



LEVEL 3

Your survey report

Property Address

172 Burton Road, Lincoln, LN1 3LT

Client's name

[REDACTED]

Inspection date

02-09-2025

Surveyor's RICS number

6790578

3

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	RICS disclaimer

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About the inspection and report

This RICS Home Survey – Level 3 has been produced by a surveyor, who has written this report for you to use. If you decide not to act on the advice in this report, you do so at your own risk.



About the inspection and report

As agreed, this report will contain the following:

- a physical inspection of the property (see *The inspection* in section M) and
- a report based on the inspection (see *The report* in section M).

About the report

We aim to give you professional advice to:

- help you make a reasoned and informed decision when purchasing the property, or when planning for repairs, maintenance or upgrading the property
- provide detailed advice on condition
- describe the identifiable risk of potential or hidden defects
- propose the most probable cause(s) of the defects, based on the inspection
- where practicable and agreed, provide an estimate of costs and likely timescale for identified repairs and necessary work, and
- make recommendations as to any further actions to take or advice that needs to be obtained before committing to a purchase.

Any extra services we provide that are not covered by the terms and conditions of this report must be covered by a separate contract.

About the inspection

- We carry out a desk-top study and make oral enquiries for information about matters affecting the property.
- We carefully and thoroughly inspect the property, using our reasonable efforts to see as much of it as is physically accessible. Where this is not possible, an explanation will be provided.
- We visually inspect roofs, chimneys and other surfaces on the outside of the building from ground level and, if necessary, from neighbouring public property and with the help of binoculars.
- We inspect the roof structure from inside the roof space if there is access. We examine floor surfaces and under-floor spaces, so far as there is safe access and with permission from the owner. We are not able to assess the condition of the inside of any chimney, boiler or other flues.
- If we are concerned about parts of the property that the inspection cannot cover, the report will tell you about any further investigations that are needed.
- Where practicable and agreed, we report on the cost of any work for identified repairs and make recommendations on how these repairs should be carried out. Some maintenance and repairs that we suggest may be expensive.

- We inspect the inside and outside of the main building and all permanent outbuildings. We also inspect the parts of the electricity, gas/oil, water, heating, drainage and other services that can be seen, but these are not tested other than normal operation in everyday use.
- To help describe the condition of the home, we give condition ratings to the main parts (the 'elements') of the building, garage, and some parts outside. Some elements can be made up of several different parts.
- In the element boxes in sections D, E, F and G, we describe the part that has the worst condition rating first and then outline the condition of the other parts.

Reminder

Please refer to your **Terms and Conditions** report received on the 30-07-2025 for a full list of exclusions.



About the inspection

Surveyor's name

Callum Lyman

Surveyor's RICS number

6790578

Company name

Lyman Marshall Chartered Surveyors

Date of the inspection

02-09-2025

Report reference number

47903

Related party disclosure

We can confirm that we have had no prior involvement with either the client or the property. We have no connection to this property transaction.

Full address and postcode of the property

172 Burton Road, Lincoln, LN1 3LT

Weather conditions when the inspection took place

At the time of inspection, it was sunny. Prior to this, the weather was changeable.

Status of the property when the inspection took place

The property was unoccupied and unfurnished. The floors were fully covered.

B

Overall opinion

This section provides our overall opinion of the property, highlighting areas of concern, and summarises the condition ratings of different elements of the property. If an element is made up of a number of different parts (for example, a pitched roof to the main building and a flat roof to an extension), only the part in the worst condition is shown here. It also provides a summary of repairs (and cost guidance where agreed) and recommendations for further investigations.

Important note

To get a balanced impression of the property, we strongly recommend that you read all sections of the report, in particular section L, *What to do now*, and discuss this with us if required.

Summary of condition ratings

Overall opinion of property

There are a number of defects/issues which require attention and will require some expenditure at the outset. We recommend further input from a structural engineer regarding the structural movement around the bay window and a further inspection of the suspended timber ground floor structure where there is excessive springiness and deflection towards the front of the house. Overall, the property would benefit from a significant refurbishment and modernisation program. You should investigate the costs of these works prior to a commitment to purchase. Once known, you may wish to reflect them in the purchase price.

It is very important that you read this report as a whole. In the main body of the report, we will notify you of the actions that will be required prior to the exchange of contracts and in this respect, we particularly refer you to the section at the end of the report entitled 'What to do now'. You must make sure that you have all of the repairs and improvements investigated by reputable contractors so that you are fully aware of their scope and financial implications before you purchase the property. If you are unsure about any of the items identified for improvement, you should refer back to the surveyor for further guidance and advice as we will be happy to discuss further with you.

This report should be construed as a comment upon the overall condition of the property and is not an inventory of every single defect. The report is based on the condition of the property at the time of our inspection and no liability can be accepted for any deterioration in its condition after that date.

Condition ratings

To determine the condition of the property, we assess the main parts (the 'elements') of the building, garage and some outside areas. These elements are rated on the urgency of maintenance needed, ranging from 'very urgent' to 'no issues recorded'.



Documents we may suggest you request before you sign contracts

There are documents associated with the following elements. Check these documents have been supplied by your solicitor before exchanging contracts.

Element no.	Name	Received
1	N/A	N/A



Elements that require urgent attention

These elements have defects that are serious and/or need to be repaired, replaced or investigated urgently. Failure to do so could risk serious safety issues or severe long-term damage to your property.

Element No.	Element Name
D2	Roof coverings
D4	Main walls
D5	Windows
D6	Outside doors (including patio doors)
E1	Roof structure
E2	Ceilings
E3	Walls and partitions
E4	Floors
E5	Fireplaces, chimney breasts and flues
E8	Bathroom fittings
E9	Internal - Other
F1	Electricity
F2	Gas/oil
F4	Heating

F5	Water heating
F6	Drainage
G2	Permanent outbuildings and other structures

2

Elements that require attention but are not serious or urgent

These elements have defects that need repairing or replacing, but are not considered to be either serious or urgent. These elements must also be maintained in the normal way.

Element No.	Element Name
D1	Chimney stacks
D3	Rainwater pipes & gutters
D8	Other joinery and finishes
E6	Built-in fittings (built-in kitchen and other fittings, not including appliances)
E7	Woodwork (for example, staircase joinery)
F3	Water
G3	Grounds - Other

1

Elements with no current issues

No repair is currently needed. The elements listed here must be maintained in the normal way.

Element No.	Element Name
-------------	--------------

NI

Elements not inspected

We carry out a visual inspection, so a number of elements may not have been inspected. These are listed here.

Element No.	Element Name
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N/A

Elements not applicable

Elements that have not been inspected that do not form part of the property.

Element No.	Element Name
D7	Conservatory and porches
D9	External - Other
F7	Common services

G1	Garage
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Condition ratings

Summary of Repairs and cost guidance

Formal quotations should be obtained prior to making a legal commitment to purchase the property.

You should consult competent and, where required, appropriately qualified contractors regarding the following areas:

External:

To repoint the weathered chimney stack. To cap and ventilate the now redundant flues. To repair the cracked chimney flashing. These can be addressed in the medium term.

There are many slipped, cracked and defective slates to the roof. Whilst these can be replaced on an ad-hoc basis, the roof will require a high level of maintenance due to its age and the fragile nature of the original slates. The roof verges and ridge tile beds require repointing where they are deteriorating. The lead upstand to the rear that closes the junction between the wall and rear offshot roof has come away and requires re-dressing. It may be more economical to replace the covering at this stage and you should attain further advice from a competent roofer prior to exchange of contracts. These works should be addressed as soon as practicable.

To redecorate or replace the fascia boards. This can be done at the same time as the roof repairs/replacement.

To replace the corroded sections of rainwater goods. This should be done in the short term. To clear the debris from the gutters. This should be done in the short term and continuously as part of cyclical maintenance.

To improve the seals to waste pipes and surrounding masonry. This can be addressed in the medium term.

To replace the entirety of the windows and doors due to the decay and rot to the timber frames and unsafe/defective glazing. This should be done in the short term.

Significant structural movement was noted around the bay window structure, more so internally. We believe this to be due to the shallow foundations of the bay window sinking and pulling away from the main structure. As the brickwork appears to be toothed in, it is pulling the surrounding masonry away with it. Structural strapping and potential rebuilding works are likely to be required and you should consult a Structural Engineer regarding the specification and design of this. This should be done prior to exchange of contracts and works should be carried out as soon as possible.

Some spalling and weathered pointing were noted to the walls. Some localised repointing and brickwork replacement will be required. Where distortion was noted around the kitchen windows, this is due to lack of lintel support and due to the defective timber lintel. You should look to install appropriate lintel support in these areas. Where the masonry has dropped to the brick arch above the main front door, repairs and potential partial rebuilding works will be required. The filling to the gap between the two adjoining properties to the rear off-shot has deteriorated and should be repaired/replaced as necessary. These works should be carried out in the short term.

There is inadequate sub-floor ventilation noted to the ground floor suspended timber floor structure.

You should look to repair the defective sub floor vents and to add additional ventilation where possible, particularly down the side of the property in the side passage. This should be addressed in the short term.

To repair the defective roof covering to the brick store and outside WC. To remove the salt contaminated plaster to the interior and leave as exposed brickwork. To repair the defective electrics in the brick store. These can be addressed in the short to medium term due to it not affecting the main dwelling.

To repair/replace defective quarry tiles, the defective and rotting gate/fencing and to repoint weathered pointing/replace spalled masonry to the brick garden walls. These can be addressed in the medium term due to it not affecting the main dwelling.

Internal:

The roof structure was found to be original and as such, defects were noted. Most notably the lack of insulation and failing torching. If the roof is to be replaced, as recommended, then a modern breathable underlay should be applied which will negate the need for the torching which is often relied upon for weather tightness. However, if the roof is to be maintained and kept, then some torching will need to be addressed and the small hole in the fire break/party wall should be filled as a matter of safety. You should look to improve the insulation levels in line with current standards. These should be addressed as soon as possible.

Stains were noted to the front right bedroom which are believed to be due to the leaking roof. When the roof is addressed, some repairs to the ceiling may become required. Stains were noted to the recently reskimmed ceiling in the kitchen. This is believed to be due to a leak in the bathroom and/or to the water cylinder in the bathroom. Once the bathroom and hot water system have been replaced, some replastering may become required to the kitchen below. The we works should be carried out as soon as possible.

