SHAUN BURROWS DEVELOPMENTS LTD

CONSTRUCTION & RENOVATIONS

IN-DEPTH
BUILDING SURVEY

SAMPLE REPORT. A detailed, independent survey of the property's condition, carried out and written by Shaun Burrows MCIOB, Chartered Builder. It explains the cause of each defect, what happens if it is left, the repair options and estimated costs, with a 5 to 10 year maintenance plan.

Property	Sample House, Clitheroe, Lancashire
Client	Sample Client
Report ref	SBD-SAMPLE
Inspection date	29/11/2026
Report date	29/11/2026
Surveyor	Shaun Burrows MCIOB, Chartered Builder, RPSA Member · MCIOB no. 2080650 · RPSA no. BUR3828. Director, Shaun Burrows Developments Ltd. 20+ years in construction and project management.

AT A GLANCE

2	9	19	0
URGENT	ATTENTION	SATISFACTORY	NI

Total estimated repair budget **£3,200 to £6,070**

MEMBERSHIPS AND ACCREDITATIONS

CIOB MEMBER MCIOB · The Property Ombudsman · RPSA Residential Property Surveyors Association

Chartered Member of the CIOB (MCIOB no. 2080650) · RPSA Member (no. BUR3828) · Registered with The Property Ombudsman · Registered with the Information Commissioner's Office · Professional indemnity and public liability insured

1 ABOUT THIS SURVEY

SAMPLE REPORT

This is a sample report for a fictional property. Photographs have been left out to protect the privacy of our clients and their homes. In every real report, numbered photographs are shown with each element and defect, so you can see exactly what was found and where.

This report gives you an honest, practical picture of the property's condition before you commit to buying it. It covers what is wrong, how urgent it is, roughly what it will cost to put right, and what to ask your legal adviser.

Who carried out the survey	Shaun Burrows MCIOB, Chartered Builder. Shaun has over 20 years' experience in construction, including senior building management on major projects. He runs Shaun Burrows Developments Ltd, a residential refurbishment and insurance reinstatement contractor in Lancashire.
Level of survey	Building Survey (In-depth). For older, larger, altered or non-standard properties, or where you plan work. For each defect it gives the likely cause, what happens if it is left, the repair options, urgency and estimated cost, plus a 5 to 10 year maintenance plan.
What the inspection covers	A detailed visual inspection of the parts of the building that can be seen safely from inside and outside, from ground level, from within the property, and inside the roof space and any accessible sub-floor areas. Loose floorboards and hatches are lifted where it is safe and the seller allows it. Binoculars, a moisture meter, a torch and a borescope camera are used.
What it does not cover	Furniture, floor coverings and stored items are not moved. Hidden areas (under floors, inside walls, behind fittings) are not opened up. Services are not tested. This is not a RICS Home Survey. There is no asbestos survey, no valuation and no check of planning or building regulation history. Where these matter, the report says so and recommends further checks.
Repair costs	Costs are given in good faith as a guide to help you budget and negotiate. They are not quotations. Get competitive quotes from suitable contractors before you exchange contracts.
Independence	The survey is independent. Shaun Burrows Developments Ltd only quotes for repair work if you ask it to, and you are under no obligation to use it. The findings and costs in this report are not affected by that.

INSPECTION CONDITIONS

Weather on the day	Dry and overcast
Temperature	10 to 15°C
Weather in the days before	Mixed
Occupancy	Occupied, Furnished, Floors covered
Areas not inspected, and why	Sub-floor void: no hatch found and floors are carpeted. Rear roof slope: seen from the garden only.

2 SUMMARY AND OVERALL OPINION

OVERALL OPINION

This is a well-built 1930s semi-detached house that has been reasonably maintained, but it now needs some catch-up work. There are no signs of structural movement and the main walls and roof structure are sound.

Two items should be dealt with before you exchange: damp at the base of the kitchen rear wall, caused by the high paving and a blocked gully, and the older electrics, which need testing. The rest is normal maintenance for a house of this age. We estimate around £3,200 to £6,100 for the repairs listed, and the roof will need re-covering within the next 10 to 15 years. Provided the electrical test comes back without major problems, we see no reason not to proceed, and you may want to use these costs when agreeing the price.

