

Summary of Condition Ratings

Note: A condition rating 3 does not indicate that you should not buy the property. These are defects which are either serious and/or require urgent repair or replacement or where the surveyor feels that further investigation is required. You may wish to obtain quotes for additional work where a condition rating 3 is given, prior to exchange of contract. Please refer to page 2 for the definitions of condition ratings. (Note: X indicates this feature is not present at the property)

Section of the Report	Part No	Name	Identifier (if more than one)	Rating
D: Outside	D1	Chimneys and flues	Chimneys and flues (RHS)	NI
	D1	Chimneys and flues	Chimneys and flues (LHS)	1
	D2	Roof coverings	Pitched Roof's	1
	D2	Roof coverings	Flat Roof	1
	D3	Rainwater pipes & gutters		1
	D4	Above ground waste & soil pipes		2
	D5	Main walls (including claddings)		1
	D6	Windows		1
	D7	Outside doors (incl. patio doors)		1
	D8	Other external woodwork etc		1
	D9	Outside decoration		2
	D10	Other outside detail		X
	D11	Conservatories		X
E: Inside	D12	Porches		X
	E1	Roof structure		1
	E2	Ceilings		1
	E3	Inside walls, partitions & plasterwork	Main bathroom external wall	2
	E3	Inside walls, partitions & plasterwork	All other walls	1
	E4	Floors	Ground Floor	1
	E4	Floors	First Floor	1
	E5	Fireplaces & chimney breasts		1
	E6	Built-in fittings		1
	E7	Inside woodwork		1
F: Services	E8	Bathroom fittings		1
	E9	Other issues	Decoration	1
	F1	Electricity		3
	F2	Gas		3
	F3	Oil		X
	F4	Water		1
	F5	Heating		3
	F6	Drainage		NI