As mentioned, significant structural movement was noted to the front of the property, noted most prominently in the living room and front right bedroom. Cracks up to 30mm in width were noted where visible and once the structure is stabilised, significant repairs and potentially partial rebuilding works will be required to the affected areas, as per the BRE 251 digest. As mentioned, you should appoint a Structural engineer to design and spec these repairs. This should be done prior to exchange of contracts.

Some sections of plaster have become salt contaminated, likely due to a combination of hygroscopic salts within the modern/inappropriate materials being used and lack of heating/ventilation measures within the property. Replastering will be required, either with a more age-appropriate lime plaster, or by adding a membrane, timber batten and dry lining the walls to conceal any dampness within the outer brick leaf. These repairs should be carried out as part of the overall refurb that is required, so as soon as practicable.

The floor joists in the living room appear to have dropped towards the bay window. Similar to the bay structures, structural repairs/reinforcement is likely to be required and your chosen Structural Engineer should design and spec this. A high level of moisture was noted to the floor boards in the lounge and in the dining room which is likely due to the lack of sub-floor ventilation. Improvements are required as mentioned above.

When replacing the kitchen and bathrooms, it is important that mechanical humidistat extractors are installed to prevent condensation related issues from arising. These should be installed as part of the recommended rewire and refurb of the property.

The property has an old back boiler and an old water cylinder for the heating and hot water supply. Likewise with the electrics, both the old rewireable fuses and second fix electrics would not comply with modern standards. These installations are deemed dated and will likely require replacing. They should be addressed as part of the much needed refurb and modernisation of the property.

As part of the rewire, mains powered smoke alarms should be installed on each level of the property. If you are to utilise any fuel burning appliances, you should also install carbon monoxide alarms.

Further investigations

Further investigations should be carried out before making a legal commitment to purchase the property.

There is evidence of structural movement to the bay window structure and to the suspended floor structure in this area. A further report from a Chartered Structural Engineer should be obtained prior to purchase. The report should include costings and specifications for the necessary improvement and remedial repair works.

You should consult a competent roofer regarding the replacement of the roof covering.

Due to the blockages noted during the survey, a more detailed survey and appraisal of the below-ground drainage system should be commissioned prior to purchase.

You should consult an asbestos specialist regarding the textured ceiling coatings, should works be required to the ceilings.

The service installations should be thoroughly checked and tested by appropriate specialist contractors prior to the exchange of contracts. We suspect that full renewal of the electrical, central heating and hot water systems will be recommended due to them being dated and potentially defective.

C

About the property

This section includes:

- About the property
- Energy efficiency
- Location and facilities

About the property

Type of property

The property comprises a two storey three bedroom mid-terraced house. The property faces approximately East.

Approximate year the property was built

The property would appear to have been built in the early 20th century.

Approximate year the property was extended

N/A

Approximate year the property was converted

N/A

Information relevant to flats and maisonettes

N/A

Construction

The walls are of solid masonry construction.

Windows and doors are of timber construction, incorporating single and secondary glazed units in parts.

The floors are a mixture of solid and suspended timber construction.

The main roof is pitched covered with natural slates. The bay roof is mostly hipped and covered with slates but there is also a small lead flat roof section.

Accommodation

Floor	Living Rooms	Bedrooms	Bath	Toilet	Kitchen	Utility Room	Conservatory	Other
Ground	2				1			
First		3	1					

Means of escape

The principal escape route from the property is via the front door.

The principal escape route from the upper floor is via the stairs.

Additional escape routes are provided by the rear doors.

The main staircase discharges directly to the principal exit door which is the most efficient route for emergency egress in the event of a fire.

The provision of emergency egress from the upper floor windows is dissatisfactory, albeit in keeping with the age and style of property.

There is no smoke or carbon monoxide detection installed.

Energy efficiency

We are advised that the property's current energy performance, as recorded in the EPC, is as stated below.

We have checked for any obvious discrepancies between the EPC and the subject property, and the implications are explained to you.

We will advise on the appropriateness of any energy improvements recommended by the EPC

Energy efficiency rating

The EPC energy efficiency rating for the property is E72. This is as expected for a property of this type.

The potential EPC energy efficiency rating for the property is C80.

Issues relating to the energy efficiency rating

None.

Mains services

A marked box shows that the relevant mains service is present.

☒ Yes

Gas

☒ Yes

Electric

☒ Yes

Water

☒ Yes

Drainage

Central heating

☒ Yes

Gas

☐ No

Electric

☐ No

Solid fuel

☐ No

Oil

☐ N/A

None

Other services or energy sources (including feed-in tariffs)

None.

Other energy matters

Being an older building, this property will not be as thermally efficient when compared to modern-day buildings. As a result, running costs will be higher. Further regard should be had to the matters raised within the energy performance certificate when obtained.

Location and facilities

Grounds

The property occupies an average size plot for the area with gardens to the front and rear.

Location

The property is located within a residential area, conveniently situated for the usual amenities/facilities.

Facilities

There is no garage or off-road parking with the property.

The property has a brick store and outside WC to the rear.

Local environment

The property is in an area with a over 30% chance of potentially high levels of radon gas that could affect health.

This property is in an area which has been identified as being at low, but possible, risk of surface water flooding and your legal adviser should make full enquiries with the relevant agencies prior to the exchange of contracts.

The subsoil in the area is of clay in parts. Subsoils of this type can cause damage to buildings and services, particularly if there are prolonged dry weather spells.

D

Outside the property

Full detail of elements inspected

Limitations on the inspection

The external inspection of the building was limited to those parts that could be seen from ground level, within the boundaries of the property and from accessible public areas only. We utilised a drone for high level photography of the roofs and chimneys etc. This however does not constitute a close up inspection of these elements.

the inspection of the right flank wall was restricted as it is built up to the line of junction.

As it was not raining whilst we inspected the property, we are unable to confirm that the roof, gutters and weather proofing details are weathertight.

There may be hidden defects in the areas we could not inspect. The condition ratings assigned throughout this report are based on what was visible at the time of the inspection.

D1 Chimney stacks

2

The chimney stacks are of masonry construction above the roof-line with lead flashings. Some pots have been removed, there remains a metal flue and two open pots.

The chimney stacks were seen to be in overall serviceable condition, requiring some general repair and maintenance works not considered unusual for their age and type. For example, lack of covers/cowls, cracked flaunching, perished brickwork and weathered pointing. The flues could not be verified or inspected and further upgrading and improvement in this regard, therefore, cannot be ruled out.

It would be advisable to cap and ventilate any pots which serve now redundant flues to prevent unnecessary water penetration.

The mortar base (flaunching) to the chimney pots is very exposed and subject to driving rain and frost. It should be kept in good condition at all times.

Any repairs or maintenance should be done using materials sympathetic to the age and construction of the property i.e. like for like bricks and lime based mortar.

It should be borne in mind that if works are required on the chimney stack to the building, scaffolding or other means of access will be required to undertake this work which can significantly increase the cost of the initial repair.

Chimneys in a property of this age are unlikely to contain a damp-proof course and there is a risk of rain penetration. To reduce this risk, they must be well maintained.

The owner of the neighbouring property will have rights and responsibilities with regard to the shared stack and you should check with your legal advisor before any work is undertaken.



D2 Roof coverings

3

Pitched Roofs:

The main roof to the property is of pitched design covered with slates. The bay roof is hipped and covered with slates. The coverings are laid over battens on a timber frame. The valley gutters are lined with lead.

We noted holes in the roof and evidence of a leak internally due to slipped, defective and missing slates. We also noted deteriorating verge and ridge bedding mortar, and a loose lead upstand to the rear. Some slates are now held in place with metal strips (often referred to as tingles). This is an indication that slates have slipped in the past and have been replaced on an individual basis. The nails securing the original coverings will be more susceptible to failure and further slippage will be likely. A roof covering of this type and age is likely to require ongoing maintenance to ensure that it remains weathertight. Some repairs may be difficult due to the possible fragile nature of the original material. Renewal is likely to be a more economic option and you should therefore budget accordingly. It would be prudent to consult a competent roofer prior to exchange of contracts.

There is a general unevenness to the roof surfaces which is probably due to the displacement of roof timbers over a number of years. This is not an unusual defect in a roof of this age and it is unlikely to progress significantly.

This property was built before it became standard practice to install lining felt beneath the coverings as

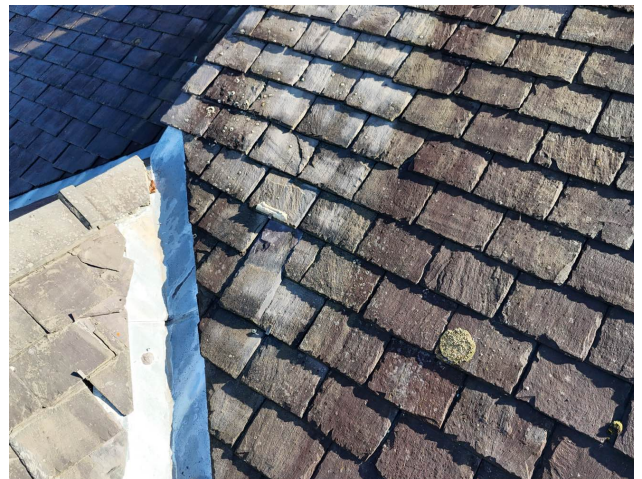
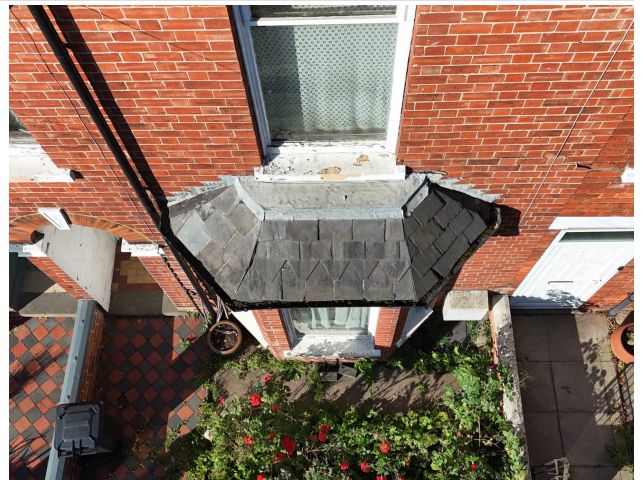
a secondary line of defence against water penetration. Whilst this can be accepted, regular exterior and interior roof void inspections should be carried out to check for any signs of dampness - any necessary repairs or renewal will need to be undertaken on a timely basis.

