Fletton...

LEVEL 3 BUILDING SURVEY REPORT

FLETTONS BUILDING SURVEY WITH PLUS PACKAGE - 33 SAMPLE STREET, LONDON E1 6RP (LEVEL 3 PLUS)

Regulated by RICS

PREPARED ON BEHALF OF:
Miss Alexia Simon-Elliott

SURVEY DATE:
Wednesday 17th November 2021

REF:
33E16RP - Plus Package Sample

We are acting on your written instructions as confirmed by our Building Survey Terms and Conditions

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1.0 Introductory Details

1.1 Scope and Details of Instruction

This sample building survey report has been prepared using Lorem Ipsum for the benefit of the named client. It must not be reproduced in whole, in part or relied upon by third parties for any use without the express written authority of the Surveyors. The Surveyor accepts no liability for any third party.

This is a general building survey report on the property and not a Schedule of Condition or a New-Build Snag Report, which would list every minor defect.

The purpose of this report is to provide a general overview of the property's condition and enable you to plan for future maintenance and repair.

Recommendations for further investigation have been made so that you are fully aware of the financial commitment when purchasing the property. You may find it useful to read the section; Surveyors Overall Assessment of the report first to gain a general overview of the most significant matters. The report must be read in its entirety and considered in detail. Before the exchange of contracts, you should conclude all the recommended further investigations in this report.

A copy of the report should be given to your Legal Advisor to request that the points mentioned in Section (Legal and Other Matters) be researched as necessary, together with the standard searches.
No formal inquiries are made of the Statutory Authorities or investigations made to verify information as to the tenure of this property.

The Surveyor cannot warrant that any past work is per; manufacturers' recommendations, British and European Standards and Codes of Practice, British Board of Agrément Certificates, and statutory regulations such as the current Approved Documents of the Building Act 1984.

1.2 Limitations of Building Survey

These limitations are additional to any imposed by the conditions of engagement and are a consequence of both the building and the inspection circumstances. These limitations are, therefore, additional items that are drawn to the attention of the client. Other constraints may include but are not limited to floor coverings, furniture, stored goods, inaccessible areas, exceptional limitations (e.g. snow, parked vehicles, building works, dogs, etc.). Comment cannot be given in areas that are covered, concealed or not otherwise readily visible.

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There may be signs of hidden defects, in which case recommendations are made for further investigation. In the absence of such evidence, it will be assumed that such areas are free from defects in producing this report. If assurance is required on these matters, it will be necessary to carry out exposure works. Unless these are done before the exchange of contracts, there is a risk that additional defects and consequential repair costs will be incurred if discovered later.

Each room has been inspected in detail. Random moisture meter readings have been taken where possible. Fitted floor coverings have not been lifted unless reasonably practicable.

The visual inspection of the services is to the visible areas only. Therefore, no comments are made about the soundness of any part of the property or services that are not visible. You must appreciate that some service pipes and cables are covered, and access panels could not be opened without disturbing decorations.

This is not an invasive survey. Also, some service pipework is below flooring, making inspection impossible without exposure. In such circumstances, the discovery of leakages and rot, if any, may not be possible.

The building services, such as electrical installation and heating, have not been officially tested. Therefore, appropriate advice has been given to having the services inspected by an approved contractor.

No beams, lintels or other supporting components were exposed to allow examination. Therefore, it has not been possible to comment fully upon the condition of these concealed areas. Therefore, you must accept the risk of unseen defects should you wish to proceed without further investigation.

It should be appreciated that parts of the property may be old. Accordingly, such areas of the structure and fabric should not be expected to be as new, and due regard must be given to natural deterioration due to the elements and usage.

Restoration to a condition 'as new' particularly of brickwork, stonework, ironwork, joinery, and roofing materials, can prove uneconomic.

This report reflects on the condition of the various parts of the property at the survey time. It is possible that defects could arise between the date of the survey and the date upon which you take occupation. It must be accepted that this report can only comment on what is visible and reasonably accessible to the Surveyor at the survey time.