KEY ISSUES

REF	ISSUE	RATING	EST. COST
6.9	High moisture readings at the base of the rear wall in the kitchen extension, up to about 300 mm above the floor. Outside, the ground and paving are level with the damp-proof course and the gully next to it is blocked.	URGENT	£600 - £1,500
7.1	Older consumer unit (fuse board), probably 1990s, with no RCD protection. No electrical certificate (EICR) was available.	URGENT	£450 - £900
5.1	The mortar joints to the chimney stack are worn and the cement flaunching around the pots is cracked.	ATTENTION	£450 - £750
5.2	Concrete interlocking tiles, probably 1970s. Three tiles have slipped on the rear slope and there is heavy moss growth.	ATTENTION	£350 - £600
5.3	Gutter joints are leaking over the front bay, with staining to the brickwork below.	ATTENTION	£150 - £300
5.6	uPVC double glazing, around 2005. Two sealed units have failed (misting between the panes) in bedroom 2 and the kitchen.	ATTENTION	£300 - £500
6.1	Roof space inspected from the hatch and boarded area. The timbers look sound with no rot or active woodworm. Insulation is about 100 mm deep.	ATTENTION	£400 - £600
6.8	The silicone seal around the bath has failed and the grout is cracked around the shower area.	ATTENTION	£150 - £250
6.10	Smoke alarms on the ground floor only. No alarm on the first floor and no carbon monoxide alarm near the boiler.	ATTENTION	£60 - £120
7.4	Gas combination boiler, around 2011, with radiators. No service records were available.	ATTENTION	£90 - £150
8.3	The timber fence on the rear boundary is leaning, with two posts rotten at ground level.	ATTENTION	£200 - £400

Total estimated repair budget **£3,200 to £6,070**

Totals are a guide only. See section 11 for the full breakdown and further investigations.

SUMMARY OF RATINGS

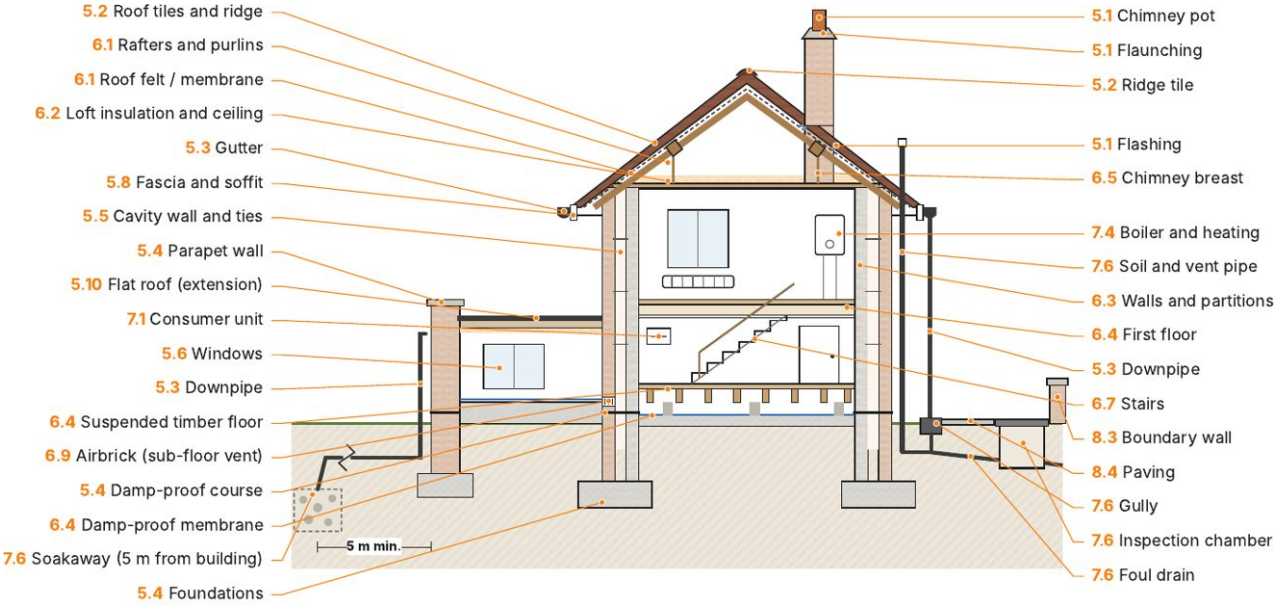
RATING	ELEMENTS (REFS)
URGENT	6.9, 7.1
ATTENTION	5.1-5.3, 5.6, 6.1, 6.8, 6.10, 7.4, 8.3
SATISFACTORY	5.4, 5.5, 5.7, 5.8, 5.10, 6.2-6.7, 7.2, 7.3, 7.5-7.7, 8.2, 8.4, 8.5
NI	None

3 HOW TO READ THIS REPORT

Each part of the building (an "element") is given one of four ratings. Each defect has a recommended action, an estimated cost range and photos.