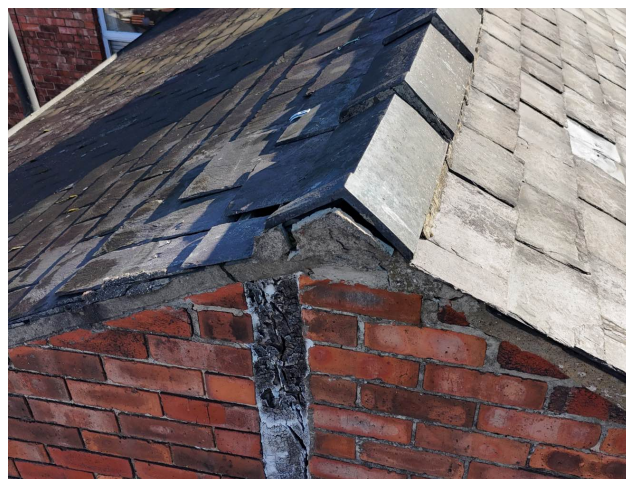
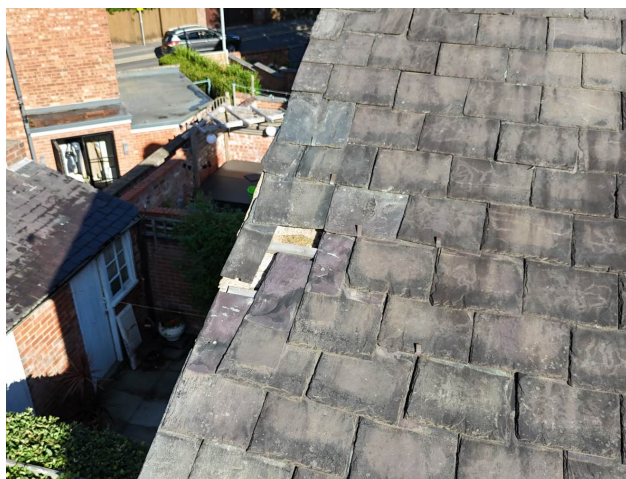
It should be borne in mind that should work be required on the roof of the building, then scaffolding or other means of access will be required to undertake this work which can significantly increase the cost of the initial repair.

Flat Roof:

The small flat roof section to the bay is covered in lead.

The flat roof appears to be in a serviceable condition at present with no signs of water penetration to the underside. Normal maintenance should be anticipated.





D3 Rainwater pipes and gutters

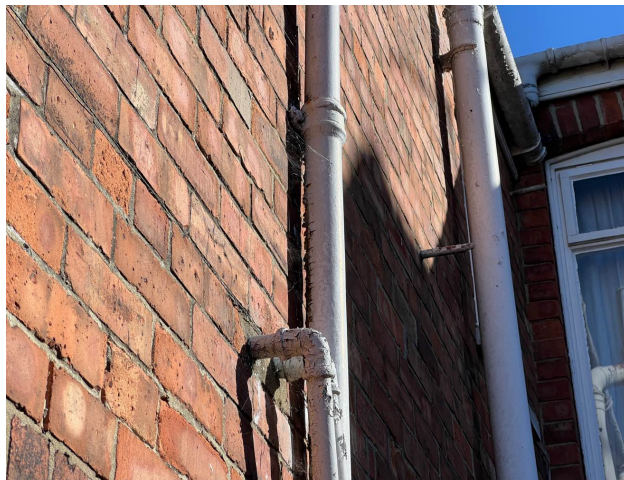
2

The rainwater goods are of a plastic and cast iron type, being fixed to fascias and perimeter walls.

The rainwater goods were found to be generally functional but we noted some defects such as debris in gutters and corrosion to metal sections. Repair, maintenance and improvement works are now required.

As stated above, partial corrosion was evident to the cast-iron sections. Repairs can be carried out to prolong the units but deterioration is likely to be ongoing. If they are to be retained, frequent maintenance should be expected with increased costs. You may wish to consider renewal with modern sections.

Leaking rainwater disposal systems can lead to penetrating dampness and deterioration of the building. Rainwater goods should be kept clean and free of any standing debris and moss at, all times, to ensure the free flow of surface water runoff from roofs. Regular inspections should, therefore, be undertaken moving forward. Shortly after taking up occupation, you should arrange for the gutters to be cleaned, removing any moss, leaves and general debris.



D4 Main walls

3

The walls are of solid masonry construction, approximately 230 mm thick and have a brick finish.

There are signs that the property is affected by serious structural movement as evidenced by distortion and cracking internally around the bay windows structure. The possibility of further movement occurring cannot be discounted. You must obtain a report from a Structural Engineer which should include a detailed analysis of the cause of the defect and the works that are required to remedy the problem, and associated costs. Structural repairs in the way of strapping and, as per the BRE 251 Digest, bracing out and partial rebuilding works are likely to be required.

Some of the openings are supported by timber lintels, which tend to suffer from decay, particularly at the ends where they are supported by the masonry. We noted areas of distorted masonry around these timber lintels and repairs/improvements are required.

The opening to the rear gable above the kitchen window does not appear to have lintel support. As a result, distortion and cracking was noted. You should look to install a suitable lintel to support the opening and making good the masonry around it.

Some of the masonry to the arch over the front door is cracking and has displaced. Remedial works and possibly partial rebuilding of the affected opening will be necessary.

Where the rear off-shot is sealed to the neighbouring property, the filler material is cracking and

defective. This should be replaced to prevent penetrating weather and potential further deterioration.

Some areas of weathered pointing and spalled masonry were noted to the external walls. These are likely exacerbated by the inappropriate cement mortar. Any repairs or maintenance works should be done using materials sympathetic to the age and construction of the property (i.e. like for like bricks and lime based mortar). Lime mortar will allow for moisture to come and go more freely without speeding up the degradation and spalling of the masonry, when as cement mortar often entraps moisture, causing the spalling to masonry during freezing conditions.

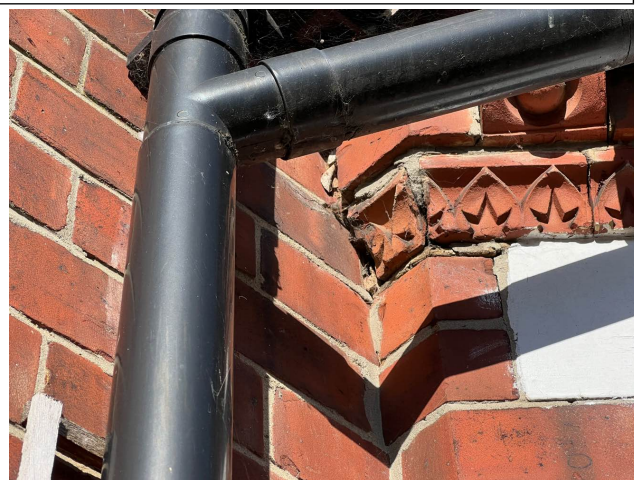
Your attention is drawn to the fact that the subsoil in this district is of clay in parts. Clay subsoils are susceptible to shrinkage during periods of extremely dry weather as the volume of the clay changes in proportion to its moisture content. The risk of foundation damage increases significantly when trees or shrubs are planted near buildings. As a general policy, it is recommended that no shrubs or trees with high water demand be planted close to any buildings. It should be ensured that your building's insurance policy includes adequate cover for subsidence and heave damage. Care will therefore be needed when planning any future planting within the boundaries.

Damp Proof Course:

A damp proof course (DPC) is a horizontal barrier of impermeable material placed in the base of a wall to prevent groundwater from rising up into the interior of the property, into a building. Older buildings often lacked any form of a DPC. A wide variety of materials has been used over time to form DPCs. Rising dampness is generally regarded as being the result of a failure or absence of a damp-proof course. This may lead to perished plaster, damp staining, fungal growth, decay in skirting boards, floors and other timbers.

Although largely concealed, the horizontal DPC to the base of the main walls appears to comprise slate.

DPCs should ideally be 150mm above external ground level. It was noted that ground levels around the property are too high in some areas. This can lead to a bridging of the DPC, causing dampness to occur in the interior of the building, together with potentially associated defects noted above. Whilst this does not appear to be contributing to any significant damp related issues internally at present, external ground levels should be reduced as a precautionary measure against unwanted damp problems. Where this is not feasible, you could consider installing perimeter drainage such as ACO drains or French drains.







D5 Windows

3

The windows are of timber construction, incorporating single and some secondary glazed units.

There are widespread defects, including softness/rot, unsafe glazing and inoperable units. Complete replacement may be the most economic option.

There are no visible British Standard marks to some of the glazing. This suggests that it is not safety glass and does not meet current standards and should be upgraded as a precaution.

Ongoing maintenance should always be anticipated to window joinery in the form of regular attention to items such as hinges, latches, locking mechanisms, framework, sills and glazing seal edges, etc. This is something all homeowners should anticipate and budget for.



D6 Outside doors (including patio doors)

3

The doors are of timber construction, incorporating single glazed and Perspex units.

As per the window installation, the doors should also be replaced due to them being dated and deteriorating. Some glazing and Perspex were found to be defective also.

Ongoing maintenance should always be anticipated to door joinery in the form of regular attention to

items such as: hinges, latches, locking mechanisms, framework, weatherboard threshold strips and glazing seal edges, etc. This is something all homeowners should anticipate and budget for.



D7 Conservatory and porches

NA

N/A

D8 Other joinery and finishes

2

External joinery, such as fascias, are formed in timber.

External decorations are deteriorating in some areas. The affected sections should be thoroughly prepared and redecorated in the near future. It may be that some localised rot is found when preparing for redecoration and sections may need replacing.