1.3 Desk Study

In preparing this report, the following sources of information have been relied upon:

1. Sales Particulars - Where available
2. Nature England
3. The Environment Agency
4. The Planning Portal
5. The Land Registry
6. The Local Authority Website
7. English Heritage

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1.4 Condition Ratings

A colour rating has been applied to indicate the level of attention required for each component. The ratings are as follows:

High Risk - Urgent attention is required. Further deterioration or disrepair may occur if repairs are not undertaken immediately.

Medium Risk - Overall, this part of the property is in satisfactory condition, but some repairs are required to ensure that the component continues to perform its purpose and maximize its remaining life.

Low Risk - The component is in a satisfactory condition and has a remaining life of at least 5 - 10+ years, subject to regular maintenance. Where an item may be old, but in an adequate condition.

Not applicable – Due to limitations, this component was not inspected or does not exist. Therefore, no comment could be provided. Where limitations are imposed, a further investigation is the best course of action.

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2.0 Survey Details

2.1 Company Information

Flettons Surveyors is a trading name of Flettons Surveyors Ltd, a company registered in England and Wales. Registered number 16215569

2.2 Date of Survey

Wednesday 17th November 2021

2.3 Weather Conditions

At Level 3, the surveyor records the weather conditions on the day of inspection in more detail. The report will note if recent or ongoing weather may have influenced findings, particularly in relation to dampness, drainage, or external roof inspection. Rain, high winds, or frost may restrict safe access to certain areas or affect the reliability of moisture readings. The context is used to explain any limitations or the visibility of moisture-related defects.

2.4 Estate Holding

In a Level 3 Plus survey, the estate holding is discussed in line with Level 3, with added commentary on how the tenure or shared estate obligations might affect repair budgeting or future liabilities. If leasehold repairs or estate-managed services are likely to result in additional costs—such as shared drainage, roads, or common parts—these are noted for legal clarification. While no legal verification is undertaken, the report highlights features likely to require solicitor review and provides cost guidance where communal repair liabilities may apply.

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2.5 Local Authority and Council Tax Banding

Waltham Forest London Borough Council.

In a Level 3 Plus survey, the council tax band is not confirmed but is considered in the context of any alterations or extensions visible at the property that may prompt future reassessment. The client is advised to confirm the banding with the local authority, particularly if recent modifications may not have been notified. No cost estimates are provided in relation to council tax, but implications for budgeting are noted where reassessment may occur.

2.6 Planning, Conservation, and Development Guidance

In a Level 3 Plus survey, planning and conservation matters are assessed visually in accordance with Level 3. Where unauthorised works, potential enforcement issues, or future development constraints are suspected, cost estimates are included for retrospective approvals or remedial works if needed. No legal or planning authority searches are undertaken, but the report highlights the need for solicitor-led confirmation of all planning permissions, listed building consents, and compliance with conservation area requirements. Advice is also provided on the likely impact of these designations on future alterations or extensions.

2.7 Orientation and Map of Location

In a Level 3 Plus survey, orientation is assessed as in Level 3, with additional consideration for how it may affect heating, cooling, or use of solar installations. Where solar orientation has a notable impact on performance or suitability for energy upgrades (such as photovoltaic panels), budget estimates for enhancement works may be included. A map is not included, but the surveyor references positioning in relation to light, views, and site layout where these influence property use or long-term efficiency.

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3.0 Surveyor's Overall Assessment

3.1 Surveyor's Opinion

The “SURVEYOR’S OVERALL OPINION” summarises the condition of the component, explains how urgently repairs are needed, and states if a price reduction could be considered. It also warns what may happen if no action is taken, such as worsening damage or safety risks. It recommends the right trade for invasive checks or repairs and explains if the buyer or a third party is likely responsible.

