



LEVEL 3 BUILDING SURVEY

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«instruction.full_address»

on behalf of
«instruction.applicant_name»

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A	ABOUT THE INSPECTION & REPORT
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This Level 3 Building Survey has been produced by a surveyor, who 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.

As agreed, this report will contain the following:

- a physical inspection of the property and
- a report based on the inspection

About the report

We aim to give you professional advice to:

- help you make a reasoned and informed decision when purchasing the property, or when planning for repairs, maintenance or upgrading the property
- provide detailed advice on condition
- describe the identifiable risk of potential or hidden defects
- propose the most probable cause(s) of the defects, based on the inspection
- where practicable and agreed, provide an estimate of costs and likely timescale for identified repairs and necessary work, and
- make recommendations as to any further actions to take or advice that needs to be obtained before committing to a purchase.

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 carry out a desk-top study and make oral enquiries for information about matters affecting the property.
- We carefully and thoroughly inspect the property, using our best endeavours to see as much of it as is physically accessible. Where this is not possible, an explanation will be provided.
- We visually 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. We examine floor surfaces and under-floor spaces, so far as there is safe access and with permission from the owner. We are not able to assess the condition of the inside of any chimney, boiler or other flues.
- If we are concerned about parts of the property that the inspection cannot cover, the report will tell you about any further investigations that are needed.
- Where practicable and agreed, we report on the cost of any work for identified repairs and make recommendations on how these repairs should be carried out. Some maintenance and repairs that we suggest may be expensive.
- We inspect the inside and outside of the main building and all permanent outbuildings. We also inspect the parts of the electricity, gas/oil, water, heating, drainage and other services that can be seen, but these are not tested other than normal operation in everyday use.
- 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 outline the condition of the other parts.

Please refer to your terms and conditions dated the «date.terms_conditions» for a full list of exclusions.

A.

THE INSPECTION

Surveyor's details

«surveyor.name» **RICS number:**«surveyor.rics_number»

Company details

«surveying_firm.name»

«surveying_firm.location»

Tel:«surveying_firm.contact_number»

Date of the Inspection

«instruction.inspection_date»

Prior Involvement declaration

«related_party_disclosure»

Property address

«instruction.full_address»

Weather conditions

«weather_conditions»

Status of the property

«property_status»

B	OVERALL OPINION
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This section provides our overall opinion of the property, highlighting areas of concern, and summarises the condition ratings of different elements of the property. 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. It also provides a summary of repairs (and cost guidance where agreed) and recommendations for further investigations.

Important note

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

This section contains

- Condition ratings
- Summary of opinion of the property
- Summary of repairs and further investigations

B	CONDITION RATINGS
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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'

- 1** No significant repairs are required. The element should be maintained in the normal way.

«green_rating_table»

- 2** Defects which are not considered to be serious at present or requiring urgent attention. Further investigations may be required, and this may sometimes lead to more serious issues being identified, with a consequent increase in repair costs.

«amber_rating_table»

- 3** Defects which are considered to be serious, in need of urgent attention, or requiring further investigation. Failure to address these issues could result in serious and costly damage to the property. Some defects may present a danger to people.

Also includes overdue safety tests on services installations.

«red_rating_table»

- NI** Elements which are present, or assumed to be present, but are not inspected. Such elements may be concealed from view or inaccessible. Any evidence of possible concealed defects is reported.

«not_inspected_rating_table»

- NA** Not applicable relates to items which do not form part of the property, or have no relevance to the property

«not_applicable_rating_table»

B	SUMMARY OF OPINION OF THE PROPERTY
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«property_overall.opinion»

B	SUMMARY OF REPAIRS AND FURTHER INVESTIGATIONS
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Repairs

Formal quotations should be obtained prior to making a legal commitment to purchase the property.

«repairs_desc»

Further investigations

Further investigations should be carried out before making a legal commitment to purchase the property.

«Further_Investigations»

C	PROPERTY DETAILS
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This section includes:

- Property details
- Energy efficiency
- Location and facilities

C	PROPERTY DETAILS
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Type of property

«property_type»

Year Built

«approx_yr_built»

Extension / conversion details (where relevant)

«approx_yr_extended»

Flats and maisonette specifics

«flats_info»

Construction

«construction»

Accommodation

«accomodation_table»

C	ENERGY EFFICIENCY
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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.

