

CONSTRUCTION CONSULTANCY — PURCHASE REVIEW

Independent second opinion, costed review & practicality assessment

Sample property — a London terrace (anonymised)

An independent, construction-led review of a third-party RICS Level 3 survey, with an indicative order-of-cost for the remedial works and an assessment of their practicality and sequencing — prepared to inform a purchase decision.

PREPARED FOR

Prospective purchaser

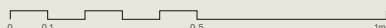
CONSULTANT

Elliot Lipley — E.L_B

BASISDesk review of a RICS
Level 3 survey**REFERENCE**

E.L_B — sample / extract

Illustrative extract. These three pages are an anonymised sample of how E.L_B works — a cover, the observations, and the costed schedule. A live report is longer and specific to the building. The property, client and figures shown are indicative only and do not describe any real project or advice.



06 OBSERVATIONS & RECOMMENDATIONS — SECOND OPINION

Each item states the surveyor's finding, our construction-led commentary in a purchasing context, and a clear recommendation with a priority. Item numbering is ours; ratings summarise risk to a buyer.

Item 01 — Flat roof covering & rainwater outlet **HIGH**

FINDING (SURVEY). Covering reported at, or close to, the end of its serviceable life; localised ponding noted and the outlet partially obscured. Access was limited at the time of inspection.

OUR COMMENTARY. In a purchasing context this is the item most likely to cause internal damage if left. The practical cost is rarely the covering alone — access, insulation upgrades and a serviceable outlet usually travel with it, and it is far cheaper carried out as a single planned campaign than reactively after a leak.

RECOMMENDATION. Obtain a firm specialist quotation before exchange; renew rather than patch, specify a serviceable outlet, and keep the detail accessible for future maintenance. **Priority P1**

Item 02 — Front bay: historic structural movement **MEDIUM**

FINDING (SURVEY). Slight outward lean to the bay with historic cracking, since repointed. The cause was not established on inspection and further investigation was advised.

OUR COMMENTARY. The single most useful thing a buyer can establish is whether the movement is historic and stable or still progressing. The evidence changes both the negotiating position and the budget, and it is far better resolved on paper before committing than discovered afterwards.

RECOMMENDATION. Commission a structural engineer's inspection and, if advised, a short monitoring period; request any underpinning records or structural guarantees via the solicitor. **Priority P2**

Item 03 — Main pitched roof: ageing slates, pointing & leadwork **MEDIUM**

FINDING (SURVEY). Main roof reported "largely fair"; loose pointing to parapet and ridge, artificial (cement) slates nearing the end of their expected life; possible asbestos content noted.

OUR COMMENTARY. In purchasing terms this is a "repair now, budget to renew later" element rather than an emergency. Localised pointing and leadwork protect the building short-term, while a full renewal is a foreseeable medium-term cost worth carrying in the plan. If the cement slates are confirmed to contain asbestos, licensed disposal adds a premium at renewal.

RECOMMENDATION. Carry out short-term pointing and leadwork within the same access as the terrace works; commission an asbestos survey; budget separately for full renewal in roughly 5-10 years. **Priority P2**

07 INDICATIVE COSTED SCHEDULE — EXTRACT

Order-of-cost only, to help size the decision — not a formal cost plan or quotation. Ranges assume the works are combined under shared access where sensible.

REF	ITEM	PRIORITY	INDICATIVE ORDER-OF-COST	BASIS / NOTE
01	Flat roof covering & serviceable outlet, renewed as one campaign	P1	£9,000 - £15,000	Firm specialist quote before exchange
02	Structural engineer's inspection (+ monitoring if advised)	P2	£600 - £2,500	Investigation; remedial works to be confirmed
03	Roof pointing, verge & leadwork — short-term protection	P2	£3,000 - £6,000	Within shared scaffold access
03b	Asbestos survey (if cement slates confirmed)	P3	£300 - £600	Informs disposal premium at renewal
—	Full pitched-roof renewal — medium-term (≈ 5-10 years)	Plan	Carry as capital budget	Not an immediate cost

Figures are indicative order-of-cost for budgeting, at today's prices and excluding VAT, professional fees and contingency. They are not tendered prices; firm figures follow the specialist quotations recommended above. In this sample the numbers are illustrative only.

Priority — P1 before exchange · P2 within the first year · P3 as opportunity allows.

08 SUMMARY & RECOMMENDED NEXT STEPS

1. Treat Item 01 (flat roof) as the priority — obtain a firm specialist quotation before exchange and reflect it in the offer.
2. Resolve Item 02 (bay movement) on paper: a structural engineer's opinion, plus any underpinning or guarantee records via the solicitor, before committing.
3. Plan the roof (Item 03) as short-term protection now within shared access, with a separate medium-term renewal budget and an asbestos check.
4. Sequence the P1-P2 works into a single access campaign to avoid paying for scaffolding twice.