3.2 Areas of Concern

The “AREAS OF CONCERN” section highlights specific parts of the property with visible defects or potential risks. It outlines the impact of the issue, whether it might worsen, and if there are any safety hazards. It also advises on further investigations, who should carry them out, and whether the issue might affect the purchase price or ownership obligations.

1. Chimney Pots and Stacks (See section 4.6).
2. Rainwater Goods (See section 4.8).
3. External Walls (See section 4.9).
4. Lintels and Window heads (See section 4.10).
5. Windows Frames and Cills (See section 4.11).
6. External Doors Frames and Security (See section 4.12).
7. Roof Void (See section 5.3).
8. Interior Walls and Energy Efficiency (See section 5.5).
9. Storage Fittings (See section 5.11).
10. Fire Alarms Smoke Alarms and Fire Suppression Systems (See section 7.2)
11. Electricity Supply and Installation (See section 7.4).
12. Space heating and Hot water (See section 7.6).
13. Mechanical Trickle and Passive Ventilation (See section 7.8).
14. Drainage: Foul Surface and Underground (See section 7.9).
15. High Moisture Readings and Locations (See section 8.1).
16. Soil Type and Subsidence Risk (See section 9.1).
17. Evidence and Risks of Structural Movement (See section 9.2).
18. Gardens (See section 10.1).
19. Paths and Patios (See section 10.4).
20. Significant Vegetation (See section 10.7).
21. Flood Risk (See section 11.1).
22. Deleterious Materials (See section 11.2).
23. Other Environmental Factors (See section 11.4).
24. Soffits Fascias and Bargeboards (See section 4.7).
25. Ceilings (See section 5.4).

3.3 Insurance Reinstatement Valuation

The “INSURANCE REINSTATEMENT VALUATION” section provides an estimated cost to completely rebuild the property in the event of total loss, such as from fire or structural collapse. This figure includes demolition, site clearance, and professional fees but does not reflect market value

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or land costs. It is based on the property's size, age, construction type, and location, using industry-standard data.

This valuation helps ensure the building is adequately insured. Underinsurance could lead to a shortfall in the event of a claim. The figure should be reviewed regularly and adjusted if significant alterations are made to the property. If the property is leasehold, responsibility for arranging or contributing to insurance may rest with the freeholder or managing agent.

3.4 Total Estimated Costs

The "TOTAL ESTIMATED COSTS" section provides a summary of the likely costs to address all identified defects, repairs, and recommended improvements across the property. This includes urgent works, medium-term maintenance, and optional upgrades that improve safety, performance, or efficiency. Estimates are based on current industry rates and typical contractor charges for similar works.

This figure is intended to help the buyer assess the true cost of ownership beyond the purchase price. It allows for better budgeting and may justify renegotiating the offer if the costs are higher than expected. The total should be treated as a guide only, as actual costs may vary depending on further investigations, contractor availability, and site conditions.

3.5 Summary of Repair Costs

Essential works

Description of Works	Due	Estimated Cost
Electricity Supply and Installation		
Commission an approved lorem ipsum to undertake a full test and inspection of the electrical installation.	Now	£150
Sed ut perspiciatis unde omnis iste natus error sit voluptatem accusantium doloremque laudantium, totam rem aperiam, eaque ipsa quae ab illo inventore veritatis et quasi architecto beatae vitae dicta sunt explicabo	2022	£7,500
Sed ut perspiciatis unde omnis iste natus error sit voluptatem accusantium doloremque laudantium, totam rem aperiam, eaque ipsa quae ab illo inventore veritatis et quasi architecto beatae vitae dicta sunt explicabo	2022	£1,500
Space Heating and Hot water		
Commission a lorem ipsum to undertake a full test and inspection of the gas installation.	Now	£150
Drainage: Foul, Surface, and Underground		
Commission a lorem ipsum to undertake a	Now	£250
Subject to the results of the CCTV lorem ipsum, commission a drainage specialist to	2022	£3,500
Kitchen Fixtures and Fittings		
Sed ut perspiciatis unde omnis iste natus error sit voluptatem accusantium doloremque laudantium, totam rem aperiam, eaque ipsa quae ab illo inventore veritatis et quasi architecto beatae vitae dicta sunt explicabo	2022	£6,000
Sanitary Fixtures and Fittings		
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Soffits, Fascias, and Bargeboards		
Sed ut perspiciatis unde omnis iste natus error sit voluptatem accusantium doloremque laudantium, totam rem aperiam, eaque ipsa quae ab illo inventore veritatis et quasi architecto beatae vitae dicta sunt explicabo	2022	£1,500

