

SITE SURVEY REPORT

Building Survey

Prepared for	Ms R. Okafor (sample client)
Date	25 Sep 2026
Site	12 Albion Terrace
Prepared by	H. Price MRICS

Sample report. The property, people and surveying practice are fictional. The photographs are stills taken from the Walk Cam clips shown on sitesurvey.app. A report records what was found and when. The condition ratings and opinions in a survey are the surveyor's own.

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1. About the inspection

Report reference	BS-2026-0187 (sample)
Property	12 Albion Terrace. Mid terrace house
Client	Ms R. Okafor, prospective buyer
Surveyor	H. Price MRICS, Price Building Surveyors
Level of service	Level three, as defined in the RICS Home survey standard. This is the practice's own report format, not an RICS branded report
Terms of engagement agreed in writing	Fri 11 Sep 2026, by email. Level three service, with cost guidance
Date and time of inspection	Fri 25 Sep 2026, 09:15 to 12:10
Weather	Dry and overcast during the inspection. Rain the night before
Status of the property	Occupied and furnished. Fitted carpets in all rooms except the kitchen and bathroom
Equipment used	Damp meter, binoculars, torch, probe and a 3 m ladder
Related party disclosure	None. The surveyor has no link to the seller or the agent
Client's concerns raised before the inspection	Condition of the original windows, and whether the roof needs work

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2. About the property

Type of property	Two storey mid terrace house
Approximate year built	About 1890
Extended or converted	No extension. Roof space not converted
Construction	Solid brick walls with a stone bay to the front on both floors. Pitched roof covered in natural slate. Suspended timber floors. Timber sliding sash windows
Accommodation	Ground floor: two living rooms and a kitchen. First floor: three bedrooms and a bathroom. Eight rooms in total

Roof space	One roof space over the main house, reached by a hatch on the landing
Energy Performance Certificate	Current certificate seen. Rating E

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3. Limits of the inspection and areas not inspected

How the outside was inspected	From ground level at the front and rear, and from the pavement, using binoculars
Roof slopes	Front slope seen from the pavement. Rear slope seen in part from the yard. Neither slope was walked
Roof space	Entered by ladder. Hatch is 2.6 m above the landing floor. Insulation covers the joists, so the inspection was made from the area around the hatch. Insulation was not moved. One corner was lifted to check depth and type
Windows	8 windows. 6 opened. 2 on the first floor are painted shut and were not forced
Floors	Fitted carpets and heavy furniture were not moved. No access hatch to the space under the ground floor
Flues	The inside of the chimney flues was not inspected
Drainage	Inspection chamber cover in the rear yard is seized and was not lifted. Rated NI
Services	Seen where visible only. Nothing was tested
Asbestos	This is not an asbestos inspection. Nothing seen that raised a suspicion of asbestos

4. Element by element record

WALK CAM

Building survey walk, 12 Albion Terrace

Front elevation, first floor and roof space · Building survey

1. External

Front elevation. Brickwork fair, gutter sagging above the bay. Pointing weathered at high level. Stone bay on two floors with timber sash windows. Slate roof and brick chimney stack viewed from the pavement with binoculars. Lead flashing at the party wall looks intact from here.



2. Windows

Original sashes. Paint failing, rot starting in the bottom rail. First floor front, left hand window. Paint has flaked back to bare timber on the frame and the sill. Timber is soft under the probe at the corner where the bottom rail meets the sill. Glass is intact.



3. Roof space

Loft insulation 100 mil. Daylight through the felt by the chimney. The felt is torn at that point. Mineral wool between the ceiling joists, and more pushed between the rafters on one slope. Rafters are straight and dry to the touch, no staining seen on the timbers I can reach.



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5. Summary of condition ratings

How to read the ratings	3: serious, or needs repair, replacement or investigation urgently. 2: needs repair or replacement but is not serious or urgent. 1: no repair currently needed. NI: not inspected
Rating 3	D2 Roof coverings. F1 Electricity
Rating 2	D1 Chimney stacks. D3 Rainwater pipes and gutters. D4 Main walls. D5 Windows
Rating 1	D6 Outside doors. D8 Other joinery and finishes. E1 Roof structure. E2 Ceilings. E3 Walls and partitions. E4 Floors. E5 Fireplaces, chimney breasts and flues. E6 Built-in fittings. E7 Woodwork. E8 Bathroom fittings. F2 Gas. F3 Water. F4 Heating. F5 Water heating. G3 Boundary walls and yard
Not inspected (NI)	F6 Drainage
Totals	22 elements. Rating 3: 2. Rating 2: 4. Rating 1: 15. Not inspected: 1
Not present	D7 conservatory and porches, F7 common services, G1 garage, G2 outbuildings

