



LEVEL 2

Your survey and valuation report...

Property address

34 Longacre, Hindley Green, Wigan,
WN2 4LL

Client's name

Paul Howard

Consultation Date (if applicable)

28/04/2026

Inspection Date

07/05/2026

Surveyor's RICS number

6959060

2



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A

About the inspection and report

This Home Survey – Level 2 (survey and valuation) service has been produced by a surveyor, who is a member of the RICS Valuer Registration scheme.

The surveyor 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.

A

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:

- make a reasoned and informed decision on whether to go ahead with buying the property
- make an informed decision on what is a reasonable price to pay for the property
- take into account any significant repairs or replacements the property needs, and
- consider what further advice you should take before committing to purchasing the property.

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 only carry out a visual inspection.

- We 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 (although we do not move or lift insulation material, stored goods or other contents). We examine floor surfaces and under-floor spaces so far as there is safe access to these (although we do not move or lift furniture, floor coverings or other contents). We do not remove the contents of cupboards. We are not able to assess the condition of the inside of any chimney, boiler or other flues. Also, we do not remove secured panels or undo electrical fittings.
- We note in our report if we are not able to check any parts of the property that the inspection would normally cover. If we are concerned about these parts, the report will tell you about any further investigations that are needed.
- We do not report on the cost of any work to put right defects or make recommendations on how these repairs should be carried out. Some maintenance and repairs we suggest may be expensive.
- We inspect the inside and outside of the main building and all permanent outbuildings, but we do not force or open up the fabric of the building. We also inspect the parts of the electricity, gas/oil, water, heating and drainage services that can be seen, but we do not test them.
- 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 briefly outline the condition of the other parts. The condition ratings are described in section B of this report. The report covers matters that, in the surveyor's opinion, need to be dealt with or may affect the value of the property.



Reminder

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

28/04/2026



About the inspection

Surveyor's name

Paul Smedmor

Surveyor's RICS number

6959060

Company name

In'site Property Surveys Limited

Date of the inspection

07/05/2026

Report reference number

HC0084918

Related party disclosure

We are not aware of any conflict of interest as defined by the Royal Institution of Chartered Surveyors.

Full address and postcode of the property

34 Longacre, Hindley Green, Wigan, WN2 4LL

Weather conditions when the inspection took place

At the time of inspection, it was dry.

The weather preceding the inspection was dry.

Status of the property when the inspection took place

The property was occupied and fully furnished causing obstruction to the inspection.

The floors were fully covered with items such as carpets, rugs, tiles or laminate flooring obscuring the underlying building structures.

At the time of inspection there was evidence the property is likely to be tenanted and your legal adviser should confirm this. Your legal adviser should confirm if the property will be with vacant possession or confirm to you if the tenant is to remain in occupation and the terms applicable including the passing rent and nature of the tenancy.

The property has been valued assuming a tenure leasehold as detailed in Section K. Your attention is drawn to the additional information in the Leasehold Appendix to which you should refer. Your Legal Advisors should investigate the Lease and advise you accordingly.

B

Overall opinion

This section provides our overall opinion of the property, highlights any areas of concern and summarises the condition ratings of the different elements of the property. Individual elements of the property have been rated to indicate any defects, and have been grouped by the urgency of any required maintenance.

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.

Important note

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

Condition ratings

Overall opinion of property

The property is considered to be a reasonable prospect for purchase, for its age and type, with no visible evidence of significant problems. We would not anticipate any difficulties reselling the property if brought to a normal market in a similar condition.

It is vital that you read the whole of this report. In the main part of the report, we will notify you of the actions you need to take prior to exchange of contracts or any financial commitment being made by you.

Where the Condition Ratings are either 2 or 3, we refer you to the section at the end of the report, "What to do Now". You must have all the recommended repairs or defects raised in the report investigated, and obtain quotations for the work from competent contractors before proceeding to any legal or financial commitment. If you do not do so, you proceed at your own risk.

The Condition Ratings in the report are assessed from a visual inspection only, from within the grounds or available public observation points, and it is quite easy for a Condition rating 2 in the report, when the defect is not attended to, to quickly become a Condition rating 3.