Description of Works	Due	Estimated Cost
Chimney Pots and Stacks		
Sed ut perspiciatis unde omnis iste natus error sit voluptatem accusantium doloremque laudantium, totam rem aperiam, eaque ipsa quae ab illo inventore veritatis et quasi architecto beatae vitae dicta sunt explicabo	2022	£800
Windows, Frames, and Cills		
Sed ut perspiciatis unde omnis iste natus error sit voluptatem accusantium doloremque laudantium, totam rem aperiam, eaque ipsa quae ab illo inventore veritatis et quasi architecto beatae vitae dicta sunt explicabo	2022	£500
External Walls		
Sed ut perspiciatis unde omnis iste natus error sit voluptatem accusantium doloremque laudantium, totam rem aperiam, eaque ipsa quae ab illo inventore veritatis et quasi architecto beatae vitae dicta sunt explicabo	2022	£5,000
Contingency sum for unforeseen and all minor works identified at the time of the survey.	2021	£2,500
Contingency sum for unforeseen and all minor works identified at the time of the survey. (Overall cost to be shared between leaseholders)	2031	£10,000
Subtotals for Essential works		**Sum: £ 47,350**
Totals Combined Costs		**Sum: £ 47,350**

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Improvement Works

Description of Works	Due	Estimated Cost
Walls, Party Walls, and Partitions		
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Sed ut perspiciatis unde omnis iste natus error sit voluptatem accusantium doloremque laudantium, totam rem aperiam, eaque ipsa quae ab illo inventore veritatis et quasi architecto beatae vitae dicta sunt explicabo	2022	£12,500
Windows, Frames, and Cills		
Sed ut perspiciatis unde omnis iste natus error sit voluptatem accusantium doloremque laudantium, totam rem aperiam, eaque ipsa quae ab illo inventore veritatis et quasi architecto beatae vitae dicta sunt explicabo	2022	£10,000
Internal Doors and Fire Resistance		
Sed ut perspiciatis unde omnis iste natus error sit voluptatem accusantium doloremque laudantium, totam rem aperiam, eaque ipsa quae ab illo inventore veritatis et quasi architecto beatae vitae dicta sunt explicabo	2022	£3,000
Conservatories, Extensions, and Lean-To		
Sed ut perspiciatis unde omnis iste natus error sit voluptatem accusantium doloremque laudantium, totam rem aperiam, eaque ipsa quae ab illo inventore veritatis et quasi architecto beatae vitae dicta sunt explicabo	2022	£50,000
External Doors, Frames and Security		
Commission a Fensa Approved contractor to upgrade the external doors to UPVC or double-glazed timber framed.	2021	£2,800
Subtotals for Improvement Works		**Sum: £ 82,300**
Totals Combined Costs		**Sum: £ 129,650**

Communal works

Description of Works	Due	Estimated Cost
Gardens		
Sed ut perspiciatis unde omnis iste natus error sit voluptatem accusantium doloremque laudantium, totam rem aperiam, eaque ipsa quae ab illo inventore veritatis et quasi architecto beatae vitae dicta sunt explicabo	2022	£15,000
Subtotals for Communal works		**Sum: £ 15,000**
Totals Combined Costs		**Sum: £ 144,650**