Given the age of the property, some paint may contain lead. Removal of lead-based paint can pose a health risk unless correct procedures are followed. Urgent action is not required, but before paint is removed advice should be obtained from the Health and Safety Executive - <https://www.gov.uk/search?q=lead+paint>.

The external woodwork will need regular redecoration, typically on a 3 - 5 yearly cycle depending on the quality of paint or stain coatings, exposure factors, and condition of the surfaces beneath.



D9 Other

NA

N/A

E

Inside the property

Inside the property

Limitations on the inspection

The inspection of the roof space was restricted by loft boards. As some of the loft boards were found to be defective and loose, we could not safely traverse some of the roof void, meaning that inspection had to be made from a vantage point nearby.

Walls were partly hidden by timber cladding, heavily textured paper, stored items/furnishings and ceramic tiles.

The ceilings were partly hidden by timber cladding and heavily textured paper.

The carpets and other floor coverings restricted the inspection of the floor structures. There was no available access to the void spaces beneath the floors.

The stair carpetings and enclosure limited the assessment of the staircase.

The inspection for damp was restricted by ceramic tiling, wall claddings, floor coverings, fitted cupboards and furnishings.

We have endeavoured to inspect all parts of the property internally, but where a property is occupied, we do not move furniture, household items, lift floor coverings or floorboards.

There may be hidden defects in the areas we could not inspect. The condition ratings assigned throughout this report are based on what was visible at the time of inspection.

E1 Roof structure

3

The roof structure is formed of timber rafter and purlin construction and slates are sealed to the underside with a mortar torching.

There are small openings in the party firebreak walls. All openings should be sealed with a fire retardant material in order to reduce the risk of fire-spread between dwellings.

The mortar applied to the underside of the roof covering between the battens (torching) is in poor condition and repairs or replacement are now required.

Insufficient insulation is provided to parts of the roof void. You should ensure that insulation is provided to current standards (270mm) and does not interfere with eaves ventilation.

Woodworm is sometimes found in a property of this age but no signs of an active infestation were visible at the time of inspection. However, given the large-scale nature of the roof frame and joists, combined with restrictive elements, such as the insulation, infestations may be found once the area is fully exposed and a detailed examination is carried out. You should therefore allow a contingency and budget accordingly.

Dampness was noted around the chimney breast within the roof void, which is an indication of past moisture ingress. This is likely to be due to salt migration from flues and a lack of damp proofing within the chimney stack. The salts evidenced to the masonry can be left alone as they are not causing any

significant issues at present, but as mentioned, the now redundant flues should be ventilated.

A roof structure is not designed to accommodate large amounts of stored items. At the very most, storage should be restricted to light household items.





E2 Ceilings

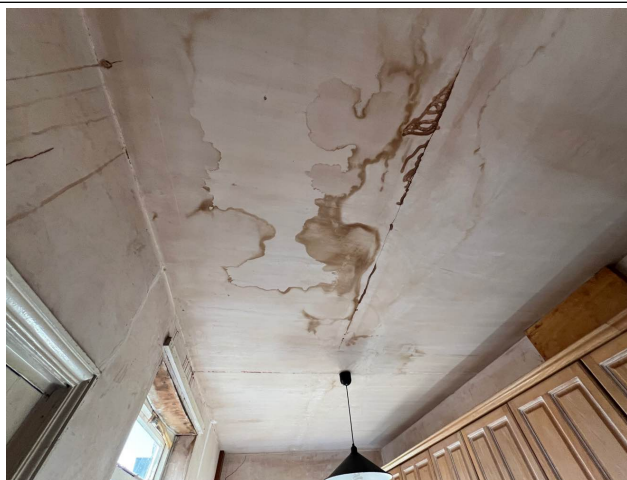
3

The ceilings are of plasterboard and lath and plaster construction with painted, cladded, textured and plastered finishes.

Staining was noted to the ceiling in the front left bedroom. Whilst dry when tested, this is believed to be due to a roof leak and roof repairs are required as mentioned previously. We also noted staining in the kitchen which is believed to be due to a leak in the bathroom, either from the fittings or the hot water cylinder/water tank. Whilst these were also dry when tested, the property and its plumbing have not been used actively for some time so no comment can be made on whether the leak is ongoing or not. The ceiling may need to be replastered once the leak has been addressed.

A textured finish has been applied to some ceilings. It is now known that such finishes may contain low levels of asbestos. As repairs are needed in the lounge which are likely to extend to the ceiling, you should consult an asbestos specialist regarding the testing and subsequent removal, if required. Further advice is available from the Health & Safety Executive - <https://www.gov.uk/search?q=asbestos>.

Lath and plaster ceilings of this age can be prone to sudden, partial or complete failure. Realistically, you should allow for ongoing repair to areas of defective plaster and ultimately, renewal will be required. This can be exacerbated when paper linings are removed during decoration.





E3 Walls and partitions

3

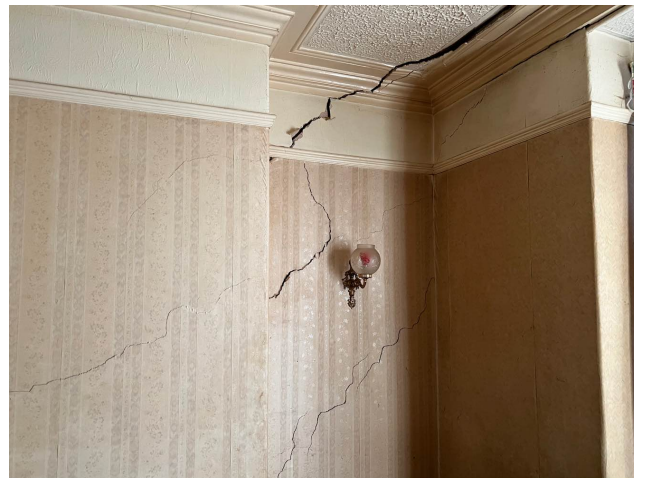
Internal walls and partitions are of solid and stud construction with various finishes.

As mentioned previously, the property appears to be affected by serious structural movement evidenced by significant cracking and distortion around the bay structure. This is affecting the walls in the lounge and bedroom above. Cracks were found to be up to 30mm in width and as per the BRE 251 Digest, this is deemed as Category 5, meaning that it is a major repair job requiring breaking out and partial rebuilding works. This needs further investigation from a Structural Engineer to design and specify appropriate repairs.

Moderate to high moisture meter readings were taken to many of the walls internally. Furthermore, salt contaminated sections were also noted. This is common in properties of this age and construction type and is typically as a result of the salts within the plaster and masonry beneath attracting moisture from the air, which then condenses within the wall causing the dampness. As drying occurs when the property is heated, or during warmer weather, the moisture evaporates and the salts are left behind where they crystallise and expand. This can lead to the plaster being pushed out away from the masonry walls, where it will crumble and perish. The internal walls are at risk of this reoccurring in the future and you should make allowances for the remedial works. When this occurs, you should employ a competent contractor to remove the affected plaster, together with 300mm of good plaster beyond, line or treat the exposed masonry with a salt and moisture proof barrier and re-plaster with a more appropriate lime plaster or dry line the walls. This type of work is disruptive to occupants, for which you should make allowances. Ensure you obtain quotations for the works required now, prior to exchange of contracts to allow you to plan for the expense.

Some further localised cracking was noted to internal walls and when tapping the walls, we noted some areas of hollow plaster, typical of a building of this type and age and you should allow for some re-plastering when internal redecoration or alterations are carried out. The extent of repair or replacement is likely to be variable and you should allow a contingency and budget accordingly.

Many of the walls are concealed by paper linings and cladding. Should you remove these, it is possible that areas of plaster will become detached and that localised or more extensive repairs will then be required.





E4 Floors

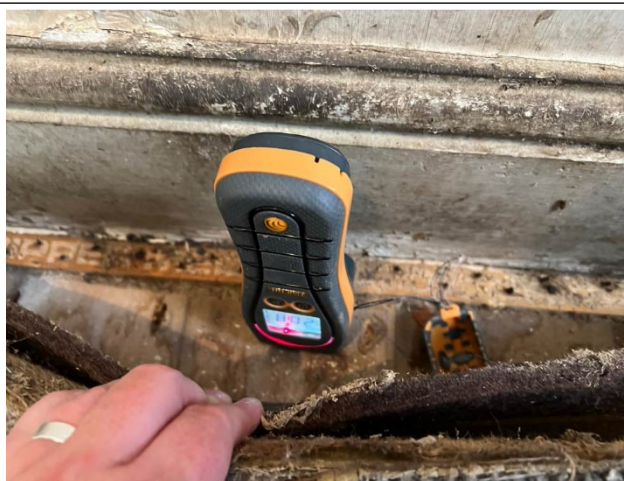
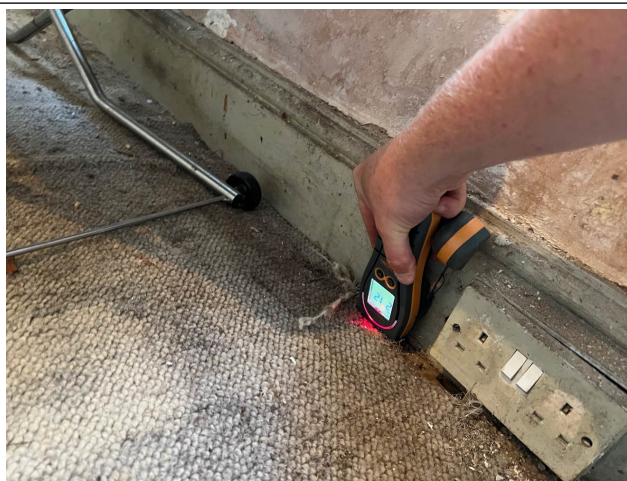
3

The ground floor is of suspended timber and solid construction. The upper floors are of suspended timber construction. There are carpet and tiled finishes.

The suspended timber floor to the living roof has dropped significantly into the bay. We suspect the joists beneath will need significant repair, or most likely, replacement. As the works are likely connected to the structural movement of the bay, you should consult the structural engineer regarding its repair at the same time as the bay.