This report should be considered a brief comment upon the visual condition of the property, and it is not to be considered as a detailed inventory of every single defect. The report is compiled on the basis of the condition as at the inspection date, and no liability can be accepted for any deterioration or fault in its condition after the date of inspection.

Besides the issue of the purchase price, you may also incur additional costs of Stamp Duty Land Tax, HM Land Registry charges, VAT on repairs and professional fees, legal and surveying costs, together with any charges for mortgage application fees together with the cost of removal, new carpets, decorating and general household improvements.

This report must be read in conjunction with our Letter of Engagement, the description of the RICS Home Survey Level 2 (survey only) or RICS Home Survey Level 2 (survey and valuation)- and our Standard Conditions of Engagement for an RICS Home Survey Level 2 (survey only) or RICS Home Survey Level 2 (survey and valuation)

B

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.

Electrical test report/certification.

Leasehold documentation as detailed in section H.



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
F1	F1 Electricity
F4	F4 Heating
F5	F5 Water heating



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
D2	D2 Roof coverings
D3	D3 Rainwater pipes and gutters
D4	D4 Main Walls
D5	D5 Windows
D6	D6 Outside Doors
E6	E6 Built-in fittings
E9	E9 Other Matters



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
D8	D8 Other Joinery
E1	E1 Roof structure
E2	E2 Ceilings

B

Condition ratings

E3	E3 Walls and partitions
E4	E4 Floors
E7	E7 Woodwork
E8	E8 Sanitary fittings
F3	F3 Water
G2	G2 Permanent outbuildings and structures
G3	G3 Other

C

About the property

This section includes:

- About the property
- Energy efficiency
- Location and facilities



About the property

Type of property

The property is a 2 bedroom purpose-built flat.
The flat is located on the second floor of a three-storey block.
There are a total of 12 flats in the block.

Approximate year the property was built

We believe the property to have been constructed circa 2005.

Approximate year the property was extended

We believe the property to have been extended circa N/A.

Approximate year the property was converted

We believe the property to have been converted circa N/A.

Information relevant to flats and maisonettes

The property is a purpose-built flat.

Construction

The roof is pitched and covered with concrete tiles.
The main external walls are of cavity masonry construction. The cavity has not been inspected as this is a specialist service.
The floors are constructed in suspended concrete.
The windows are UPVC double-glazed sealed units.

Accommodation

Flat/Maisonette: One reception room, Kitchen, Two bedrooms, One bathroom.



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.

Energy efficiency rating

C69

Issues relating to the energy efficiency rating

Main services

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

Gas Electricity Water Drainage

Central heating

Gas Electric Solid Fuel Oil None

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

Other Energy Sources:

None.

Other energy matters

None.



Location and facilities

Grounds

There is allocated parking (1 space).

The property has a rear communal garden.

Location

The property is located in a residential area and is close to local facilities.

Facilities

Prior to entering into a legal commitment to purchase the property, you should visit at various times of the day including evenings and weekends to assess noise and parking. You should also assess the availability of services that are important to you.

Local environment

The property is believed to be built upon shrinkable sub-soil. This can cause damage during summer months and long dry periods. You should confirm that any building insurance policy covers damage from ground heave or subsidence, causing damage to the foundations and building structure.

The property is located in a former coal mining area. Your Legal Advisor should obtain a copy of the Coal Mining Report to confirm the extent of any past claims or present risk.

According to the Indicative Atlas of Radon in England and Wales, the location may have levels of naturally occurring Radon gas in excess of the levels considered acceptable. Further advice can be obtained from www.gov.uk/government/organisations/public-health-england

The RICS Level 2 with Valuation service does not cover potential matters arising from historic land use or localised underground geological conditions.

You may wish to consult the British Geological Survey maps, which are available at

<https://www.bgs.ac.uk/data/maps/home.html?currentTab=QuickLinks#QuickLinks>

D

Outside the property

D

Outside the property

Limitations on the inspection

NI

Our inspection is limited to a general view of the exterior of the block, concentrating on the part of the block containing the subject flat, and such access areas and common parts as are seen when approaching the subject flat. Your legal advisor should confirm any liability for repairing covenants in the lease for the block and grounds. We have not inspected drains, lifts, fire alarms and security systems.

We were unable to view the valley gutters, rear roof due to the height and configuration of the building. We cannot confirm the condition.