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Provisional works

Description of Works	Due	Estimated Cost
Space Heating and Hot water		
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Water Supply and Plumbing		
Sed ut perspiciatis unde omnis iste natus error sit voluptatem accusantium doloremque laudantium, totam rem aperiam, eaque ipsa quae ab illo inventore veritatis et quasi architecto beatae vitae dicta sunt explicabo	2021	£1,500
Subtotals for Provisional works		**Sum: £ 4,500**
Totals Combined Costs		**Sum: £ 149,150**

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4.0 The Main Building - Exterior

4.1 Limitations of Exterior Observations

The “LIMITATIONS OF EXTERIOR OBSERVATIONS” section explains that the exterior was inspected from ground level only, using binoculars where needed. No ladders or specialist equipment were used. Parts of the property may have been obscured by vegetation, outbuildings, or parked vehicles, limiting visibility. No invasive methods were applied, so hidden issues beneath cladding, roof coverings, or render may not have been visible. Further high-level or intrusive inspection is advised where significant concerns exist.

4.2 Period of Property and Construction Principles

The “PERIOD OF PROPERTY AND CONSTRUCTION PRINCIPLES” section outlines the likely date of construction and the typical building methods and materials used at that time. This provides context for understanding the property's layout, thermal performance, and any inherent weaknesses such as shallow foundations, solid walls, or lack of insulation.

It explains how construction norms of the period affect durability, maintenance needs, and the potential for hidden defects like damp or timber decay. The section also highlights any outdated features or risks, such as asbestos in mid-20th century homes or corroding wall ties in 1930s cavity walls. This background helps the client understand what to expect from the property’s structure and where future upgrades may be needed.

4.3 Construction Type

Solid construction (Stone or brick)

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4.4 Roof

For Level 3 Plus, the main roof is inspected as per the Level 3 survey, with the addition of drone technology to gain high-level views of all roof slopes, ridges, valleys, and junctions. This allows close-up review of coverings, flashings, and areas not visible from the ground. The drone provides photographic evidence of slipped tiles, ridge defects, blocked valleys, or moss build-up. Where defects are identified, estimated costs are included for repairs or full replacement. The roof void is inspected where accessible to assess structural condition. While no destructive tests are carried out, the report offers a comprehensive assessment of the roof's condition, supported by aerial visuals and repair budgeting.

[Survey Photographs 3 - 15]

4.5 Other Roofs

For Level 3 Plus, other roofs are inspected as per Level 3, with drone support used to view high-level or difficult-to-access flat or mono-pitch roofs over rear extensions, porches, and outbuildings. The surveyor assesses visible signs of deterioration, including ponding, blistering, moss accumulation, and cracking. The condition of flashings and detailing is reviewed using drone imagery where appropriate. Where ageing or damage is evident, cost estimates are provided for repairs or full renewal of the covering. Estimates typically include labour, access provision, and materials based on current market rates. Further invasive inspection by a roofing contractor is recommended where failure or hidden decay is suspected.

4.6 Chimney Pots and Stacks

For Level 3 Plus, chimney stacks and pots are inspected both from ground level and via drone to provide high-level views of upper brickwork, flaunching, chimney pots, and flashing junctions. The surveyor will assess the materials, visible deterioration, and any signs of instability or water penetration from inaccessible heights. Drone imagery allows confirmation of defects such as open mortar joints, loose pots, or defective flashings. Where issues are found, cost estimates are provided for repointing, replacing damaged elements, or renewing leadwork. Internal flues are not tested. Further invasive inspection by a roofing contractor is recommended if drone imagery suggests structural concerns.

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Description of Works	Due	Estimated Cost
Essential works		
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Totals		**Sum: £ 800**

4.7 Soffits, Fascias, and Bargeboards

For Level 3 Plus, the soffits, fascias, and bargeboards are inspected as described in the Level 3 survey, with the addition of estimated costs for any visible deterioration. The surveyor will assess weathering, biological growth, and likely hidden decay behind uPVC overcladding. Where defects such as peeling paint, joint failure, or sagging are identified, estimated costs for repair or replacement—typically with modern uPVC alternatives—are provided. All inspection is done visually and from ground level only. Drone use is not applicable for this component. The report may recommend invasive inspection by a roofing joiner if concealed timber failure is suspected.

