture.

A filtered mechanical ventilation unit is installed in the loft. Its appearance is consistent with a positive input ventilation unit, but its function, duct connections and operation remain unverified. No corresponding supply terminals were identified elsewhere, apart from a potentially associated bathroom terminal. Specialist investigation is recommended in F1.

No window trickle vents were identified. Background ventilation should be assessed alongside the existing equipment rather than improved through isolated measures without understanding the system.

Any draught-proofing or insulation improvements must retain suitable ventilation and combustion air for the woodburner. The effect of extraction equipment on flue operation should also be checked.

K5: General

Energy improvements should preserve the cottage's historic character and support the moisture behaviour of its traditional construction. Prioritise repairing leaks, maintaining rainwater disposal, resolving dampness, servicing the heating and establishing effective ventilation before undertaking substantial insulation work.

Modest measures, including carefully detailed draught-proofing, suitable heating controls and low-energy lighting, may improve comfort without extensive disturbance. Retain and repair sound timber windows where practicable; consider compatible secondary glazing where appropriate.

Review any EPC recommendations against the actual construction. Standard recommendations may require adaptation for solid stone walls, historic finishes and restricted roof junctions. Obtain specialist advice before installing wall insulation, replacing floors or making changes that significantly restrict drying.

The survey is not an energy assessment, and no calculation of heat loss, running costs or potential savings has been undertaken. Obtain quotations and assess likely benefits, maintenance implications and any necessary heritage approvals before proceeding.

M: What to do now

M1: Getting quotations

The cost of repairs may influence the amount you are prepared to pay for the property. Before becoming legally committed to purchase 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 three 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 with specialist skills and who are members of regulated organisations (for example, electricians, gas engineers, plumbers and so on). Some work may also need you to get Building Regulations or planning permission from your Local Authority.

M2: Further investigations

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

M3: Who should you use for further investigations

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

M4: What the further investigations will involve

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