D1 Chimney stacks

NI

There are no chimneys.

D2 Roof coverings

2

The roof is pitched and covered with concrete tiles.

The roof is laid over a micro-porous plastic lining. This is a breathable material which can eliminate the requirement for additional ventilation to the roof void.

Trussed rafters are factory-assembled triangular timber frames with the timber joined together with galvanised metal plates. The frames need to be vertical to achieve their full load-bearing capacity and require diagonal bracing to connect the individual frames together. Additional metal straps should join the gable end walls to the adjacent three trusses to maintain the stability of the roof and gable wall.

The roof cover appears to be in a generally serviceable condition for its year of construction, and no significant repairs are required from a visual inspection only. Going forward, the roof should be maintained with annual inspections in the autumn each year.

There are no or inadequate flashings, and a suitable lead flashing should be installed.

Valley and box gutters of this form are prone to defects and blockage, and can be prone to water leaks, which can cause damage to timbers below. It is important that regular inspection and repair are undertaken.

The valley gutter is formed of fibreglass. This is a durable material formed from glass fibres and resin with colouring additives. However, we could not see the interior roof below the gutter and cannot confirm its condition.

D3 Rainwater pipes and gutters

2

The property has uPVC gutters and uPVC downpipes. It was not raining at the time of inspection, and it is therefore not possible to confirm to you that the goods are watertight.

These appear to be in generally serviceable condition, displaying signs of weathering with minor

D

Outside the property

evidence of leakage to seals/joints and UV damage. This is not unusual, but rainwater goods will require periodic maintenance and renewal.

Leaking rainwater systems can cause dampness to the interior of the building and damage to the fabric, including wet and dry rot. You are advised to make repairs at the earliest opportunity and to keep gutters and downpipes clear.

You are advised to arrange for gutters to be cleared regularly, to ensure that they remain free-flowing.

D4 Main walls

2

The walls are of cavity masonry construction with a masonry outer face.

The structural condition of the main walls appears to be satisfactory with no evidence of settlement, cracking, bulging or other significant defects.

Some works are required to the wall surfaces, including repairs to minor cracking to the bricks or joints. You should obtain quotations for the work from a building contractor.

Damp Proof Courses (DPC) are built into the property to prevent rising damp from the ground entering the walls above the DPC. A DPC should be a minimum of 150mm above the adjacent external ground level. With a defective DPC or none whatsoever, internal walls become damp and decorations are spoiled with water staining and mould.

The DPC to the main walls is made of plastic materials.

From a visual inspection and damp meter testing, we found no evidence of any significant dampness at the time of inspection. It is important to recognise that dampness can vary with the weather, with no evidence during warm summer months, only to emerge in cold, wet winters.

D5 Windows

2

The windows are double glazed in uPVC white frames with casement opening.

The mastic around the frames has failed, and repairs or replacement with new waterproof mastic is required.

You should request the seller to leave all security keys to the window. If these are not available, you should instruct a glazing company to provide a full set of keys.

The quality of sealed units and window frames can vary significantly, and we can give no assurance as to their longer-term performance.

A frequent source of water penetration around window and door frames is failed or missing mastic. It is prudent to periodically check and replace all mastics, as over time they can harden and fail.

If the windows require replacement, you should check the details of your lease as you may have to consult the freeholder, who may be responsible or be required to grant permission. If the building is Listed or in a Conservation Area, you may also require permission from the Local Authority.

D

Outside the property

Your legal adviser should confirm that a FENSA Certificate is available otherwise, the installation of the windows may not comply with the Building Regulations.

D6 Outside doors (including patio doors)

2

The external doors are mainly made of timber. The mastic around the door frames has failed, and repairs or replacement with new waterproof mastic is required.

The quality of sealed units and doors, and door frames can vary significantly, and we can give no assurance as to their longer-term performance.

A frequent source of water penetration around window and door frames is failed or missing mastic. It is prudent to periodically check and replace all mastics, as over time they can harden and fail.

You should be aware that previous owners may have distributed multiple sets of keys for the external doors to individuals not known to you.

When purchasing a property, consider the cost of replacing all external door locks as soon as possible after taking occupation. When doing this, consult your insurers to ensure the keys meet their security requirements.