High moisture content was found to the suspended timber floor at ground level. Suspended ground floors require ventilation to prevent an accumulation of moisture within the floor voids. This is achieved by vents built into the base of the main walls. There are an inadequate number of vents of sufficient size to provide satisfactory ventilation under the floors and it is probable that further dampness and condensation will develop. You should arrange for competent builders to install additional ventilation. Failure to address may also lead to more severe issues such as woodworm infestation.

As previously stated, woodworm is sometimes found in a property of this age but no signs of an active infestation were visible at the time of inspection. However, infestations may be found once floors are fully exposed and a detailed examination is carried out, as mentioned above. You should therefore allow a contingency and budget accordingly.





E5 Fireplaces, chimney breasts and flues

3

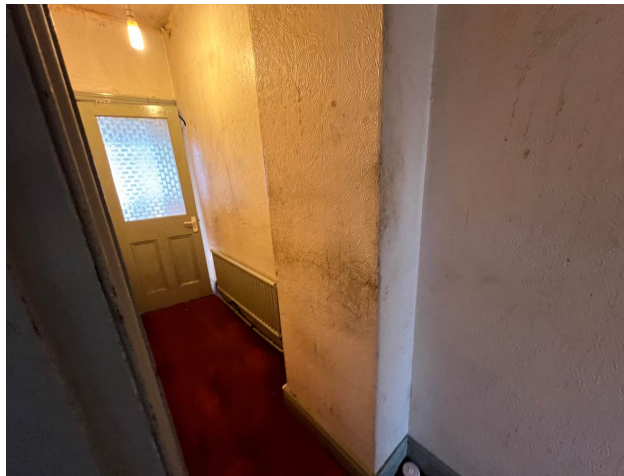
The property has redundant chimney breasts that appear to have been covered over. These should be ventilated to prevent the build-up of moisture that could create damp problems.

There are fireplaces in the lounge and dining room fitted with gas fires. It is not possible to indicate the condition of flues or the presence of flue liners. As a precautionary measure, we would advise that any gas appliances are serviced and examined by a Gas Safe registered contractor to ensure both the safe and efficient operation of the appliances and the flues. The contractor should also confirm that adequate ventilation has been provided to this appliance. As they are dated, removal is likely to be recommended.

A load-bearing chimney breast has been removed from the kitchen. The loads from above should have been provided with some form of support although this is now concealed within the fabric of the building and we cannot confirm either its adequacy or existence. Unsupported chimney breasts are potentially hazardous and you should seek confirmation either through enquiry with the local authority Building Control department or physical investigation that appropriate support has been installed. If you cannot confirm that there is correct support, this will need to be investigated and installed, if found necessary, in order to prevent the risk of structural issues. Any remedial work will require local authority approval.

Flues should be checked and swept prior to use and this should be done by a reputable chimney sweep.

If you intend on bringing the redundant fires back into use, some repair and upgrading may be required and the flues may need repair or lining which could be costly. If this is your intention, you should seek specialist advice before proceeding.



E6 Built-in fittings (built-in kitchen and other fittings, not including appliances)

2

The kitchen fittings are rather dated with some localised wear and tear evident. We assume that you will contemplate refitting these in due course. No doubt you have already assessed the adequacy of these, and other built-in fittings, for your own purposes.

Built-in fittings can sometimes conceal defects and signs of dampness/condensation and mould in the structure behind, which will only become apparent when they are removed. We are unable to identify defects hidden within the structure or fabric of the building.

Adequate ventilation must be maintained within the kitchen. This will be achieved by periodically servicing any mechanical ventilation systems, installing trickle vents in windows, and maintaining a 10mm gap below doors.

A mastic seal should be applied along the back edges of the kitchen worktops to prevent water penetration behind the units. The carcassing to these units is made of chipboard which deteriorates when it becomes wet. It is therefore necessary to protect the chipboard by maintaining seals and laminated coverings in good condition.



E7 Woodwork (for example, staircase joinery)

2

The internal woodwork comprises doors, stairs, frames, architraving and skirting boards with various finishes.

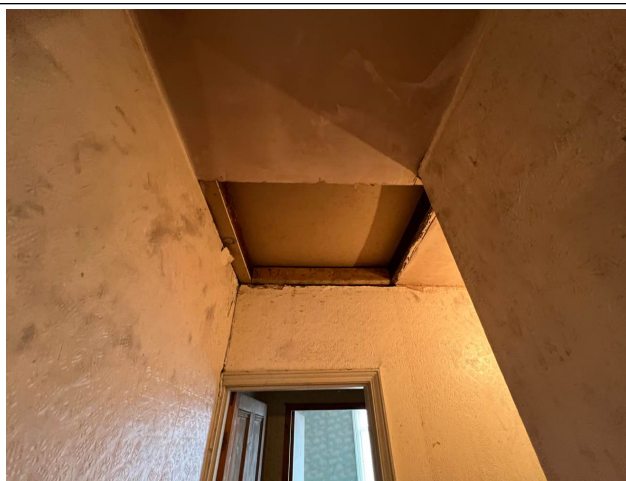
Whilst generally consistent with the age of the property, an inadequate loft hatch, damaged joinery and worn finishes were noted. Improvement and repair works are now required.

The loft hatch should have a latch/lock and should be insulated on the reverse side. Improvements are required.

Over time, the wood to staircases can shrink and split loosening the various joints, causing the stairs to creak when used. Repair and maintenance will be required from time to time.

Given the age of the property, some paint may contain lead. Removal of lead-based paint can pose a health risk unless correct procedures are followed. Urgent action is not required, but before paint is removed advice should be obtained from the Health and Safety Executive - <https://www.gov.uk/search?q=lead+paint>.

Again, we found no visible evidence of active woodworm infestation, but this could be discovered when fitted covers, stored items and furniture are removed.



E8 Bathroom fittings

3

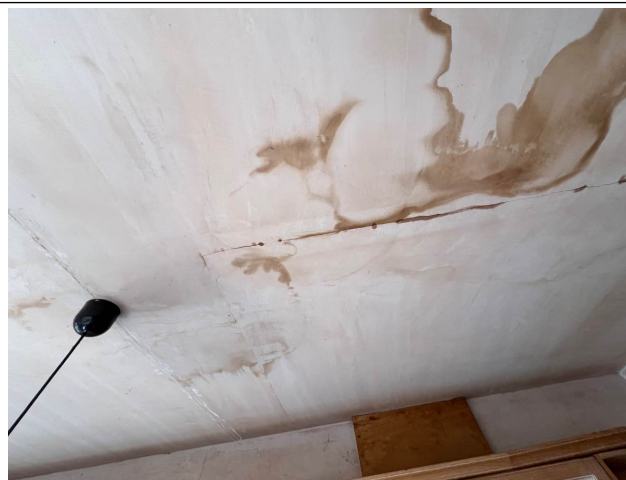
The sanitary fittings are dated and we suspect they are leaking, evidenced by the staining in the kitchen below. You should consider them in the near future.

There is insufficient ventilation in the bathroom. We recommend modern mains mechanical extraction or environment control units are installed to prevent condensation and related defects.

The flooring beneath the fixtures and fittings could not be inspected as this would involve damaging investigations which are beyond the scope of a normal survey. If there has been leakage, such as from concealed pipework, grouting, seals or through gaps in the wall tiles, the dampness may have caused some rot in the floor. We found no evidence of any decay but further investigations are recommended to establish whether any such defects exist.

With respect to showers generally, they should be regularly cleaned, including the heads, to prevent the harbouring of bacteria such as Legionella.

The shower installation was not operated and this should be tested and checked before purchase. Only formal investigation and testing can confirm the adequate operation and efficiency of such installations.



E9 Other

3

We found no evidence of any smoke or carbon monoxide detection. You should look to install these (preferably mains operation) as part of the rewiring recommended for the property, mentioned later in the report.

F

Services

Services are generally hidden within the construction of the property. This means that we can only inspect the visible parts of the available services, and we do not carry out specialist tests. The visual inspection cannot assess the services to make sure they work efficiently and safely, and meet modern standards.

Limitations on the inspection

The inspection of the underground system was restricted to the accessible gullies and channels within the chambers. Where defects have been noted that may appear relatively minor, there is always the risk that this is a symptom of a more serious defect.

Most of the pipes and cables for the services in the building are concealed within walls, under floors and by loft insulation.

Inspection of the hot water cylinder was restricted due to it being covered with insulation and concealed within a fitted unit.

Inspection of the back boiler was restricted by its concealment within ducting behind the gas fire/chimney breast.

There may be defects in the areas we could not inspect. The condition ratings assigned throughout the report are based on what was visible at the time of the inspection.

In view of the above limitations to our inspection, and having regard to the safety implications, services must be tested prior to purchase.

F1 Electricity

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

3

Mains electricity is connected, with the meter and consumer unit located in the hall/side passage.

A considerable number of defects and deficiencies were noted to the electrical installation, including dated rewirable fuses and inadequate second fix items. It is likely that significant repairs will be required, if not a complete replacement. You should now arrange for an appropriately qualified specialist contractor, registered with either NICEIC or a similar approved body, to carry out a full investigation of the system prior to the exchange of contracts to establish the full extent of the upgrading or replacement required.



F2 Gas/oil

Safety warning: All gas and oil appliances and equipment should be regularly inspected, tested, maintained and serviced by a registered 'competent person' in line with the manufacturer's instructions. This is important to make sure that the equipment is working correctly, to limit the risk of fire and carbon monoxide poisoning, and to prevent carbon dioxide and other greenhouse gases from leaking into the air. For more advice, contact the Gas Safe Register for gas installations, and OFTEC for oil installations

3

Mains gas supply is connected, with a meter located in the external box.

The meter housing was found to be defective and should be repaired/replaced as necessary.

In view of the guidance above and as a matter of safety, you should now arrange for the installation and all gas appliances to be inspected and tested by a Gas Safe engineer prior to the exchange of contracts.



F3 Water

2

We must stress that whilst every effort is made to identify any obvious deficiencies or signs of problematic areas, our inspection, is a visual, surface-level only and no tests are carried out. Much of the plumbing installation is often hidden away within sub-structures such as floors, walls and ceilings, etc. A further, more detailed, review and test of the plumbing installation is advised so, as to avoid any problems after taking up occupation.