RATING	WHAT IT MEANS	WHAT TO DO
URGENT	A serious defect, a safety risk, or something that needs repair, replacement or investigation now.	Get quotes or specialist advice before you exchange contracts.
ATTENTION	Repair or replacement needed, but not serious or urgent.	Budget for it and plan the work.
SATISFACTORY	No repair needed at the moment.	Normal maintenance only.
NI	Not inspected. The reason is given in the findings.	Consider further checks if it matters to you.

WHERE EVERYTHING IS



A typical house in cross-section. Not every property will have all of these parts. Numbers match the sections of this report.

4 THE PROPERTY

Type of property	Semi-detached house
Approximate age	1920 to 1944
Construction	Cavity brick walls, pitched roof with concrete tiles, suspended timber ground floor, solid first floor joists
Construction in detail	Built around 1935 with cavity brick walls (two leaves of brick with a gap between). The cavity was later filled with injected insulation; the drill pattern is visible in the mortar joints. The roof is a cut timber roof with purlins, re-covered with concrete interlocking tiles, probably in the 1970s. The ground floor is suspended timber over a ventilated void, with air bricks to the front and side. Windows are uPVC double glazing, fitted around 2005. The single-storey rear kitchen extension has cavity block walls and a flat roof with a felt covering.
Extensions and alterations	Single-storey rear kitchen extension (around 2005)
Accommodation	Ground: 2 living rooms, 1 kitchen First: 3 bedrooms, 1 bath / shower
Tenure (as reported)	Freehold
Services connected	Mains gas, Mains electric, Mains water, Mains drainage
Energy rating (EPC)	D (55 to 68), score 61, potential B (82)

ENERGY EFFICIENCY

Insulation (loft, walls, floor)	Loft insulation about 100 mm, below the 270 mm now recommended. Cavity walls filled. Floor not insulated.
Windows and glazing	uPVC double glazing, around 2005. Two failed sealed units.
Heating and controls	Gas combination boiler (around 2011) with radiators, room thermostat and TRVs.
Ventilation	Extractor fans in the kitchen and bathroom.
Renewables	None.
Ways to improve efficiency	Top up loft insulation to 270 mm. Replace the boiler when it fails or is uneconomic to repair.

LOCATION AND LOCAL ENVIRONMENT

Flood risk (Environment Agency)	Very low risk from rivers and surface water (sample).
Radon (UK Health Security Agency)	Lower radon band (sample). Check the map for the real postcode.
Coal mining area	Outside the coal mining reporting area (sample).
Conservation area or listed building	Not in a conservation area. Not listed (sample).

Noise and nearby uses (roads, rail, industry)	Quiet residential street.
Local facilities	Shops, schools and bus routes within walking distance.

5 OUTSIDE THE PROPERTY

5.1 Chimney stacks

ATTENTION

FINDING

The mortar joints to the chimney stack are worn and the cement flaunching around the pots is cracked.

RECOMMENDED ACTION

Repoint the chimney stack and renew the flaunching.

LIKELY CAUSE

Normal weathering for the age of the house. The stack is exposed on all sides to wind and rain.

IF IT IS LEFT

Water will get into the stack and show as damp on the chimney breast inside. Loose bricks and pots can become a safety risk.

REPAIR OPTIONS

Repoint and re-flaunch from a scaffold (recommended). Or, if the fireplaces are not wanted, take the stack down below roof level, but get advice first as this affects the neighbour's side and may need building regulations approval.

URGENCY

Within 6 months

Estimated cost: £450 to £750

5.2 Roof coverings

ATTENTION

FINDING

Concrete interlocking tiles, probably 1970s. Three tiles have slipped on the rear slope and there is heavy moss growth.