D7 Conservatory and porches

NI

There is no conservatory or a porch.

D8 Other joinery and finishes

1

This comprises uPVC fascias, soffits, and verges.

The joinery appears to be in a generally serviceable condition. A close inspection may identify areas of rot behind guttering.

The external decorations are generally satisfactory, with no significant signs of deterioration. The property should be maintained to the same standard to preserve value and marketability. Periodic redecoration and repairs will be required.

D9 Other

NI

There are no further matters that we require to draw to your attention in respect of the exterior of the property.

E

Inside the property

Inside the property

Limitations on the inspection

NI

The internal inspection was limited to the subject flat and the immediately adjacent and accessible communal areas.

We were unable to inspect all parts of the internal walls because of fitted cupboards, stored items, tall furniture.

We were unable to fully inspect the roof void because of insulation preventing safe access. A view was taken from the top of a ladder at the hatch position.

E1 Roof structure

1

Access to the roof void is available through a hatch located above the hallway.

The roof is formed of trussed rafter construction.

There are no signs of significant distress, distortion or deflection of the roof timbers.

The main roof void appears to be adequately ventilated.

The main roof void appears to be adequately insulated with the insulation laid over the ceiling below.

E2 Ceilings

1

The ceilings are made of plasterboard.

The ceilings appear to be in a generally satisfactory state of condition, with only minor hairline cracking or other minor defects that can be repaired when the property is next redecorated.

E3 Walls and partitions

1

Internal walls and partitions are of lightweight construction.

These appear to be satisfactory with no apparent defects.

Condensation occurs when air is saturated with water vapour: if there is more water vapour than the air can hold, the excess condenses on cold surfaces.

The amount of water vapour that air can hold is directly proportional to the temperature of the air. The control of condensation involves maintaining surface temperatures above the dew point (the humidity-related temperature at which water vapour turns into moisture). The provision of adequate thermal insulation and proper ventilation should assist in reducing condensation.

The modern emphasis on draught proofing reduces ventilation in dwellings and increases the risk of condensation.

E

Inside the property

Improvements are needed to the ventilation arrangements in this property. This can be achieved by installing mechanical extract ventilation, particularly in areas where excessive humidity is likely to be created, such as kitchens, bathrooms, and bedrooms.

Passive ventilation fitted to window frames can help to disperse humidity, but additional measures may prove necessary. Adequate heating and ventilation will help to keep condensation to a minimum.

Some of the walls are concealed by lining paper or other surface finishes. Should you remove the finishes, there may well be further repairs necessary to the walls and defects discovered.

E4 Floors

1

The floors are constructed of suspended concrete.

The floors are generally satisfactory with no signs of significant deflection or distortion. Floors may not be precisely level, but they are within a reasonable construction tolerance.

E5 Fireplaces, chimney breasts and flues

NI

There are no fireplaces.

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

2

There is a typical range of fitted kitchen units.

The kitchen units are adequately presented with some signs of general wear and tear. You will have already assessed the condition for your own purposes and requirements. Defects may exist in concealed areas.

Sealants around sinks and fittings should be periodically renewed to prevent water penetration from damaging the cabinets and causing rot in unseen areas behind the units.

There is insufficient ventilation in the kitchen, and additional ventilation should be provided to avoid condensation from forming.

E7 Woodwork (for example, staircase joinery)

1

The internal joinery, such as skirting boards, doors, etc, is adequately presented, subject to normal wear and tear in well-used areas.

The internal decorations are serviceable; however, you should allow for some marking when existing fixtures and fittings are removed. Some localised redecoration may be required. You have no doubt assessed the decorations for yourself.

E8 Bathroom fittings

1

E

Inside the property

The property has a range of sanitary fittings. The bathroom fittings appear to be in a serviceable condition with no immediate defects visible. You will have already assessed the adequacy for your own use.

There is insufficient ventilation in the bathroom, and evidence of condensation is present. Additional ventilation should be installed, with a mechanical extraction system considered.

Seals, if leaking around sanitary fittings, are a source of water penetration; therefore, they should be periodically replaced.

E9 Other

2

Condensation is frequently a lifestyle issue, such as drying clothes indoors. The control of condensation can be made by opening windows or operating any installed mechanical extractors.

