
Level 3 Building Survey

Anonymised sample excerpt

This excerpt demonstrates the structure, level of detail and practical advice included in a Hunter Ellis Level 3 Building Survey.

Client details, the property address, dates and other traceable information have been removed. Selected sections are shown; this is not the complete report.

Every survey is property-specific. The scope, findings, condition ratings and recommendations in a future report will depend on the building inspected.

Hunter Ellis Ltd

Independent residential building surveying

A. ABOUT THE INSPECTION & REPORT

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 reasonable efforts 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 [ANONYMISED] for a full list of exclusions.

A. THE INSPECTION

Surveyor's details

Mark Tutton BSc (Hons) Arch Tech, PG Dip Surv, MRPSA **Professional Registration Number:**TUT3201

Company details

Hunter Ellis Ltd
Southgate House, Southgate Street, Gloucester, Gloucestershire, GL1 1UB
Tel:07897 048 603

Date of the Inspection

[ANONYMISED]

Prior Involvement declaration

We confirm that we have had no prior involvement with the client, vendor, property or transaction, other than being instructed to carry out this inspection and report. No conflict of interest has been identified.

Property address

[ANONYMISED]

[ANONYMISED]

Weather conditions

The inspection followed a period of mainly dry weather. Some dampness, leakage and drainage defects may only become apparent during or after prolonged rainfall. The absence of visible damp staining at the time of inspection should not be treated as confirmation that roof, wall, rainwater or drainage defects are not present.

Status of the property

The property was occupied and furnished at the time of inspection. Floor coverings, furniture, stored items and fixed finishes restricted inspection of some wall, floor and joinery surfaces. We have not moved heavy furniture, lifted fitted floor coverings, opened up concealed construction or removed fixed finishes.

The basement of the property appeared to be tenanted at the time of inspection. Your Legal Adviser should confirm the tenancy position, vacant possession arrangements, deposit position, notices, repairing obligations and any implications for your intended occupation.

B. OVERALL OPINION

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 Appendix 2, 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

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'



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

Element No.	Element Name
E4	Floors



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.

Element No.	Element Name
D1	Chimney stacks
D3	Rainwater pipes & gutters
D6	Outside doors (including patio doors)
D8	Other joinery and finishes
D9	External - Other
E1	Roof structure
E3	Walls and partitions
E6	Built-in fittings (built-in kitchen and other fittings, not including appliances)
E7	Woodwork (for example, staircase joinery)
E8	Bathroom fittings
F2	Gas/oil
F3	Water
F4	Heating
F5	Water heating
F6	Drainage
F7	Common services
G1	Garage
G2	Permanent outbuildings and other structures
G3	Grounds - Other



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.

Element No.	Element Name
D2	Roof coverings
D4	Main walls
D5	Windows
E2	Ceilings
E5	Fireplaces, chimney breasts and flues
E9	Internal - Other
F1	Electricity



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

Element No.	Element Name
D7	Conservatory and porches

B. SUMMARY OF REPAIRS AND FURTHER INVESTIGATIONS

Repairs

Formal quotations should be obtained before making a legal commitment to purchase where the likely cost could materially affect the purchase decision.

- Roof and valley: replace temporary or defective flashband/foam-based repairs as necessary and properly repair the central valley, adjoining flashings, local tile defects and associated roof junctions.
- Rear render: remove loose or hollow areas, repair cracking and reinstate defective render using materials compatible with the traditional sandstone construction. Complete associated internal drying, repair and redecoration only after the external cause has been resolved.
- Ceilings: allow for complete replacement of the substantially deteriorated first-floor front and rear ceilings, with local repair or programmed renewal to other deteriorated traditional ceilings.
- Windows: fit suitable opening restrictors or guarding to vulnerable low-sill upper-floor windows, overhaul and redecorate weathered timber units and replace the failed rooflight glazing unit.
- Fireplace: don't use the apparently operational open fireplace until the flue and chimney have been swept, inspected and confirmed suitable.
- Fire precautions: refix or replace poorly positioned/older smoke alarms and provide suitable smoke, heat and carbon-monoxide detection appropriate to the final legal arrangement of the building.
- Garage: repair the locally defective roof covering/underlay and wall junction, repair decayed pedestrian-door joinery, isolate or remove the severely corroded water heater and maintain the inspection pit with a secure load-bearing cover.
- Grounds: repair locally unstable paving, defective retaining-wall joints and deteriorated external finishes and provide handrails to the principal unguarded flights of external steps where reasonably practicable.
- Lower-ground accommodation: replace moisture-damaged kitchen worktops, bathroom boxing and affected joinery and improve moisture extraction where necessary.

Further investigations

- Legal adviser: establish the legal status of the lower-ground accommodation, including planning, lawful use, Building Regulations, Council Tax, EPC, tenancy, vacant possession and any landlord compliance requirements.
- Legal adviser: obtain the official freehold title and plan and confirm the extent of the property, boundaries, rear-lane access rights, garage access, drainage/service rights and any obligations affecting neighbouring rainwater arrangements.
- Registered electrician: obtain and review the reported 2025 EICR. If it isn't available or doesn't cover the complete property, commission a current EICR covering the main house, lower-ground accommodation, garage and external circuits. Complete all C1 and C2 items and any safety-critical further investigation before occupation.

- Roofing contractor: inspect the central valley, flashings, parapets, chimney junctions and previous repairs from safe close access and provide a written scope and quotation for durable repairs.
- Chimney/flue specialist: sweep and inspect any fireplace intended for use and confirm flue integrity, ventilation, terminals, hearth provision and safe operation.
- Fire-safety professional: before exchange, assess the adequacy of the fire separation, protected means of escape and alarm provision between the lower-ground accommodation and the remainder of the building. Provide a written schedule of any work required for the building's confirmed legal and occupational arrangement.
- Gas Safe registered engineer: obtain current service and safety documentation for both boilers and gas supplies. Where the lower-ground accommodation remains let, obtain the applicable landlord gas-safety record.
- Drainage contractor: undertake a CCTV drainage survey to establish the private drainage layout and condition, particularly given the age of the building, absence of an identified accessible inspection chamber and lower-ground sanitary accommodation.
- Flood/environmental enquiries: the legal adviser should review the formal environmental search and the purchaser should confirm that buildings insurance is available on acceptable terms given the high modelled surface-water flood risk and lower-ground accommodation.
- Basement damp-proofing: request any available information relating to the reported 1990s damp-proofing works. No guarantee or specification has been supplied, so monitor the lower-ground accommodation during prolonged wet weather.
- Radon: review the property-specific result within the formal environmental search. Given the occupied lower-ground accommodation and mapped 5–10% radon potential band, undertake monitoring if recommended.
- Asbestos: before replacing ceilings or undertaking other intrusive refurbishment, commission a suitable refurbishment asbestos survey of the affected areas. Complete any required sampling before textured coatings, concealed boards or other suspect materials are disturbed.

The order I'd resolve these before exchange is:

1. Lower-ground legal/statutory status
2. Roof/valley and render quotations
3. EICR
4. Flood/insurance position
5. Drainage CCTV
6. Fireplace/gas documentation.