RECOMMENDED ACTION

Refix slipped tiles and clear the moss. Budget for re-roofing in the longer term.

LIKELY CAUSE

Ageing tile nails and moss holding water. The tiles are around 50 years old and nearing the end of their life.

IF IT IS LEFT

Rain can get under the tiles and rot the battens and timbers. Repairs will get more frequent.

REPAIR OPTIONS

Refix the slipped tiles and clean the roof now (recommended). Plan to re-roof within 10 to 15 years (budget £7,000 to £10,000).

URGENCY

Within 6 months

Estimated cost: £350 to £600

5.3 Gutters and downpipes

ATTENTION

FINDING

Gutter joints are leaking over the front bay, with staining to the brickwork below.

RECOMMENDED ACTION

Reseal or replace the leaking gutter joints and clear the gutters.

LIKELY CAUSE

Perished seals in the plastic gutter joints and leaf debris.

IF IT IS LEFT

Constant wetting of the wall can cause damp inside and frost damage to the bricks.

REPAIR OPTIONS

Reseal the joints (recommended) or replace the front gutter run.

URGENCY

Within 6 months

Estimated cost: £150 to £300

5.4 Main walls and damp-proof course — SATISFACTORY

FINDING

Walls appear in satisfactory condition, with no significant defects.

RECOMMENDED ACTION

No action needed beyond normal maintenance.

5.5 Cavity walls and insulation — SATISFACTORY

FINDING

Cavity walls with injected insulation. The drill holes are visible in the mortar joints. No signs of related damp were seen.

RECOMMENDED ACTION

No action needed. Ask for the insulation guarantee.

CAVITY CHECK

Wall type: Cavity. Insulation: Bead. Wall thickness at reveal: 280 mm.

5.6 Windows — ATTENTION

FINDING

uPVC double glazing, around 2005. Two sealed units have failed (misting between the panes) in bedroom 2 and the kitchen.

RECOMMENDED ACTION

Replace the two failed sealed units.

LIKELY CAUSE

The seals on the glass units have broken down with age, letting moist air in between the panes.

IF IT IS LEFT

No risk to the building, but the windows lose their insulation value and look poor.

REPAIR OPTIONS

Replace the glass units only (recommended). The frames are sound and do not need replacing.

URGENCY

Within 1 to 2 years

Estimated cost: £300 to £500

5.7 External doors — SATISFACTORY

FINDING

External doors appear in satisfactory condition and work correctly.

RECOMMENDED ACTION

No action needed beyond normal maintenance.

5.8 Fascias, soffits and external joinery

SATISFACTORY

FINDING

Fascias, soffits and joinery appear in satisfactory condition.

RECOMMENDED ACTION

No action needed beyond normal maintenance.

5.9 Conservatory and porches

N/A

There is no conservatory or porch.

5.10 Other external items

SATISFACTORY

FINDING

No other external items of note.

RECOMMENDED ACTION

No action needed.

6 INSIDE THE PROPERTY

6.1 Roof space and roof structure

ATTENTION

FINDING

Roof space inspected from the hatch and boarded area. The timbers look sound with no rot or active woodworm. Insulation is about 100 mm deep.

RECOMMENDED ACTION

Top up the loft insulation to 270 mm.

LIKELY CAUSE

Insulation laid to the standard of the time.

IF IT IS LEFT

Higher heating bills and a colder house. No harm to the structure.

REPAIR OPTIONS

Lay mineral wool over the existing to 270 mm, keeping the eaves clear for ventilation (recommended). Grants may be available.

URGENCY

Within 1 to 2 years

Estimated cost: £400 to £600

6.2 Ceilings

SATISFACTORY

FINDING

Ceilings appear in satisfactory condition.

RECOMMENDED ACTION

No action needed beyond normal maintenance.

6.3 Walls and partitions

SATISFACTORY

FINDING

Walls and partitions appear in satisfactory condition.

RECOMMENDED ACTION

No action needed beyond normal maintenance.

6.4 Floors

SATISFACTORY

FINDING

Floors appear firm and level where seen.

RECOMMENDED ACTION

No action needed beyond normal maintenance.

6.5 Fireplaces and chimney breasts

SATISFACTORY

FINDING

Fireplaces are blocked up and appear to be vented.

RECOMMENDED ACTION

No action needed.