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

NI

The RICS member does not perform or comment on design calculations, nor do they test the service installations or appliances in any way. For a level two inspection, the RICS member will visually inspect all accessible parts of the various service systems that can be observed during the typical course of the inspection.

Not applicable.

F1 Electricity

3

Safety warning: Electrical Safety First 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 Electrical Safety First.

Mains electricity is connected to the meter in an external cupboard, and the consumer unit is in the hallway.

Our visual inspection revealed no significant faults. Electrical Safety First advises that you engage a registered electrician to conduct a thorough inspection of the property and its electrical fittings at a minimum interval of every ten years, or upon change of occupancy. Consequently, it is recommended that prior to purchase, you obtain a NICEIC safety inspection certificate.

All electrical installation work performed after January 1, 2005, should possess the requisite certification. For additional guidance, please contact Electrical Safety First.



Consumer unit



Electricity meter

F2 Gas/oil

NI

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.

No gas at the property.

F3 Water

1

Mains water is supplied. The stop tap could not be found. You should enquire with the local water company to identify the location. Once found, it should be checked to ensure that it is in serviceable condition.

A water meter is not fitted.

We were unable to locate the internal stop valve. If one is not fitted, you should arrange with a contractor to have an internal stop valve fitted.

The water storage tank is located in a storage cupboard.

Water is stored in a plastic tank.

The internal pipework is made of plastic and appears to be in satisfactory condition, with no visible leaks. Concealed areas of pipe work runs in floors, walls and under insulation could not be inspected, and defects could exist in hidden areas.

We recommend checking the installation for evidence of leaks or other defects regularly, approximately every 6 months or sooner. Leaks most often occur at pipe joints and where pipes are subject to movement or physical damage, such as airing cupboards, roof spaces and under sinks.

F

Services

F4 Heating

3

Fitted electric radiant heaters provide Independent room heating. It is recommended that prior to purchase, you obtain a NICEIC safety inspection certificate.

F5 Water heating

3

There is supplementary hot water heating by an electric immersion heater fitted to the hot water storage cylinder. A NICEIC-registered engineer should test this before first use.

F6 Drainage

NI

The property is believed to be connected to the mains drainage system.

The property is a flat, and an inspection of the drainage system is outside the terms of service, and no inspection has been made.

Gullies will require regular cleaning. Inspection chambers should be periodically jet-washed. The drains should be regularly flushed through.

F7 Common services

NI

Your Legal Advisor should provide you with further information on common services which impact maintenance costs in any service charges.

F8 Other services/features

NI

N/A

G

Grounds (including shared areas for flats)

G

Grounds (including shared areas for flats)

Limitations on the inspection

NI

Not applicable.

G1 Garage

NI

The property does not have a garage.

G2 Permanent outbuildings and other structures

1

The boundaries are in good condition, although ongoing maintenance will be required.

We saw no visible evidence of Japanese Knotweed. Japanese Knotweed is a fast-growing invasive species that can cause damage to services and buildings, and it can be very difficult to eradicate.

The presence of this plant may cause your mortgage lender to impose special conditions and require you to hire a specialist contractor to treat the plant and provide a guarantee for its eradication. Whilst dormant in the winter months, the plant is below ground, but it can grow rapidly in the spring and summer months.

G3 Other

1

The outside areas and gardens appear to be adequately maintained.

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

NI

Not applicable.

H2 Guarantees

NI

Not applicable.

H3 Other matters

NI

The subject flat is held on a leasehold tenure. You should inspect the lease to identify your responsibilities regarding repair covenants. Some repairs you will be directly responsible for and bear the full cost. However, some repairs will fall upon the Management Company, who will recover a proportion of the costs from you as a proportion of the total cost equitably split between all leaseholders in the building.

For repairs and maintenance that you are solely responsible for, we advise obtaining estimates from competent or specialist contractors.

Prior to purchase, your Legal Advisor should also confirm that the Management Company has complied with the Regulatory Reform (Fire Safety) Order 2005 and the Control of Asbestos in the Workplace Regulations.

The report does not include an assessment of fire risk. Prior to purchase, your legal advisor must verify that a current fire risk assessment for the building exists, whether any remedial works are required, the likely cost of such works, and any proposed increases to service charges.