Mains water is supplied. The external stop valve and water meter are located on the pavement.

The internal stop valve is located in the kitchen.

The supply pipes, where visible, are in generally satisfactory condition and no leaks or other serious defects were noted. However, much of the pipework is concealed and it is, therefore, possible that defects could exist in unseen areas. It would be prudent to instruct an approved plumbing contractor to inspect the whole installation, prior to purchasing so that you are fully aware of its condition and the need for any necessary remedial works.

The plastic tank may be contributing to the leak noted to the ceiling and its repair/replacement may be required. This should be inspected as part of the whole system being checked.

In view of the age of the property the incoming water main, where concealed, may be of old lead pipe. Lead is now considered to be inappropriate material to carry drinking water supplies due to the toxins that can be deposited. We recommend that you establish the nature of the pipes and consider upgrading to modern polypropylene if necessary.

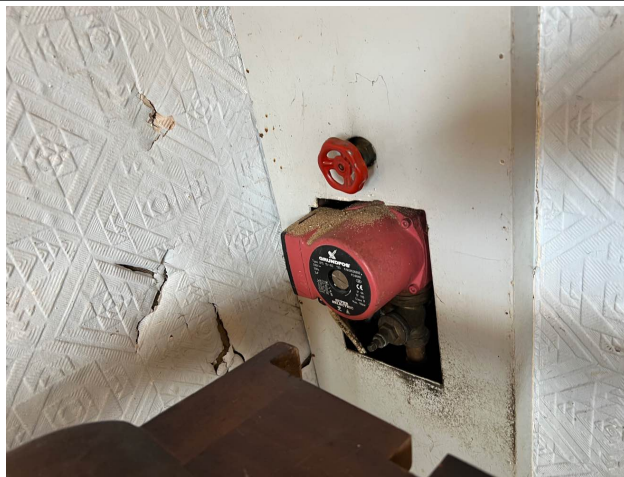


F4 Heating

3

The property has a back-boiler system located behind the gas fire in the dining room. This appears to feed a series of radiators in the various rooms. There are also some supplementary gas fires.

This type of central heating system is deemed dated and most likely towards/having surpassed its useful life. Replacement should be anticipated and we recommend you budget for the renewal of the whole central heating system as part of the recommended scheme of refurbishment. You should arrange for a Gas Safe engineer to check and test the system prior to the exchange of contracts as a matter of safety.



F5 Water heating

3

Hot water is created and stored in a cylinder located in the bathroom.

Hot water was not readily available during the survey. This system is considered inadequate by modern standards. You should arrange for a suitably qualified person to check and test this system prior to the exchange of contracts, to confirm the condition. Replacement is likely to be recommended.



F6 Drainage

3

Above ground:

The property has a combination of PVC and cast iron waste pipes. Some sections may also be of lead.

The visible system was generally functional but we noted inadequate seals between waste pipes and surrounding masonry and blocked gullies. Repairs and improvements should be carried out soon after occupation.

Below ground:

The underground system was accessed via the inspection chamber in the rear garden. Waste water was not flowing freely into the underground drainage system and was found to be backing up to the gulley. A full CCTV survey and test by a drainage specialist, prior to legal commitment to purchase is recommended.



F7 Common services

NA

N/A

G

Grounds

(Including shared areas for flats)

Grounds (including shared areas for flats)

Limitations on the inspection

The inspection of the grounds was limited to those parts that could be readily accessible or seen within the curtilage of the property.

The inspection of the outbuilding was limited by it being built up to the boundary.

There may be defects in the areas we could not inspect. The condition ratings assigned throughout this report are based on what was visible at the time of inspection.

G1 Garage

NA

N/A

G2 Permanent outbuildings and other structures

3

The property has a brick built outbuilding to the rear which houses a WC and storage area. This has brick walls and a pitched roof covered with slates. Fenestration is of single glazing with timber joinery.

This appears functional but we noted defective and slipped roof slates, rot to the joinery, a leaking chimney, defective electrics and salt contaminated plaster. Repairs are required.

The plaster has become salt contaminated and as the space is not adequately heated, we recommend the plaster is removed and the brickwork is exposed. The building should be used for the storage of non-perishables items only due to the potential for ongoing condensation and dampness related issues.

There are no visible British Standard marks on some of the glazing. This suggests that it is not safety glass and does not meet current standards and should be upgraded as a precaution.

We did not find any evidence of woodworm at the time of inspection, however, this may be discovered when the plaster is removed. You should budget for this.

The electrical components within the garage should be checked and tested as part of the wider electrical installation inspection.

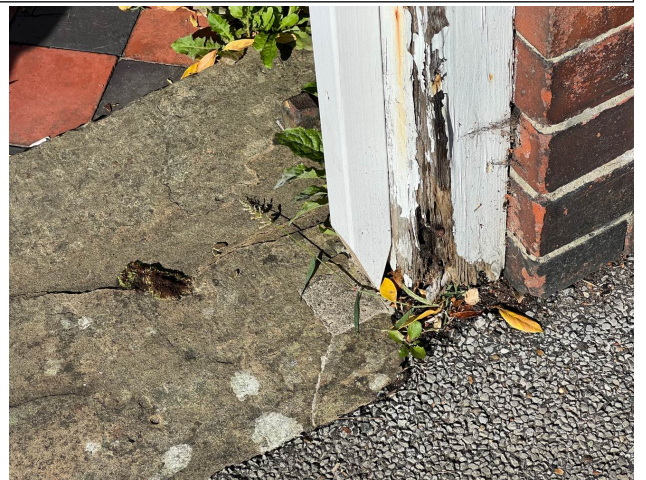




G3 Other

2

The external areas appeared generally maintainable but we noted some defects/issues that will require repair or renewal including worn pointing and perished brickwork to the garden walls, rot to the gate/fence post and uneven/damaged paving. Repairs and improvements are required in the medium term in order to prevent issues from arising in the future.



H

Issues for your legal advisers

We do not act as a legal adviser and will not comment on any legal documents. However, if, during the inspection, we identify issues that your legal advisers may need to investigate further, we may refer to these in the report (for example, to state you should check whether there is a warranty covering replacement windows). You should show your legal advisers this section of the report.



Issues for your legal advisers

H1 Regulation

There are no regulatory matters to address.

H2 Guarantees

You should ask your legal adviser to make further enquiries to confirm whether the items listed below are covered by a guarantee or warranty that might still be valid and transferable to a new owner:

Any woodworm treatment. Also establish its full extent.

Any damp proofing works. Also establish its full extent.

You should ask your legal adviser to make further enquiries to confirm whether the following items have been serviced/tested by an appropriate specialist within the last twelve months and whether certificates are available for the boiler and heating systems, gas installation and appliances and electrical installation.

H3 Other matters

Your legal adviser should seek to obtain information relating to the following matters:

The property is believed to be Freehold. Your legal adviser should confirm this and explain the implications.

Whether the owner is aware of any Japanese Knotweed that is or has been on or near the site.

Whether there are any Rights of Access on neighbouring land for the maintenance of the outbuilding.

Whether the property has been tested for Radon gas in the past.



Risks

This section summarises defects and issues that present a risk to the building or grounds, or a safety risk to people. These may have been reported and condition-rated against more than one part of the property, or may be of a more general nature. They may have existed for some time and not be reasonably changed.

Risks

I1 Risks to the building

There is a risk associated damage to elements of the building due to defects found in the following sections of the report; D2 Roof Coverings, D4: Walls, D5: Windows, D6: Doors, E1: Roof Structure, E2: Ceilings, E3: Walls and Partitions, E4: Floors, E5: Fireplaces, Chimney Breasts and Flues, F6: Drainage and G2: Outbuildings.

Potential defects arising from services including all gas installations, electric, water and drainage. Full inspections of these services should be carried out before purchase.

It is important that all external doors and windows provide a proper level of security to prevent unwanted entry. You should make sure at the very least that the standards required by your buildings insurance policy are satisfied. Good advice can also be obtained from the local Crime Prevention Officer.

In properties of this age, the timbers are at risk of wood boring beetle (more commonly known as woodworm). I found no evidence of this, but many timbers were hidden from view and it is possible that infestation is present in those concealed areas.

Condensation is an increasing problem which can be frequently associated with lifestyle issues and care should be taken to avoid activities such as drying clothes indoors. A careful balance of heating, ventilations and insulation should be maintained at all times.

I2 Risks to the grounds

C: Local environment: Shrinkable soil.

I3 Risks to people

Defects in the following areas pose a risk to the person; D2 Roof Coverings, D4: Walls, D5: Windows, D6: Doors, D8: Joinery, E1: Roof Structure, E2: Ceilings, E5: Fireplaces, Chimney Breasts and Flues, E7: Woodwork, E9: Other, F1: Electrics, F2: Gas, F4: Heating, F5: Water Heating and G2: Outbuildings.

Ventilation is necessary to provide a healthy and comfortable internal environment for the building occupants. The main purpose of ventilation is to remove polluted indoor air from a building and replace it with 'Fresh' outside air. It is important that you review the natural background, mechanical and trickle ventilation and carry out upgrading where feasible and practical to do so.

The property is located within an area identified as having potentially a higher radon level than normal background levels. A radon report is advised.

Given the age of the property, the potential for hidden asbestos to be present within its construction is considered to be above average and you must therefore accept and budget accordingly.

I4 Other risks or hazards

None.

J

Energy matters

Energy matters

J1 Insulation

Recommended standards of thermal insulation for domestic properties are subject to frequent revision as Government seeks to reduce carbon emissions as part of their Climate Change targets. As a result, only the most modern houses will fully comply with current Regulations. These Regulations are not retrospectively enforceable and given the difficulty of retro-installing additional insulation in some areas, it is often not a practical option. If you wish to undertake any of the improvements suggested in the Energy Performance Certificate (EPC), you should obtain quotes prior to purchase so that you are aware of the consequences and the scope and costs of all the works.