6.6 Kitchen and built-in fittings — SATISFACTORY

FINDING

Kitchen fittings appear in satisfactory condition.

RECOMMENDED ACTION

No action needed beyond normal maintenance.

6.7 Stairs and internal joinery — SATISFACTORY

FINDING

Stairs and joinery appear in satisfactory condition.

RECOMMENDED ACTION

No action needed beyond normal maintenance.

6.8 Bathrooms and sanitary fittings — ATTENTION

FINDING

The silicone seal around the bath has failed and the grout is cracked around the shower area.

RECOMMENDED ACTION

Remove and renew the silicone seal and regrout.

LIKELY CAUSE

Normal wear.

IF IT IS LEFT

Water can get behind the bath and into the floor and ceiling below, causing rot and staining.

REPAIR OPTIONS

Reseal and regrout (recommended). Check the floor under the bath at the same time if the panel comes off easily.

URGENCY

Before exchange

Estimated cost: £150 to £250

6.9 Damp, condensation and ventilation — URGENT

FINDING

High moisture readings at the base of the rear wall in the kitchen extension, up to about 300 mm above the floor. Outside, the ground and paving are level with the damp-proof course and the gully next to it is blocked.

RECOMMENDED ACTION

Lower the paving or form a channel at least 150 mm below the damp-proof course, clear the gully, then let the wall dry and recheck.

LIKELY CAUSE

Rain splashing up and the high paving and blocked gully letting water bridge the damp-proof course. This is not rising damp, and does not need a chemical damp-proof course.

IF IT IS LEFT

Damp plaster, decay to skirting boards and the timber floor, mould and a cold room.

REPAIR OPTIONS

Lower the paving and clear the gully (recommended), then replaster if needed once the wall has dried. If damp continues, get an independent damp surveyor (not a company selling treatments).

URGENCY

Before exchange

MOISTURE METER READINGS (% WME)

LOCATION	READING	RESULT
Kitchen, rear wall, 150 mm above floor	28	DAMP
Kitchen, rear wall, 1 m above floor	13	DRY
Living room, front wall	11	DRY
Hall, party wall	12	DRY

Estimated cost: £600 to £1,500

6.10 Fire safety and smoke alarms

ATTENTION

FINDING

Smoke alarms on the ground floor only. No alarm on the first floor and no carbon monoxide alarm near the boiler.

RECOMMENDED ACTION

Fit a smoke alarm on the landing and a carbon monoxide alarm in the kitchen.

LIKELY CAUSE

Not upgraded when the house last changed hands.

IF IT IS LEFT

Risk to life in a fire or carbon monoxide leak.

REPAIR OPTIONS

Fit mains-wired, linked alarms (best) or sealed 10-year battery alarms.

URGENCY

Before exchange

Estimated cost: £60 to £120

7 SERVICES

Services are inspected visually only, and are not tested. Where no current safety certificate is available, get them checked by a qualified engineer.

7.1 Electrical installation — URGENT

FINDING

Older consumer unit (fuse board), probably 1990s, with no RCD protection. No electrical certificate (EICR) was available.

RECOMMENDED ACTION

Get an Electrical Installation Condition Report from a registered electrician before you exchange. Budget for a new consumer unit.

LIKELY CAUSE

The installation is around 30 years old and predates current safety rules.

IF IT IS LEFT

Higher risk of electric shock and fire. Insurers and lenders may ask for an EICR.

REPAIR OPTIONS

Replace the consumer unit with a modern RCD-protected unit (recommended), after the EICR. A full rewire is not expected but cannot be ruled out until it is tested.

URGENCY

Before exchange

Estimated cost: £450 to £900

7.2 Gas or oil supply — SATISFACTORY

FINDING

Mains gas connected. No obvious defects seen.

RECOMMENDED ACTION

Have a Gas Safe engineer check the installation before exchange.

7.3 Water supply — SATISFACTORY

FINDING

Mains water connected. No obvious defects seen.

RECOMMENDED ACTION

No action needed.

7.4 Heating — ATTENTION

FINDING

Gas combination boiler, around 2011, with radiators. No service records were available.

RECOMMENDED ACTION

Have the boiler serviced and safety checked by a Gas Safe engineer. Budget for replacement in the next few years.

LIKELY CAUSE

The boiler is around 14 years old, close to the typical life of 12 to 15 years.