Your legal advisor must also confirm that the block is insured and that no substantial premium increases have been notified to the management company.

The property is tenanted.

Prior to purchase, your legal advisor should confirm that Vacant Possession can be obtained upon legal completion, unless you intend to continue the tenancy.

If the tenancy is to remain in place, your legal advisor should investigate the type of tenancy and any associated risks, including your ability to obtain Vacant Possession.

Prior to exchange of contracts, your legal advisor should make an enquiry into the following matters: Leasehold details, Shared Services, Mining risk, Radon.



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.

Risks

I1 Risks to the building

NI

None.

I2 Risks to the grounds

NI

C14 - Local Environment - In former mining area, obtain Coal Authority report

C14 - Local Environment - Radon - In Radon Gas Risk Area

I3 Risks to people

NI

F1 - Electricity - Test electrical installation

F5 - Hot Water - Test and service hot water supply system

I4 Other risks or hazards

NI

N/A

J

Property valuation

J

Property valuation

This valuation has been undertaken in accordance with RICS Valuation – Global Standards (Red Book Global Standards), which includes the International Valuation Standards.

In my opinion the market value on as inspected was:

In my opinion the current reinstatement cost of the property (see note below) is:

Tenure

Area of property (sq m)

Arriving at my valuation, I made the following assumptions:

Regarding the materials, construction, services, fixtures and fittings, etc., I have assumed that:

- an inspection of the parts that I could not inspect would not identify significant defects or a cause to alter the valuation
no dangerous or damaging materials or building techniques have been used in the property
- there is no contamination in or from the ground, and the ground has not been used as landfill
- the property is connected to, and has the right to use, the mains services mentioned in the report and
- the valuation does not take into account any furnishings, removable fittings or sales incentives.

Regarding legal matters, I have assumed that:

- the property is sold with 'vacant possession' (your legal advisers can give you more information on this term)
- the condition of the property, or the purpose the property is or will be used for, does not break any laws
- no particularly troublesome or unusual restrictions apply to the property, the property is not affected by problems that would be revealed by the usual legal inquiries, and all necessary planning permissions and Building Regulations consents (including consents for alterations) have been obtained and complied with, and
- the property has the right to use the mains services on normal terms, and that the sewers, mains services and roads giving access to the property have been 'adopted' (that is, they are under local authority, not private, control).

Property valuation

Reminder

Your legal advisers, and other people who carry out property conveyancing, should be familiar with these assumptions and are responsible for checking assumptions concerning legal matters.

Any additional assumptions relating to the valuation

Our valuation assumes the lease as stated within the report and vacant possession.

My opinion of the market value shown could be affected by the outcome of the enquiries by your legal advisers (section H) and/or any further investigations and quotations for repairs or replacements. The valuation assumes that your legal advisers will receive satisfactory replies to their enquiries about any assumptions in the report.

Other considerations affecting value

Not applicable.

Note: You can find information about the assumptions I have made in calculating this reinstatement cost in the *Description of the RICS Home Survey – Level 2 (survey and valuation) service* provided in section M

The reinstatement cost is the cost of rebuilding an average home of the type and style inspected to its existing standard, using modern materials and techniques, and by acting in line with current Building Regulations and other legal requirements. This will help you decide on the amount of buildings insurance cover you will need for the property.

K

Surveyor's declaration



Surveyor's declaration

Surveyor's RICS number

6959060

Phone number

077512 31477

Company

In'site Property Surveys Limited

Surveyor's address

Suite 10, Lythgoe House

Qualifications

AssocRICS

Email

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Property address

34 Longacre, Hindley Green, Wigan, WN2 4LL

Client's name

Paul Howard

Date this report was produced

12th May 2026

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

Signature

Paul Smedmor



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.

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.

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Description of the RICS Home Survey – Level 2 (survey and valuation) service and terms of engagement



Description of the RICS Home Survey – Level 2 (survey and valuation) service and terms of engagement

The Service

The RICS Home Survey – Level 2 service (survey and valuation) includes:

- a physical inspection of the property (see 'The inspection' below)
- a report based on the inspection (see 'The report' below) and
- a valuation, which is part of the report (see The valuation below)

The surveyor who provides the RICS Home Survey – Level 2 (survey and valuation) service aims to give you professional advice to help you to:

- make an informed decision on whether to go ahead with buying the property
- make an informed decision on what is a reasonable price to pay for the property
- take into account any repairs or replacements the property needs, and
- consider what further advice you should take before committing to purchasing the property.