The walls are of solid construction. They will have limited resistance to heat loss. The older porous masonry will also encourage damp and condensation. The damp that has been found within the external walls will also reduce the walls insulation abilities. These matters will exacerbate poor thermal performance leading to a cycle of increasing colder surfaces and increasing condensation and damp.

Improving the thermal properties of solid masonry walls can be achieved either with an external application of insulation with a rain/weather screen such as render, or internal insulation such as an insulation-backed dry lining system. Both options are expensive and disruptive to undertake. External applications are very difficult to design and detail, to avoid potential damp penetration and can drastically alter the aesthetic appearance of a property. Internal insulation can also reduce the room sizes. If you wish to undertake such improvements, you should obtain advice prior to purchase of the property so that you are aware of all pros and cons and the scope and costs of all necessary works.

The glazing to the property is old and single-glazed with some secondary glazing in places. It will have limited thermal performance and you should consider updating the window installation where necessary. The large areas of glazing will also be a significant source of heat loss. You should consider updating the window and door installations.

Based on the likely age of the solid floors they are unlikely to include insulation and they will be a source of heat loss. Retrospective insulation of solid floors is an expensive and disruptive undertaking and is not normally considered imperative in the purchase of a property of this age. Some improvements can be made with insulating carpet underlays. You should also note that some older floors, such as quarry tile floors, need to breathe. Covering with carpets can lead to damp and rotting of the carpet coverings.

Insufficient insulation is provided to parts of the roof void. You should ensure that insulation is provided to current standards (270mm) and does not interfere with eaves ventilation.

J2 Heating

The property has a dated back-boiler and gas fires for the central heating system. You should arrange for a Gas Safe engineer to check and test the system prior to the exchange of contracts as a matter of safety. Replacement is likely to be recommended.

J3 Lighting

Natural light within the property appears satisfactory for habitable requirements and comparable to other properties of this type and era. It should be accepted that due to the age of the property, the window lights might not be comparable in area to that of a modern property. In this respect, the

appropriateness of light levels is somewhat subjective and you should assess whether light levels are satisfactory for your own preferences during your viewings of the property.

There are an inadequate number of low energy LED light fittings within the property and you should review the existing light fittings in order to make the property more energy efficient and reduce electricity costs.

J4 Ventilation

Ventilation within a property is needed in order to reduce the incidence of condensation and consequent mould and damp; and to generally provide a healthy environment in which to live, by the replacement of stale air. Ventilation should be provided by permanent background ventilation, intermittent rapid ventilation via opening windows and additional mechanical extract in high moisture environments such as kitchens and bathrooms.

Ventilation within the property is inadequate. The following observations were made:-

There is no mechanical extract ventilation in the kitchen and bathroom. This situation should be improved to remove as much water vapour as possible and minimise the risk of condensation occurring.

Air circulation to the underside of the suspended timber ground floor appears to be inadequate. Additional airbricks should be installed to minimise the risk of condensation and timber defects occurring.

Some fireplace openings have been sealed up with no provision to vent the redundant flues. Ventilation in the form of ventilation grills should be installed to reduce the risk of condensation occurring and affecting the surrounding plaster.

Despite the above, it must be accepted that the property is old and will be more prone to heat loss generally through the fabric of the structure. Condensation may persist despite adequate heating and ventilation. Improving the thermal performance of the property may therefore need to be balanced against the heating and ventilation measures. Furthermore, matters such as old porous masonry can reduce the thermal performance of a property. Maintaining the property on a regular basis, to a good standard, will help to mitigate such matters.

J5 General

You should ask reputable and experienced contractors to inspect and quote for the remedial works needed before exchange of contracts. You should follow the advice given in the page in this report entitled 'What to do now'.

K

Surveyor's declaration



Surveyor's declaration

Surveyor's details

Callum Lyman
RICS number:6790578

Phone number

01522 438989

Company

Lyman Marshall Chartered Surveyors

Address

Doddington Road, Lincoln, LN6 7EU

Email

info@LMSurveyors.co.uk

Website

LMSurveyors.co.uk

Property address

172 Burton Road, Lincoln, LN1 3LT

Client's name



Date this report was produced

08-09-2025

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

L

What to do now



Further investigations and getting quotes

We have provided advice below on what to do next, now that you have an overview of any work to be carried out on the property. We recommend you make a note of any quotations you receive. This will allow you to check the amounts are in line with our estimates, if cost estimates have been provided

Getting quotations

The cost of repairs may influence the amount you are prepared to pay for the property. Before you make a legal commitment to buy the property, you should get reports and quotations for all the repairs and further investigations the surveyor may have identified. You should get at least two quotations from experienced contractors who are properly insured.

You should also:

- ask them for references from people they have worked for
- describe in writing exactly what you will want them to do and
- get them to put their quotations in writing.

Some repairs will need contractors who have specialist skills and who are members of regulated organisations (for example, electricians, gas engineers, plumbers and so on). You may also need to get Building Regulations permission or planning permission from your local authority for some work.

Further investigations and what they involve

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

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

When a further investigation is recommended, the following will be included in your report:

- a description of the affected element and why a further investigation is required
- when a further investigation should be carried out and
- a broad indication of who should carry out the further investigation.

Who you should use for further investigations

You should ask an appropriately qualified person, although it is not possible to tell you which one. Specialists belonging to different types of organisations will be able to do this. For example, qualified electricians can belong to five different government-approved schemes. If you want further advice,

please contact the surveyor.

M

Description of the RICS Home Survey – Level 3 service and terms of engagement



Description of the RICS Home Survey – Level 3 service and terms of engagement

The service

The RICS Home Survey – Level 3 service includes:

- a thorough **inspection** of the property (see *The inspection* below) and
- a detailed **report** based on the inspection (see *The report* below).

The surveyor who provides the RICS Home Survey – Level 3 service aims to give you professional advice to:

- help you make a reasoned and informed decision when purchasing the property, or when planning for repairs, maintenance or upgrading the property
- provide detailed advice on condition
- describe the identifiable risk of potential or hidden defects
- propose the most probable cause(s) of the defects based on the inspection and
- where practicable and agreed, provide an estimate of costs and likely timescale for identified repairs and necessary work.

Any extra services provided that are not covered by the terms and conditions of this service must be covered by a separate contract.

The inspection

The surveyor carefully and thoroughly inspects the inside and outside of the main building and all permanent outbuildings, recording the construction and defects that are evident. This inspection is intended to cover as much of the property as is physically accessible. Where this is not possible, an explanation is provided in the 'Limitations on the inspection' box in the relevant section of the report.

The surveyor does not force or open up the fabric of the building without occupier/owner consent, or if there is a risk of causing personal injury or damage. This includes taking up fitted carpets and fitted floor coverings or floorboards; moving heavy furniture; removing the contents of cupboards, roof spaces, etc.; removing secured panels and/or hatches; or undoing electrical fittings.

If necessary, the surveyor carries out parts of the inspection when standing at ground level from adjoining public property where accessible. This means the extent of the inspection will depend on a range of individual circumstances at the time of inspection, and the surveyor judges each case on an individual basis.

The surveyor uses equipment such as a damp meter, binoculars and torch, and uses a ladder for flat roofs and for hatches no more than 3m above level ground (outside) or floor surfaces (inside) if it is safe to do so.

If it is safe and reasonable to do so, the surveyor will enter the roof space and visually inspect the roof structure with attention paid to those parts vulnerable to deterioration and damage. Although thermal insulation is not moved, small corners should be lifted so its thickness and type, and the nature of underlying ceiling can be identified (if the surveyor considers it safe to do). The surveyor does not

move stored goods or other contents.

The surveyor also carries out a desk-top study and makes oral enquiries for information about matters affecting the property.

Services to the property

Services are generally hidden within the construction of the property. This means that only the visible parts of the available services can be inspected, and the surveyor does not carry out specialist tests other than through their normal operation in everyday use. The visual inspection cannot assess the efficiency or safety of electrical, gas or other energy sources. It also does not investigate the plumbing, heating or drainage installations (or whether they meet current regulations), or the internal condition of any chimney, boiler or other flue.

Outside the property

The surveyor inspects the condition of boundary walls, fences, permanent outbuildings and areas in common (shared) use. To inspect these areas, the surveyor walks around the grounds and any neighbouring public property where access can be obtained. Where there are restrictions to access (e.g. a creeper plant prevents closer inspection), these are reported and advice is given on any potential underlying risks that may require further investigation.

Buildings with swimming pools and sports facilities are also treated as permanent outbuildings and are therefore inspected, but the surveyor does not report on the leisure facilities, such as the pool itself and its equipment internally or externally, landscaping and other facilities (for example, tennis courts and temporary outbuildings).

Flats

When inspecting flats, the surveyor assesses the general condition of the outside surfaces of the building, as well as its access and communal areas (for example, shared hallways and staircases that lead directly to the subject flat) and roof spaces, but only if they are accessible from within or owned by the subject flat or communal areas. The surveyor also inspects (within the identifiable boundary of the subject flat) drains, lifts, fire alarms and security systems, although the surveyor does not carry out any specialist tests other than their normal operation in everyday use.

External wall systems are not inspected. If the surveyor has specific concerns about these items, further investigation will be recommended prior to legal commitment to purchase.

Dangerous materials, contamination and environmental issues

The surveyor makes enquiries about contamination or other environmental dangers. If the surveyor suspects a problem, they recommend a further investigation.

The surveyor may assume that no harmful or dangerous materials have been used in the construction, and does not have a duty to justify making this assumption. However, if the inspection shows that such materials have been used, the surveyor must report this and ask for further instructions.

The surveyor does not carry out an asbestos inspection and does not act as an asbestos inspector when inspecting properties that may fall within *The Control of Asbestos Regulations 2012* ('CAR 2012'). However, the report should properly emphasise the suspected presence of asbestos containing materials if the inspection identifies that possibility. With flats, the surveyor assumes that there is a 'dutyholder' (as defined in the regulations), and that there is an asbestos register and an effective

management plan in place, which does not present a significant risk to health or need any immediate payment. The surveyor does not consult the dutyholder.

The report

The surveyor produces a report of the inspection results for you to use, but cannot accept any liability if it is used by anyone else. If you decide not to act on the advice in the report, you do this at your own risk. The report is aimed at providing you with a detailed understanding of the condition of the property to allow you to make an informed decision on serious or urgent repairs, and on the maintenance of a wide range of reported issues.