We will advise on the appropriateness of any energy improvements recommended by the EPC

Energy efficiency rating (EPC rating)

«energy_efficiency_rating»

Issues relating to the EPC rating

«energy_efficiency_rating_issues»

Mains services

<input type="checkbox"/> «MG»	Gas	<input type="checkbox"/> «ME»	Electric	<input type="checkbox"/> «MW»	Water	<input type="checkbox"/> «MD»	Drainage
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Central Heating

<input type="checkbox"/> «CG»	Gas	<input type="checkbox"/> «CE»	Electric	<input type="checkbox"/> «CF»	Solid fuel	<input type="checkbox"/> «CO»	Oil
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<input type="checkbox"/> «CN»	None
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Other services or energy sources (including feed-in tariffs)

«other_services»

Other energy matters

«other_energy_matters»

C	LOCATION AND FACILITIES
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Grounds

«location_grounds»

Location

«location_location»

Facilities

«location_facilities»

Local environment

«location_local_environment»

D	EXTERNAL INSPECTION
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Inspection Limitations

«inspected_limitations_inspection»

D1 - Chimney Stacks

«D1»

«chimney_stack»

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D2 - Roof Coverings

«D2»

«roof_coverings»

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D3 - Rainwater Goods

«D3»

«rainwater_pipes»

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D4 - Main Walls

«D4»

«main_walls»

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D5 - Windows

«D5»

«windows»

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D6 - External Doors

«D6»

«outside_doors»

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D7 - Conservatory and porches

«D7»

«conservatory»

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D8 - Other joinery and finishes

«D8»

«other_joinery»

D9 – Other

«D9»

«other»

E	INTERNAL INSPECTION
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Inspection Limitations

«inside_limitations_inspection»

E1 - Roof Structure

«E1»

«roof_structure»

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E2 - Ceilings

«E2»

«ceilings»

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E3 - Walls and Partitions

«E3»

«walls_partitions»

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E4 - Floors

«E4»

«floors»

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E5 - Fireplaces and Chimney Breasts

«E5»

«fireplaces»

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E6 - Built in Fittings (e.g. built in kitchens not including appliances)

«E6»

«built-in_fittings»

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E7 - Woodwork (e.g. staircase joinery)

«E7»

«woodwork»

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E8 - Bathroom Fittings

«E8»

«bathroom_fittings»

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E9 - Other

«E9»

«inside_other»

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F	SERVICES
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Inspection Limitations

«services_limitations_inspection»

F1 - Electricity

«F1»

«services_electricity»

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F2 - Gas/Oil

«F2»

«services_gas.oil»

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F3 - Water

«F3»

«services_water»

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F4 - Heating

«F4»

«services_heating»

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F5 - Water Heating

«F5»

«services_waterheating»

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F6 - Drainage

«F6»

«services_drainage»

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F7 - Common Services

«F7»

«services_common_services»

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G	GROUNDS
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Inspection Limitations

«grounds_limitations_inspection»

G1 - Garage

«G1»

«garage»

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G2 - Permanent Outbuildings and Other Structures

«G2»

«outbuildings»

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G3 - Other

«G3»

«grounds_other»

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H	MATTERS FOR YOUR SOLICITOR
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Regulation

«legal_regulation»

Guarantees

«legal_guarantees»

Other matters

«legal_other»

I	RISKS
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Risk to the Building

«building_risks»

Risks to the Grounds

«grounds_risks»

Risks to People

«people_risks»

Other risks or Hazards

«other_risks»

J	ENERGY MATTERS
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Insulation

«Energy_Insulation»

Heating

«Energy_Heating»

Lighting

«Energy_Lighting»

Ventilation

«Energy_Ventilation»

General

«Energy_General»

K	APPENDICES
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Appendix 1 – Maintenance Tips

Your home needs maintaining in the normal way, and this general advice may be useful when read together with your report. It is not specific to this property and does not include comprehensive details. Problems in construction may develop slowly over time.

Outside the property

You should check the condition of your property at least once a year and after unusual storms.

Routine redecoration of the outside of the property will also give you an opportunity to closely examine the building.

