SITE survey. APP

SITE SURVEY REPORT

Building Survey

Prepared for	8 Ashwood Villas, Headingley, Leeds (fictional)
Date	18 Sep 2026
Site	8 Ashwood Villas, Headingley, Leeds
Prepared by	H. Collier

FORM

Building Survey

1. About the inspection

Project	8 Ashwood Villas, Headingley, Leeds: building survey
Report reference	BS-2026-0207
Property address	8 Ashwood Villas, Headingley, Leeds LS6 3HT
Property location	Front gate · 53.821430, -1.582510 (SE 27581 36209, ±6 m)
Date of the inspection	18 Sep 2026
Surveyor name and qualifications	H. Collier MRICS

Weather on site

Observed on site	Dry and overcast, after rain overnight
Level of service agreed with the client	Level three
Date the terms of engagement were agreed in writing	11 Sep 2026

> Level three. The roof space is entered. Try to open all windows. Lift the corners of loose carpets where practicable. Describe construction and defects in detail, with remedial options and a timescale.

Status of the property	Vacant
Any link to the seller, agent or another party to declare?	No
Did the client raise any concerns before the inspection?	Yes
What were they?	Buyer asked about the age of the roof and the condition of the original sash windows

2. About the property

Type of property	Terraced house
Approximate year built	1895
Has it been extended?	Yes
Approximate year extended	1985

Has it been converted, for example a loft conversion?	No
Construction of the walls, roof, floors and windows	Solid brick walls with a stone bay and dressings. Natural slate roof on timber rafters. Suspended timber floors. Original timber sliding sash windows, single glazed. Rear kitchen extension in cavity brick with a flat roof.
Living rooms	2
Bedrooms	3
Bathrooms and toilets	1
Kitchen and other rooms	2
Rooms in total	8
Has the current Energy Performance Certificate been seen?	Yes
Energy efficiency rating on the certificate	E

3. Limits of the inspection

How was the outside inspected?	From the grounds and public land
Equipment used	Damp meter, Binoculars, Torch, Ladder, Probe
Parts that could not be inspected	Space under the floor, Chimney flues
For each part, why could it not be inspected?	Space under the floor: no hatch, and fitted carpets throughout. Chimney flues: fireplaces boarded up.
Is there a reason for concern about any of these parts?	No

> Parts not inspected are listed above. No further investigation is recommended for them as nothing gave cause for concern.

Were there fitted carpets or floor coverings?	Yes

> Fitted carpets, floor coverings and floorboards are not taken up without the consent of the owner or occupier.

4. Windows

Main type of window	Timber sliding sash
Glazing	Single
Number of windows	11
Number opened	8

Windows not opened	3
Share of windows opened (%)	73
Why were some not opened?	Painted shut

> Windows are only opened where permission has been given and keys or locks work without force or damage. Tell the client which were not opened.

Defects found	Failed paint, Rot, Broken sash cords
Where is the rot? Give the window and the part of the frame	Rear bedroom, bottom rail of the lower sash and the inside lining
What did the probe find?	Soft at the surface only

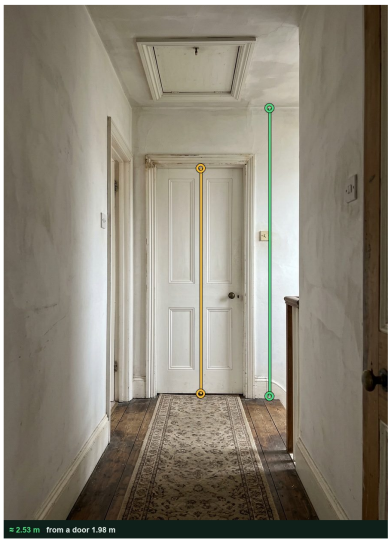
Photos of the window defects



5. Roof space and insulation

How was the roof space inspected?	Entered
Height of the hatch above the floor (m)	2.53

Height of the hatch above the floor (m): measuring photo



Insulation type	Mineral wool
Insulation depth (mm)	100
Top up needed to reach 270 mm (mm)	170

> The insulation is below the recommended depth of 270 mm.

Is daylight visible through the roof covering or felt?	Yes
Where?	Rear slope, through torn felt beside the chimney stack
Signs seen on the roof timbers	Staining
Describe what was seen and where	Old water staining on two rafters below the torn felt. Dry on the day and sound when probed.

Photos of the roof space





6. Element record

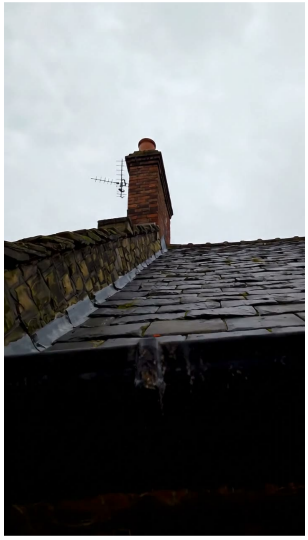
Elements 1: D2 Roof coverings

Element	D2 Roof coverings
Which part, and where?	Rear slope beside the chimney
Construction and materials	Natural slate on timber battens with bitumen felt. Probably original, with later patching.
Condition rating	3

> Rating 3. Defects that are serious, or need to be repaired, replaced or investigated urgently.