IF IT IS LEFT

Breakdown, poor efficiency and safety risk if not serviced.

REPAIR OPTIONS

Service now (recommended). Budget £2,500 to £3,500 for a new boiler within 2 to 5 years.

URGENCY

Before exchange

Estimated cost: £90 to £150

7.5 Hot water — SATISFACTORY

FINDING

Hot water from a combination boiler.

RECOMMENDED ACTION

No action needed beyond normal maintenance.

7.6 Drainage — SATISFACTORY

FINDING

Inspection chambers lifted. Drains running freely.

RECOMMENDED ACTION

No action needed.

7.7 Renewables and other services — SATISFACTORY

FINDING

No renewables fitted.

RECOMMENDED ACTION

No action needed.

8 GROUNDS AND OUTBUILDINGS

8.1 Garage

N/A

There is no garage.

8.2 Outbuildings

SATISFACTORY

FINDING

There are no permanent outbuildings.

RECOMMENDED ACTION

No action needed.

8.3 Boundaries and retaining walls

ATTENTION

FINDING

The timber fence on the rear boundary is leaning, with two posts rotten at ground level.

RECOMMENDED ACTION

Replace the rotten posts and straighten the fence.

LIKELY CAUSE

Timber posts set in concrete have rotted at ground level.

IF IT IS LEFT

The fence will fall in high winds.

REPAIR OPTIONS

Replace with concrete posts and gravel boards (recommended), reusing sound panels.

URGENCY

Within 1 to 2 years

Estimated cost: £200 to £400

8.4 Paths, drives and paving

SATISFACTORY

FINDING

Paths and drives appear in satisfactory condition.

RECOMMENDED ACTION

No action needed.

8.5 Trees and vegetation

SATISFACTORY

FINDING

No trees close to the building.

RECOMMENDED ACTION

No action needed.

9 MATTERS FOR YOUR LEGAL ADVISER

Ask your legal adviser to check the following before you exchange contracts.

ITEM	NOTES
Planning permission and building regulations approval for extensions, loft conversions, removed walls and replacement windows	Rear kitchen extension (around 2005). Ask for planning and the building regulations completion certificate.
Guarantees and warranties (damp-proofing, timber treatment, roofing, windows, new build)	Cavity wall insulation guarantee (CIGA) and window certificate (FENSA).
Electrical, gas and heating safety certificates and service records	No EICR or boiler service records seen. Ask the seller.
Boundaries, shared drives, rights of way and party wall matters	Rear fence: check who owns and maintains it.
Tree preservation orders, conservation area or listed status	Not in a conservation area (sample).
Leasehold terms, service charges and shared repair responsibilities	-
Other	-

ALTERATIONS SEEN, AND QUESTIONS TO ASK

Rear kitchen extension (around 2005): ask for planning permission (if needed) and the building regulations completion certificate.
Replacement windows (around 2005): ask for the FENSA or CERTASS certificate.
Injected cavity wall insulation: ask for the CIGA guarantee.
No current electrical certificate (EICR) or boiler service records were available.

10 RISKS AND ENVIRONMENT

ITEM	NOTES
Risks to the building (movement, damp, timber decay)	Damp to the kitchen rear wall (see 6.9).
Risks to the grounds (flooding, trees, retaining walls, invasive plants)	No concerns
Risks to people (asbestos, safety glass, stairs, gas, electrics)	Older electrics (see 7.1). Missing alarms (see 6.10). A textured ceiling coating in bedroom 3 may contain asbestos. Leave it undisturbed, or have it tested before any work.
Flood risk (Environment Agency)	Very low (sample).
Radon (UK Health Security Agency)	Lower band (sample).
Coal mining area	Not in a coal mining area (sample).
Other	No concerns

11 FURTHER INVESTIGATIONS AND REPAIR COSTS

FURTHER INVESTIGATIONS RECOMMENDED

SPECIALIST	REASON	WHEN
Registered electrician (NICEIC or NAPIT)	Electrical Installation Condition Report (7.1)	Before exchange
Gas Safe registered engineer	Boiler service and gas safety check (7.4)	Before exchange
Asbestos testing lab	Sample the textured ceiling coating in bedroom 3, only if you plan work	Before work starts