Condition ratings

The surveyor gives condition ratings to the main parts (the 'elements') of the main building, garage and some outside elements. The condition ratings are described as follows:

- **R** – Documents we may suggest you request before you sign contracts.
- **Condition rating 3** – Defects that are serious and/or need to be repaired, replaced or investigated urgently. Failure to do so could risk serious safety issues or severe long-term damage to your property. Written quotations for repairs should be obtained prior to legal commitment to purchase.
- **Condition rating 2** – Defects that need repairing or replacing but are not considered to be either serious or urgent. The property must be maintained in the normal way.
- **Condition rating 1** – No repair is currently needed. The property must be maintained in the normal way.
- **NI** – Elements not inspected.

The surveyor notes in the report if it was not possible to check any parts of the property that the inspection would normally cover. If the surveyor is concerned about these parts, the report tells you about any further investigations that are needed.

Energy

The surveyor has not prepared the Energy Performance Certificate (EPC) as part of the RICS Home Survey – Level 3 service for the property. Where the EPC has not been made available by others, the surveyor will obtain the most recent certificate from the appropriate central registry where practicable. If the surveyor has seen the current EPC, they will review and state the relevant energy efficiency rating in this report. Where possible and appropriate, the surveyor will include additional commentary on energy-related matters for the property as a whole in the energy efficiency section of the report, but this is not a formal energy assessment of the building. Checks will be made for any obvious discrepancies between the EPC and the subject property, and the implications will be explained to you. As part of the Home Survey – Level 3 Service, the surveyor will advise on the appropriateness of any energy improvements recommended by the EPC.

Issues for legal advisors

The surveyor does not act as a legal adviser and does not comment on any legal documents. If, during the inspection, the surveyor identifies issues that your legal advisers may need to investigate further, the surveyor may refer to these in the report (for example, to state you should check whether there is a warranty covering replacement windows).

This report has been prepared by a surveyor merely in their capacity as an employee or agent of a firm,

company or other business entity ('the Company'). The report is the product of the Company, not of the individual surveyor. All of the statements and opinions contained in this report are expressed entirely on behalf of the Company, which accepts sole responsibility for them. For their part, the individual surveyor assumes no personal financial responsibility or liability in respect of the report, and no reliance or inference to the contrary should be drawn.

In the case of sole practitioners, the surveyor may sign the report in their own name, unless the surveyor operates as a sole trader limited liability company.

Nothing in this report excludes or limits liability for death or personal injury (including disease and impairment of mental condition) resulting from negligence.

Risks

This section summarises defects and issues that present a risk to the building or grounds, or a safety risk to people. These may have been reported and condition rated against more than one part of the property, or may be of a more general nature. They may have existed for some time and cannot be reasonably changed. The RICS Home Survey – Level 3 report will identify risks, explain the nature of the problems and explain how the client may resolve or reduce the risk.

If the property is leasehold, the surveyor gives you general advice and details of questions you should ask your legal advisers.

Standard terms of engagement

1 The service – The surveyor provides the standard RICS Home Survey – Level 3 service described in this section, unless you agree with the surveyor in writing before the inspection that the surveyor will provide extra services. Any extra service will require separate terms of engagement to be entered into with the surveyor. Examples of extra services include:

- schedules of works
- supervision of works
- re-inspection
- detailed specific issue reports
- market valuation and re-instatement cost, and
- negotiation.

2 The surveyor – The service will be provided by an AssocRICS, MRICS or FRICS member of the Royal Institution of Chartered Surveyors (RICS) who has the skills, knowledge and experience to survey and report on the property.

3 Before the inspection – Before the inspection, you should tell us if there is already an agreed or proposed price for the property, and if you have any particular concerns about the property (such as a crack noted above the bathroom window or any plans for extension).

This period forms an important part of the relationship between you and the surveyor. The surveyor will use reasonable endeavours to contact you to discuss your particular concerns regarding the property, and explain (where necessary) the extent and/or limitations of the inspection and report. The surveyor also carries out a desktop study to understand the property better.

4 Terms of payment – You agree to pay the surveyor's fee and any other charges agreed in writing.

5 Cancelling this contract – You should seek advice on your obligations under *The Consumer Contracts (Information, Cancellation and Additional Charges) Regulations 2013* ('the Regulations') and/or the *Consumer Rights Act 2015*, in accordance with section 2.6 of the current edition of the *Home survey standard* RICS professional statement.

6 Liability – The report is provided for your use, and the surveyor cannot accept responsibility if it is used, or relied upon, by anyone else.

Note: These terms form part of the contract between you and the surveyor.

This report is for use in the UK.

Complaints handling procedure

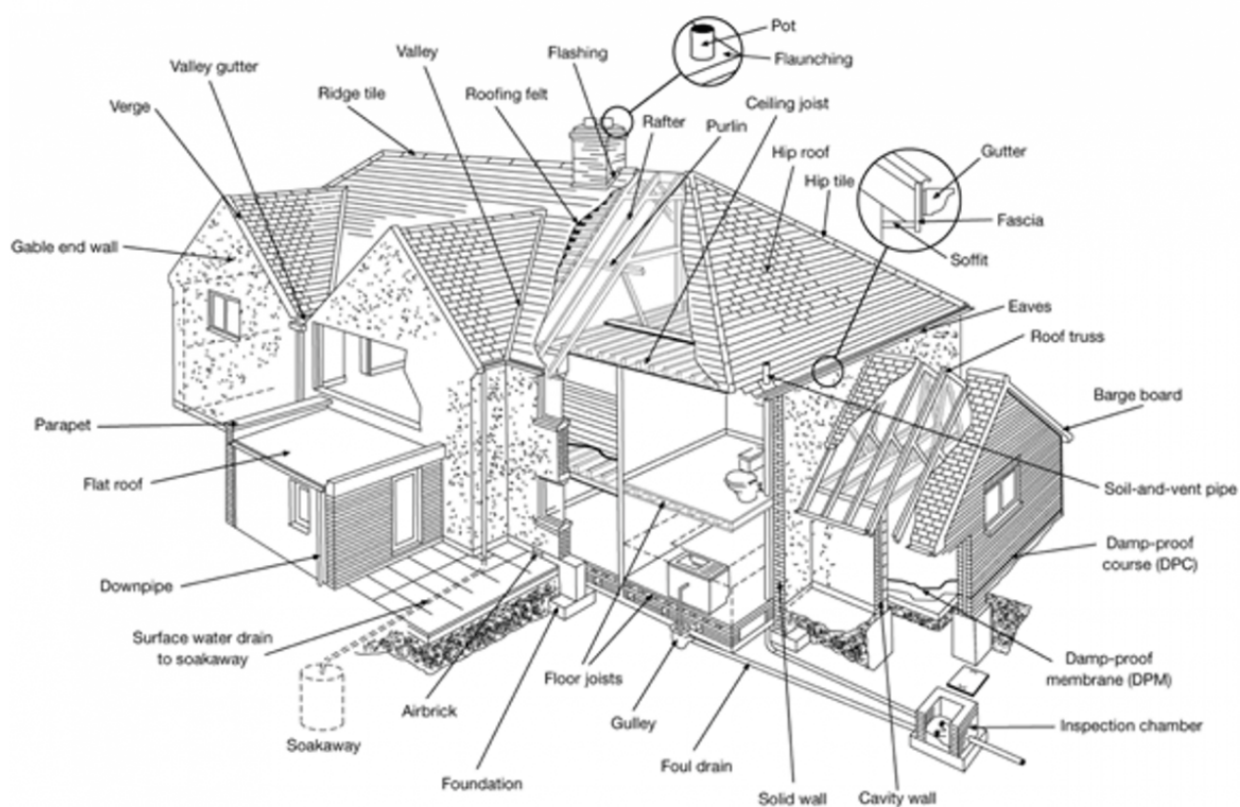
The surveyor will have a complaints handling procedure and will give you a copy if you ask. The surveyor is required to provide you with contact details, in writing, for their complaints department or the person responsible for dealing with client complaints. Where the surveyor is party to a redress scheme, those details should also be provided. If any of this information is not provided, please notify the surveyor and ask for it to be supplied.

N

Typical house diagram

Typical house diagram

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



RICS disclaimer

You should know...

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This document is issued in blank form by the Royal Institution of Chartered Surveyors (RICS) and is available only to parties who have signed a licence agreement with RICS.

RICS gives no representations or warranties, express or implied, and no responsibility or liability is accepted for the accuracy or completeness of the information inserted into the document, or any other written or oral information given to any interested party or its advisers. Any such liability is expressly disclaimed.

SIGNATURE AND AUTHORITY

Property Address	172 Burton Road, Lincoln, LN1 3LT
Survey Type	RICS Level 3
Date Inspected	September 2, 2025

PREPARED ON BEHALF OF

Firm Name	Lyman Marshall Chartered Surveyors
Registered firm address	Doddington Road, Lincoln, LN6 7EU
Assigned office	Head Office
Office address	Doddington Road, Lincoln, Lincolnshire, LN6 7EU

DECLARATION

I declare that, I am personally digitally signing this report and that I have no direct or indirect interest present or contemplated in the property or this transaction except for the purpose of a survey/valuation or inspection. Where an inspection has been undertaken and/or a valuation has been provided, this has been done so in accordance with the current RICS standards. I have undertaken this report on behalf of the firm named in this report.

DIGITAL SIGNATURE

Your digital signature renders you and your firm legally liable for the material content of any document authenticated by it.

By digitally signing the report you represent and warrant that you have the legal right, power, and authority to represent 'the Company' or organisation named in the report. You further agree that the use of your unique security code constitutes an electronic signature equivalent to your handwritten signature and that you have formed, executed, entered into, accepted the terms of and otherwise authenticated any report signed off by it. You acknowledge and agree that this Agreement is an electronic record for purposes of digital signature, and as such is completely valid, has legal effect, is enforceable, and is binding on and non-refutable by you.

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Surveyor	Callum Lyman
Qualifications	BSc (Hons), PGCert, AssocRICS, MRPSA
Date	08 Sep 2025 @ 02:56 PM
Signature	