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 inspects the inside and outside of the main building and all permanent outbuildings, recording the construction and significant visible 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. This includes taking up fitted carpets, 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 the surveyor does not move or lift insulation material, 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.

Description of the RICS Home Survey – Level 2 (survey and valuation) service and terms of engagement

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. The visual inspection cannot assess the efficiency or safety of electrical, gas or other energy sources; plumbing, heating or drainage installations (or whether they meet current regulations); or the inside 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 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 and owned by the subject flat. The surveyor does not inspect drains, lifts, fire alarms and security systems.

External wall systems are not inspected. If the surveyor has specific concerns about these items, further investigation will be recommended before making a legal commitment to purchase. Until these investigations are completed, the surveyor may not be able to provide you with a market valuation figure.

Dangerous materials, contamination and environmental issues

The surveyor does not make any enquiries about contamination or other environmental dangers. However, if the surveyor suspects a problem, they should recommend 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 CAR 2012), 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.

Description of the RICS Home Survey – Level 2 (survey and valuation) service and terms of engagement

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 focuses on matters that, in the surveyor's opinion, may affect the value of the property if they are not addressed. The report objectively describes the condition of the elements and provides an assessment of the relative importance of the defects/problems. Although it is concise, the RICS Home Survey – Level 2 (survey and valuation) report does include advice about repairs or any ongoing maintenance issues. Where the surveyor is unable to reach a conclusion with reasonable confidence, a recommendation for further investigation should be made.

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.
- 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 2 service for the property. Where the EPC has not been made available by others, the most recent certificate will be obtained from the appropriate central registry where practicable. If the surveyor has seen the current EPC, they will review and state the relevant energy efficiency and rating in this report. In addition, as part of the RICS Home Survey – Level 2 service, checks are made for any obvious discrepancies between the EPC and the subject property, and the implications are explained to you.

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.



Description of the RICS Home Survey – Level 2 (survey and valuation) service and terms of engagement

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 significant 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. If the property is leasehold, the surveyor gives you general advice and details of questions you should ask your legal advisers. The RICS Home Survey – Level 2 (survey and valuation) report will identify and list the risks, and explain the nature of these problems.



Description of the RICS Home Survey – Level 2 (survey and valuation) service and terms of engagement

The valuation

The surveyor gives an opinion on both the market value of the property and the reinstatement cost at the time of the inspection (see Reinstatement cost below).

Market value

Market value is the estimated amount for which an asset or liability should exchange on the valuation date between a willing buyer and a willing seller in an arm's length transaction, after proper marketing wherein the parties had each acted knowledgeably, prudently and without compulsion.

When deciding on the market value, the surveyor also makes the following assumptions.

The materials, construction, services, fixtures and fittings, and so on

The surveyor assumes that:

- an inspection of those parts that have not yet been inspected would not identify significant defects
- no dangerous or damaging materials or building techniques have been used in the property
- there is no contamination in or from the ground, and the ground has not been used as landfill
- the property is connected to, and has the right to use, the mains services mentioned in the report and
- the valuation does not take into account any furnishings, removable fittings and sales incentives of any description.

Legal matters

The surveyor assumes that:

- the property is sold with 'vacant possession' (your legal advisers can give you more information on this term)
- the condition of the property, or the purpose that the property is or will be used for, does not break any laws
- no particularly troublesome or unusual restrictions apply to the property, the property is not affected by problems that would be revealed by the usual legal enquiries, and all necessary planning and Building Regulations permissions (including permission to make alterations) have been obtained and any works undertaken comply with such permissions, and
- the property has the right to use the mains services on normal terms, and the sewers, mains services and roads giving access to the property have been 'adopted' (that is, they are under local authority, not private, control).

The surveyor reports any more assumptions that have been made or found not to apply. If the property is leasehold, the general advice referred to earlier explains what other assumptions the surveyor has made.