- **Chimney stacks:** Check these occasionally for signs of cracked cement, split or broken pots, or loose and gaping joints in the brickwork or render. Storms may loosen aerials or other fixings, including the materials used to form the joints with the roof coverings.
- **Roof coverings:** Check these occasionally for slipped, broken and missing tiles or slates, particularly after storms. Flat roofing has a limited life and is at risk of cracking and blistering. You should not walk on a flat roof. Where possible keep it free from debris. If it is covered with spar chippings, make sure the coverage is even, and replace chippings where necessary.
- **Rainwater pipes and gutters:** Clear any debris at least once a year, and check for leaks when it is raining. You should also check for any loose downpipe connectors and broken fixings.
- **Main walls:** Check main walls for cracks and any uneven bulging. Maintain the joints in brickwork and repair loose or broken rendering. Re-paint decorated walls regularly. Cut back or remove plants that are harmful to mortar and render. Keep the soil level well below the level of any damp proof course (150mm minimum recommended) and make sure any ventilation bricks are kept clear. Check over cladding for broken, rotted or damaged areas that need repairing.
- **Windows and doors:** Once a year check all frames for signs of rot in wood frames, for any splits in plastic or metal frames and for rusting to latches and hinges in metal frames. Maintain all decorated frames by repairing or redecorating at the first sign of any deterioration. In autumn check double glazing for condensation between the glazing, as this is a sign of a faulty unit. Have broken or cracked glass replaced by a qualified specialist. Check for broken sash cords on sliding sash windows, and sills and window boards for any damage.
- **Conservatories and porches:** Keep all glass surfaces clean, and clear all rainwater gutters and down pipes. Look for broken glazing and for any leaks when it's raining. Arrange for repairs by a qualified specialist.
- **Other woodwork and finishes:** Regularly redecorate all joinery, and check for rot and decay which you should repair at the same time.

Inside the property

You can check the inside of your property regularly when cleaning, decorating, and replacing carpets or floor coverings. You should also check the roof area occasionally.

- **Roof structure:** When you access the roof area, check for signs of any leaks and the presence of vermin, rot or decay to timbers. Also look for tears to the under-felting of the roof, and check pipes, lagging and insulated areas.
- **Ceilings:** If you have a leak in the roof the first sign is often damp on the ceiling beneath the roof. Be aware if your ceiling begins to look uneven as this may indicate a serious problem, particularly for older ceilings.
- **Walls and partitions:** Look for cracking and impact damage, or damp areas which may be caused by plumbing faults or defects on the outside of the property.
- **Floors:** Be alert for signs of unevenness when you are moving furniture, particularly with timber floors.
- **Fireplaces, chimney breasts and flues:** You should arrange for a qualified specialist to regularly sweep all used open chimneys. Also, make sure that bricked-up flues are ventilated. Flues to gas appliances should be checked annually by a qualified gas technician.
- **Built-in fittings:** Regularly check for broken fittings.

Services

- Ensure all meters and control valves are easy to access and not hidden or covered over.
- Arrange for an appropriately qualified technician to check and test all gas and oil services, boilers, heating systems and connected devices ones a year.
- Electrical installations should only be replaced or modified by a suitably qualified electrician and tested as specified by the Electrical Safety Council (recommended minimum of a ten year period if no alterations or additions are made, or on change of occupancy).
- Monitor plumbing regularly during use. Look out for leakage and breakages, and check insulation is adequate particularly as winter approaches.
- Lift drain covers annually to check for blockages and clean these as necessary. Check any private drainage systems annually and arrange for a qualified contractor to clear there as necessary. Keep gullies free from debris.

Grounds

- **Garages and outbuildings:** Follow the maintenance advice given for the main building.
- **Other:** Regularly prune trees, weeds, shrubs, and hedges, as necessary. Look out for any overhanging and unsafe branches, loose walls, fences, and ornaments, particularly after storms. Clear leaves and other debris, moss, and algae growth.

Make sure all hard surfaces are stable and level, and not slippery or a trip hazard.

Appendix 2 – What to do Now

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. This will allow you to check the amounts are in line with our estimates if cost estimates have been provided.