REPAIR COST SUMMARY

REF	WORK REQUIRED	RATING	FROM (£)	TO (£)
5.1	Repoint the chimney stack and renew the flaunching.	ATTENTION	450	750
5.2	Refix slipped tiles and clear the moss. Budget for re-roofing in the longer term.	ATTENTION	350	600
5.3	Reseal or replace the leaking gutter joints and clear the gutters.	ATTENTION	150	300
5.6	Replace the two failed sealed units.	ATTENTION	300	500
6.1	Top up the loft insulation to 270 mm.	ATTENTION	400	600
6.8	Remove and renew the silicone seal and regrout.	ATTENTION	150	250
6.9	Lower the paving or form a channel at least 150 mm below the damp-proof course, clear the gully, then let the wall dry and recheck.	URGENT	600	1,500
6.10	Fit a smoke alarm on the landing and a carbon monoxide alarm in the kitchen.	ATTENTION	60	120
7.1	Get an Electrical Installation Condition Report from a registered electrician before you exchange. Budget for a new consumer unit.	URGENT	450	900
7.4	Have the boiler serviced and safety checked by a Gas Safe engineer. Budget for replacement in the next few years.	ATTENTION	90	150
8.3	Replace the rotten posts and straighten the fence.	ATTENTION	200	400

Total estimated budget **£3,200 to £6,070**

Costs include VAT and are based on typical Lancashire rates at the date of this report. They are estimates, not quotations, and may change once the work is opened up. Get at least two quotes from suitable contractors before you exchange contracts.

MAINTENANCE PLAN (5 TO 10 YEARS)

WHEN	WORK	ESTIMATE
Now to 1 year	Lower paving and clear gully at the rear (6.9)	£600 to £1,500

WHEN	WORK	ESTIMATE
Now to 1 year	New consumer unit after the EICR (7.1)	£450 to £900
Now to 1 year	Repoint chimney and renew flaunching (5.1)	£450 to £750
Now to 1 year	Refix slipped tiles, clear moss, reseal gutters (5.2, 5.3)	£500 to £900
1 to 2 years	Top up loft insulation, replace failed glass units, rear fence (6.1, 5.6, 8.3)	£900 to £1,500
3 to 5 years	Replace the boiler (7.4)	£2,500 to £3,500
3 to 5 years	Repaint external joinery and render; clear gutters yearly	£600 to £1,000
5 to 10 years	Re-roof with new tiles, battens and felt (5.2)	£7,000 to £10,000

Includes the defects above and routine maintenance. Timings are a guide; keep the property maintained to avoid bigger repairs later.

12 WHAT TO DO NOW

1. Read the summary and urgent items first. Anything rated URGENT should be investigated or priced before you exchange contracts.
2. Get quotes. Get at least two quotes from suitable, insured contractors for any work rated URGENT or ATTENTION. Use the cost estimates in this report as a guide.
3. Arrange the further investigations listed in section 11 before you exchange, so there are no surprises.
4. Talk to your legal adviser about the matters in section 9, and pass them a copy of this report.
5. Renegotiate if needed. Use the repair costs to discuss the price with the seller, or ask for work to be done before completion.
6. Questions? Call or email Shaun. Questions about the report are answered free of charge.

13 SURVEYOR'S DECLARATION

I confirm that I inspected the property on the date shown and that this report gives my honest, independent opinion of its condition, based on that inspection and the terms of engagement agreed with the client.

Surveyor	Shaun Burrows
Qualification	MCIOB, Chartered Builder (no. 2080650). RPSA Member (no. BUR3828)
Company	Shaun Burrows Developments Ltd. Registered in England and Wales, Company No. 16195501
Contact	07399 011686 · shaun@shaunburrowsdevelopments.co.uk
Date	29/11/2026
Signature	

This report is for the client named on the cover and their legal and lending advisers, for the purchase of this property only. No liability is accepted to anyone else who relies on it. It is not a RICS Home Survey and does not include a valuation. The terms of engagement agreed before the inspection apply.

MEMBERSHIPS AND ACCREDITATIONS

CIOB MEMBER MCIOB · The Property Ombudsman · RPSA Residential Property Surveyors Association

Chartered Member of the CIOB (MCIOB no. 2080650) · RPSA Member (no. BUR3828) · Registered with The Property Ombudsman · Registered with the Information Commissioner's Office · Professional indemnity and public liability insured