Reinstatement cost

Reinstatement cost is the cost of rebuilding an average home of the type and style inspected to its existing standard, using modern materials and techniques, and by acting in line with current Building Regulations and other legal requirements.

Description of the RICS Home Survey – Level 2 (survey and valuation) service and terms of engagement

This includes the cost of rebuilding any garage, boundary or retaining walls and permanent outbuildings, and clearing the site. It also includes professional fees, but does not include VAT (except on fees).

The reinstatement cost helps you decide on the amount of buildings insurance cover you will need for the property.

Standard terms of engagement

1. The service – The surveyor provides the standard RICS Home Survey – Level 2 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:

- costing of repairs
- schedules of works
- supervision of works
- re-inspection
- detailed specific issue reports and
- market valuation (after repairs).

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).

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

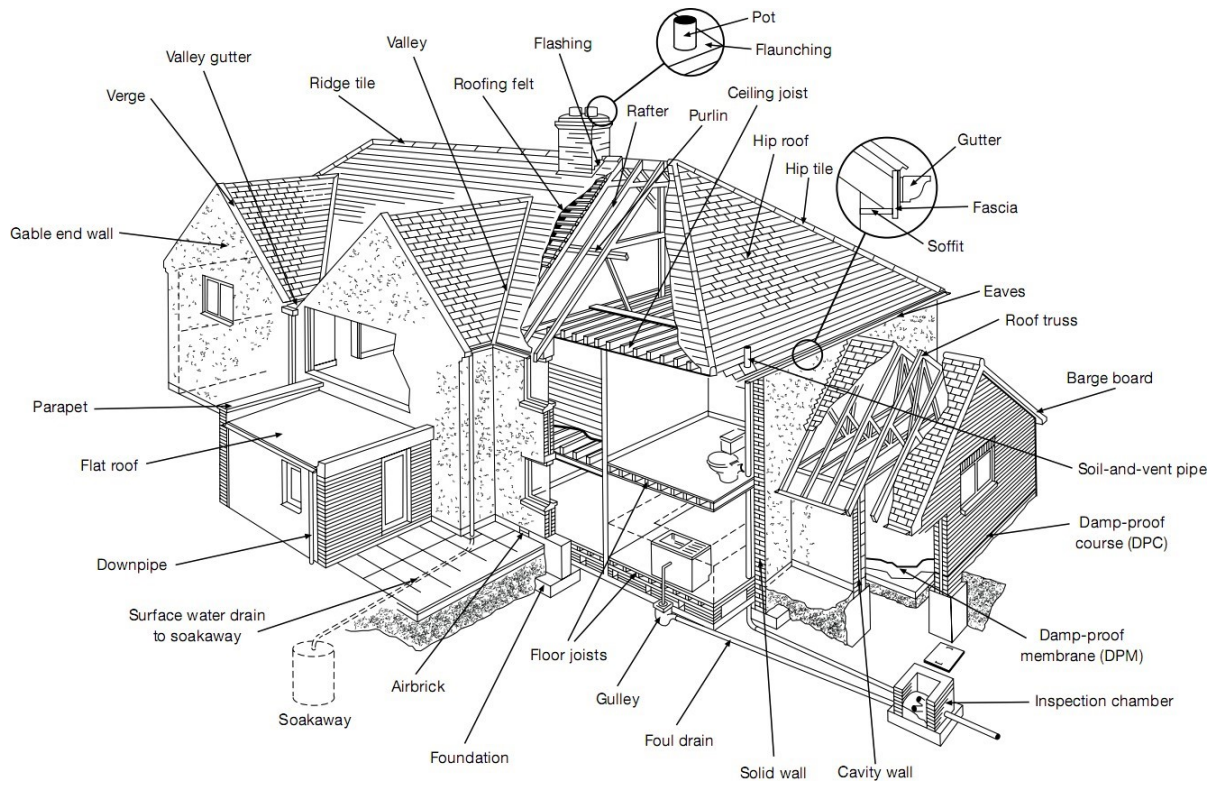
The surveyor will have a complaints handling procedure and will give you a copy if you ask for it. The surveyor is required to provide you with contact details, in writing, for their complaints department or the person responsible for dealing with client complaints. Where the surveyor is party to a redress 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.

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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

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