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

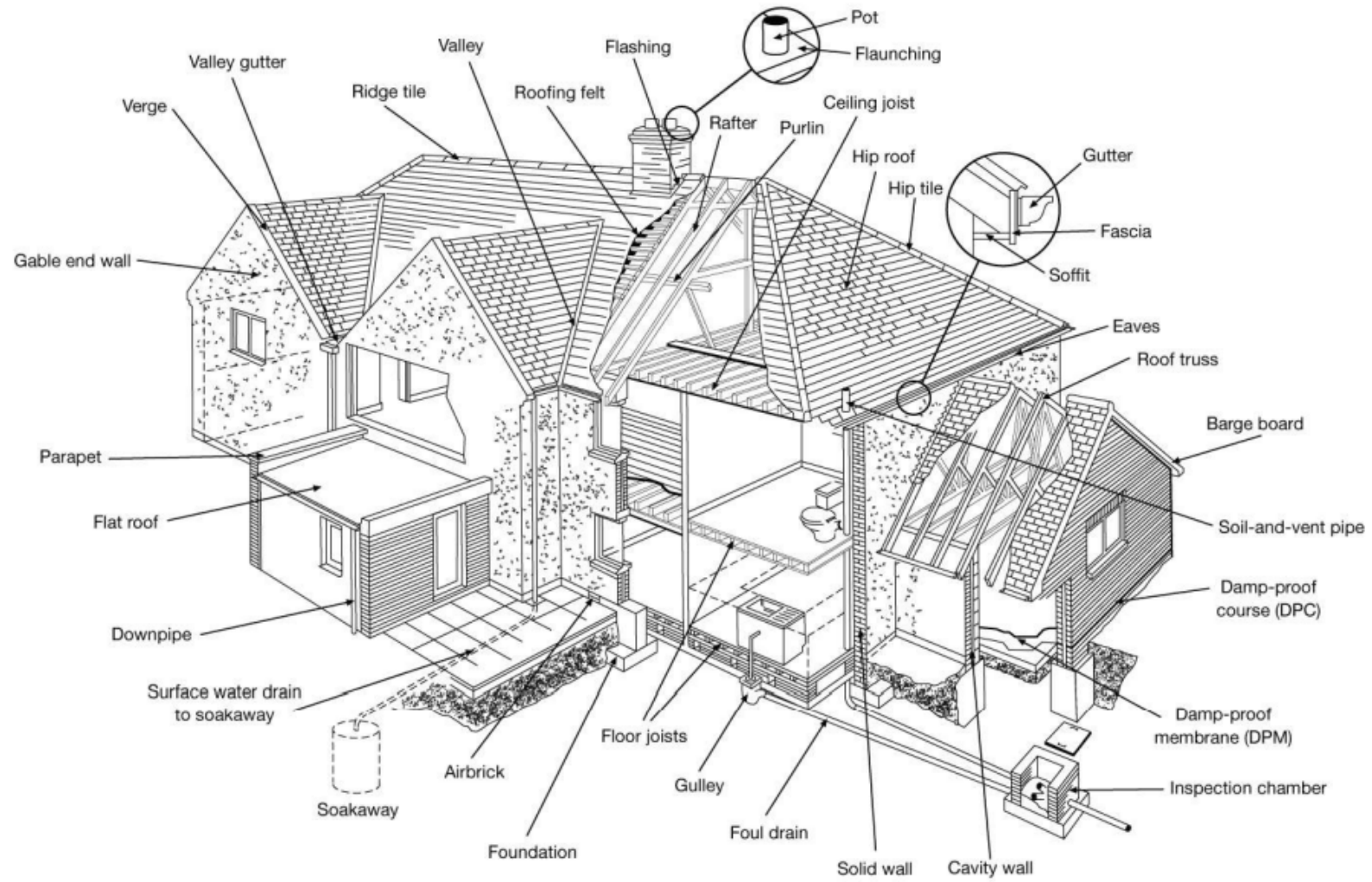
If we are concerned about the condition of a hidden part of the building, could only see part of a defect or do not have the specialist knowledge to assess part of the property fully, we may have recommended that further investigations should be carried out to discover the true extent of the problem.