Defect found	Slipped slates beside the chimney and torn felt below them. Daylight visible from the roof space.
Most probable cause	Age of the covering, with fixings failing
Repair recommended	Roofer to refix slipped slates, renew the felt locally and check the chimney flashing
What is likely to happen if it is not repaired?	Rain will get into the roof space and damage the timbers and the bedroom ceiling below
Timescale	Urgent
Guide cost (£), if cost advice was agreed	650

Photos of the element



Elements 2: D3 Rainwater pipes and gutters

Element	D3 Rainwater pipes and gutters

Which part, and where?	Front eaves gutter, above the bay
Height above ground (m)	6.28

Height above ground (m): measuring photo



Construction and materials	Cast iron gutters and downpipes
Condition rating	2

> Rating 2. Defects that need repairing or replacing but are not considered to be either serious or urgent.

Defect found	Gutter sagging above the bay, joint dripping
Most probable cause	Brackets corroded
Repair recommended	Refix on new brackets, reseal the joint and repaint
Timescale	Within 12 months
Guide cost (£), if cost advice was agreed	280

Photos of the element





Elements 3: D4 Main walls

Element	D4 Main walls
Which part, and where?	Front elevation
Construction and materials	Solid red brick with stone bay and dressings. Pointing fair, no cracking seen.
Condition rating	1

> Rating 1. No repair is currently needed. The property must be maintained in the normal way.

Photos of the element



Elements 4: D5 Windows

Element	D5 Windows

Which part, and where?	All windows, worst at the rear bedroom
Construction and materials	Original timber sliding sashes, single glazed
Condition rating	2

> Rating 2. Defects that need repairing or replacing but are not considered to be either serious or urgent.

Defect found	Paint failing, rot starting in the bottom rails, three sash cords broken
Most probable cause	Lack of regular painting
Repair recommended	Overhaul all sashes: cut out and splice soft timber, renew cords, prepare and repaint
Timescale	Within 12 months
Guide cost (£), if cost advice was agreed	1800

Photos of the element



Elements 5: E1 Roof structure

Element	E1 Roof structure
Which part, and where?	Main roof
Construction and materials	Cut timber rafters and purlins. No sagging or splitting seen.
Condition rating	1

> Rating 1. No repair is currently needed. The property must be maintained in the normal way.

Photos of the element



Elements 6: E4 Floors

Element	E4 Floors
Which part, and where?	Ground floor
Construction and materials	Suspended timber, covered by fitted carpets
Condition rating	NI
Why was it not inspected?	Fitted carpets throughout and no hatch to the space below

Elements 7: G3 Other grounds and boundaries

Element	G3 Other grounds and boundaries
Which part, and where?	Rear boundary wall to the back lane
Where is it?	Rear boundary wall · 53.821280, -1.582900 (SE 27556 36192, ±8 m)
Construction and materials	Brick boundary wall about 1.8 m high with a gate to the lane
Condition rating	2

> Rating 2. Defects that need repairing or replacing but are not considered to be either serious or urgent.

Defect found	Wall leaning towards the lane over about 3 m, with a crack beside the gate pier
Most probable cause	Roots of a self-seeded sycamore at the base
Repair recommended	Remove the sycamore and rebuild the leaning section
Timescale	Within 1 to 2 years

Guide cost (£), if cost advice was agreed	1600

Photos of the element



7. Services and risks

> Only the visible parts of the services are inspected. No specialist tests are carried out.

Electricity: was a test certificate available?	Yes
Date on the certificate	14 May 2019
Gas or oil	Mains gas
Was a service record available?	No

> No service record seen. Gas and oil appliances should be inspected and serviced regularly by a registered competent person.

Drainage: was an inspection chamber cover lifted?	Yes
Risks to people found	No safety glass
Describe each risk and how it can be reduced	Glazed panel in the inner hall door is plain glass. Replace with safety glass or apply safety film.
Is any material suspected of containing asbestos?	Yes
Where is it, and what is it?	Textured coating on the kitchen extension ceiling, likely 1980s. Leave undisturbed and have it tested before any work.

> A building survey is not an asbestos inspection. The report should make clear that asbestos is suspected. Do not disturb the material.

Where were damp meter readings taken, and what did they show?	Taken at the base of every ground floor wall and around the bay. Low readings throughout, slightly raised on the rear living room wall under the kitchen extension junction. Nothing pointing to rising or penetrating damp on the day.

8. Summary, further investigations and sign-off

Elements rated 3	1
Elements rated 2	3
Elements rated 1	2
Elements not inspected	1
Total guide cost (£)	4330
Of that, urgent or within 12 months (£)	2730
Repairs marked urgent	1
Repairs above 6 m (tower or scaffold likely)	1

> Guide costs are estimates for guidance only. The client should get written quotations before a legal commitment to buy.

Is any further investigation recommended?	Yes
Which element, and why is it needed?	Electrics: the last test certificate is from May 2019 and the consumer unit is an older type with no RCD protection seen. Ask for a new electrical installation condition report. Gas: no service record for the boiler, so have it checked and serviced.
When should it be done?	Before exchange of contracts
Who should carry it out?	A registered electrician, and a Gas Safe registered engineer for the boiler
Matters for the client's legal adviser	Rear kitchen extension, built around 1985: ask the seller for planning permission and building regulations approval with the completion certificate. Ask whether any guarantee or insurance covers past roof repairs.
Overall opinion	A solid Victorian house in fair condition for its age. The roof by the chimney needs urgent repair to stop water getting in. Before exchange, get an electrical report and a boiler check, as set out above. Budget for overhauling the sash windows and the bay gutter within the next year. No structural movement seen.
Surveyor name	H. Collier MRICS

Signature	
Date signed	25 Sep 2026