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6. Outside the property

D1 Chimney stacks (2)	Brick stack with one clay pot, shared with the neighbour. Pointing is weathered and there is moss on the top courses. Repoint when the scaffold is up for the roof. Within 12 months
D2 Roof coverings (3)	Natural slate, likely original, with moss on the slope. No slipped slates seen from the ground. Daylight is visible from inside the roof space beside the chimney, so there is a gap in the covering or the flashing at that point. Water can get in here. Investigate and repair urgently
D3 Rainwater pipes and gutters (2)	Gutter above the bay sags between brackets and will hold water. Staining on the stone below it. Refix to the correct fall and check the joints. Within 12 months
D4 Main walls (2)	Solid brickwork in fair condition. No cracking or bulging seen. Pointing is weathered at high level under the eaves. Repoint at high level in a mortar that suits the old brickwork. Within 12 months
D5 Windows (2)	Original single glazed timber sashes. Paint has failed on the first floor front windows and rot has started in the bottom rail and sill of the left hand window. Cut out and splice in new timber, ease the two sashes that are painted shut, and redecorate all windows. Within 12 months

If the window repair is left	Bare timber will keep taking in water, the rot will spread into the frame and the repair will become a replacement
D6 Outside doors (1)	Timber front door and rear door. Both open and close properly. No repair currently needed
D8 Other joinery and finishes (1)	Bargeboards and gable timbers above the bay. Paint finish is intact. Normal maintenance

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7. Inside the property, services and energy

E1 Roof structure (1)	Cut timber rafters and purlins. No sagging, splitting or staining seen on the timbers within reach. The felt under the slates is torn beside the chimney. See D2
E2 to E8 Inside the rooms (1)	Ceilings, walls, floors, chimney breasts, fittings, woodwork and bathroom fittings. Wear in line with age. Floors firm under a heel drop test in every room. No repair currently needed
Damp meter	Readings taken at low level on the ground floor walls and beside the chimney breasts. No high readings. Readings show the conditions at this visit only
F1 Electricity (3)	Consumer unit is an older type with rewirable fuses. No test certificate was available. Visual inspection only. Have the installation tested by a registered electrician before commitment to purchase
F2 Gas, F4 Heating, F5 Water heating (1)	Gas boiler in the kitchen with radiators in every room. Service record seen, dated March 2026. Not tested
F3 Water (1)	Stop tap found under the kitchen sink. Visible pipework is copper. No leaks seen
F6 Drainage (NI)	Chamber cover could not be lifted. No sign of blockage or overflow at the gullies. No further investigation is recommended on this ground alone
Loft insulation	Mineral wool, 100 mm deep between the joists. The recommended depth is 270 mm, so a top up of 170 mm is advised
Insulation between the rafters	Mineral wool has also been pushed between the rafters on one slope. Ask a roofing contractor to check that the roof space is still ventilated when the roof repair is done

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8. Risks

Risks to the building	Water getting in beside the chimney (D2). Rot in the first floor windows (D5). Gutter holding water above the bay (D3)
Risks to the grounds	None found
Risks to people	Electrical installation with no test certificate (F1). Weathered pointing to the chimney stack at high level (D1). Paint on the original windows may contain lead because of its age, so take care when it is sanded or burnt off
Other risks or hazards	None found

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9. Repairs, further investigations and cost guidance

Further investigation 1	Roof covering and flashing beside the chimney. Why: daylight seen from inside, source not visible from the ground. When: before commitment to purchase. Who: a roofing contractor who is a member of a trade body
Further investigation 2	Electrical installation. Why: older consumer unit and no certificate. When: before commitment to purchase. Who: a registered electrician
Matters for the client's legal adviser	The chimney stack is shared with the neighbouring house. Ask who is responsible for repairing it and whether there is any agreement with the neighbour, as the repointing and the roof repair beside it will affect both houses. Ask the seller for any electrical test certificate and a copy of the boiler service record seen at the inspection
Repair 1, urgent	Repair the roof covering and flashing at the chimney and patch the felt. Guide cost £900
Repair 2, within 12 months	Splice repair and redecorate the sash windows. Guide cost £2,400
Repair 3, within 12 months	Repoint the chimney stack and the high level brickwork. Guide cost £1,200
Repair 4, within 12 months	Refix the gutter above the bay. Guide cost £350
Improvement	Top up the loft insulation by 170 mm. Guide cost £600
Total guide cost	£5,450
About the guide costs	Cost guidance was agreed as part of this instruction. The figures are the surveyor's estimates for guidance only. Get written quotations before a legal commitment to buy

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10. Overall opinion**Overall opinion**

A house of its age in fair condition, with most of its original features. It has been lived in and looked after inside. The outside has had less attention. Two matters need action before commitment to purchase: the roof beside the chimney and the electrical installation. The rest is repair and redecoration that can be planned over the next 12 months

Main positive features

No sign of structural movement. Roof timbers and floors are sound where seen. Original joinery can be repaired rather than replaced

Main areas of concern

Roof covering at the chimney, electrical installation, first floor windows

Discussed with the client

By phone on Fri 25 Sep 2026 at 16:30. A note of the call is kept on file

FORM

Surveyor sign-off**Name**

H. Price MRICS

Company

Price Building Surveyors (sample practice). Phone 0300 000 0000. Email surveys@pricesurveyors.example

Signed

H. Price

Date and time

25 Sep 2026, 12:10