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

Appendix 3 – Typical House Diagram



Description of the Level 3 Survey

This service is benchmarked against the RICS Home Survey Standard Survey Level 3.

This level of service is for clients who are seeking a professional opinion based on a detailed assessment of the property.

The service consists of a detailed visual inspection of the building, its services and the grounds and is more extensive than a survey level two. Concealed areas normally opened or used by the occupiers are inspected if it is safe to do so (typical examples include roof spaces, basements, and cellars).

Although the services are not tested, they are observed in normal operation - in other words, they are switched on or off and/or operated, but only where the occupier has given permission and it is safe to do so.

The report objectively describes the form of construction and materials used for different parts of the property. It describes the condition and provides an assessment of the relative importance of the defects/problems. Additionally, it will look to:

- describe the identifiable risk of potential or hidden defects in areas not inspected
- propose the most probable cause(s) of the defects based on the inspection
- outline the likely scope of any appropriate remedial work and explain the likely consequences of non-repair
- make general recommendations in respect of the priority and likely timescale for necessary work and

Where the surveyor feels unable to reach the necessary conclusions with reasonable confidence, they will typically refer the matter for further investigations. However, the surveyor, will aim to provide the client with all the information they need to make an informed decision as far as practical.

This level of service will suit any domestic residential property in any condition.

The service

The Level 3 Building Survey service includes:

- a thorough inspection of the property (see 'The inspection' below) and
- a detailed report based on the inspection (see 'The report' below).

The surveyor who provides the Level 3 Building Survey service aims to give you professional advice to:

- help you make a reasoned and informed decision when purchasing the property, or when planning for repairs, maintenance or upgrading the property
- provide detailed advice on condition
- describe the identifiable risk of potential or hidden defects
- propose the most probable cause(s) of the defects based on the inspection and

- where practicable and agreed, provide an estimate of costs and likely timescale for identified repairs and necessary work.

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 carefully and thoroughly inspects the inside and outside of the main building and all permanent outbuildings, recording the construction and 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 the fabric of the building without occupier/owner consent, or if there is a risk of causing personal injury or damage. This includes taking up fitted carpets and 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 thermal insulation is not moved, small corners should be lifted so its thickness and type, and the nature of underlying ceiling can be identified (if the surveyor considers it safe to do). The surveyor does not move 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.

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. It also does not investigate the plumbing, heating, or drainage installations (or whether they meet current regulations); or the internal 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 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 specialist equipment internally and 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 and communal 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 or owned by the subject flat or communal areas. The surveyor also inspects (within the identifiable boundary of the subject flat) drains, lifts, fire alarms and security systems, although the surveyor does not carry out any specialist tests other than their normal operation in everyday use.

External wall systems are not inspected. If the surveyor has specific concerns about these items, further investigation will be recommended prior to legal commitment to purchase.

Dangerous materials, contamination, and environmental issues

The surveyor makes enquiries about contamination or other environmental dangers. If the surveyor suspects a problem, they recommend a 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 'duty holder' (as defined in the regulations), 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 duty holder.

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 is aimed at providing you with a detailed understanding of the condition of the property to allow you to make an informed decision on serious or urgent repairs, and on the maintenance of a wide range of reported issues.

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 Level 3 Survey service for the property.

Where the EPC has not been made available by others, the surveyor will obtain the most recent certificate from the appropriate central registry where practicable.

If the surveyor has seen the current EPC, they will review and state the relevant energy efficiency rating in this report.

Where possible and appropriate, the surveyor will include additional commentary on energy-related matters for the property as a whole in the energy efficiency section of the report, but this is not a formal energy assessment of the building.

Checks will be made for any obvious discrepancies between the EPC and the subject property, and the implications will be explained to you.

As part of the Level 3 Survey service, the surveyor will advise on the appropriateness of any energy improvements recommended by the EPC where they feel it appropriate and practical to do so.

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 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.

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 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.

The Level 3 Building Survey report will aim to identify risks, explain the nature of the problems, and explain how the client may resolve or reduce the risk. If the property is leasehold, the surveyor gives you general advice and details of questions you should ask your legal advisers.

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.

Liability

The report is provided for your use, and the surveyor cannot accept responsibility if it is used, or relied upon, by anyone else.

Notes

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 complaint 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.