Description of Works	Due	Estimated Cost
Essential works		
Sed ut perspiciatis unde omnis iste natus error sit voluptatem accusantium doloremque laudantium, totam rem aperiam, eaque ipsa quae ab illo inventore veritatis et quasi architecto beatae vitae dicta sunt explicabo	2022	£1,500
Totals		**Sum: £ 1,500**

4.8 Rainwater Goods

At Level 3 Plus, the rainwater goods are inspected fully in line with Level 3 methodology, with added cost estimates for identified defects or deficiencies. Where alignment issues, vegetation build-up, or signs of leakage are noted, the likely causes and implications are explained. Estimated costs for cleaning, realignment, or replacing defective sections—whether in uPVC or cast iron—are included to aid budgeting. High-level views of rainwater systems from drone inspection may assist in assessing gutter runs that serve

chimneys or upper roof slopes, but drones are not used solely for rainwater goods. Any significant staining, decay at eaves, or signs of water penetration are included in the report with guidance on appropriate contractor involvement.

4.9 External Walls

For a Level 3 Plus survey, external walls are inspected in full accordance with the Level 3 methodology, with the addition of estimated costs for any identified remedial works. The surveyor will assess the condition and material type, referencing known issues with walls built during specific construction periods, such as wall tie failure in pre-1980s cavity walls. All visible defects—such as render detachment, brick spalling, cracking, or damp-related damage—are documented with guidance on repair needs and urgency. Where works are likely, estimated costs for repointing, render repairs, or wall tie replacement will be included. The inspection remains visual only, and no invasive testing is performed. Drone access may be used only to assess wall detailing at high level where safe and appropriate.

[Survey Photographs 16 - 19]

Description of Works	Due	Estimated Cost
Essential works		
Sed ut perspiciatis unde omnis iste natus error sit voluptatem accusantium doloremque laudantium, totam rem aperiam, eaque ipsa quae ab illo inventore veritatis et quasi architecto beatae vitae dicta sunt explicabo	2022	£5,000
Totals		**Sum: £ 5,000**

4.10 Lintels and Window Heads

For Level 3 Plus, lintels and window heads are inspected to the same thorough visual standard as in Level 3. No intrusive access is used, but where movement, cracking, or other signs of failure are identified, estimated repair or replacement costs are included. The surveyor will assess the suitability and condition of lintels using available views and building age as a guide, particularly in cavity wall homes built between the 1930s and 1980s where metal lintel corrosion is a known risk. Where visible cracking or sagging suggests hidden failure, cost estimates will reflect the likely need for structural reinforcement or lintel renewal. Drone inspection is not used for lintels.

4.11 Windows, Frames, and Cills

At Level 3 Plus, all windows, frames, and cills are inspected to the full extent described in the Level 3 survey. Where wear, damage, or failure is identified—such as rotting timber, failed double glazing, or poor sealing—estimated costs are provided for repair or replacement. All accessible windows are opened and checked for smooth operation, condition of materials, and visible signs of deterioration. External frames and cills are reviewed for weather protection, and risks of damp bridging are noted. No invasive methods are used, and high-level windows are assessed from ground level where safe. Cost guidance is included to support budgeting for necessary works. Drone inspection is not used for window assessment.

Description of Works	Due	Estimated Cost
Essential works		
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Improvement Works		
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Totals		**Sum: £ 10,500**

4.12 External Doors, Frames and Security

At Level 3 Plus, external doors and frames are inspected to the same detailed standard as in a Level 3 survey. All doors are opened and examined for fit, ease of use, and signs of material failure such as decay, splitting, or water damage. Paintwork and weather seals are reviewed for performance and protection against the elements. Although the inspection is still non-invasive, where defects or wear are identified, a cost estimate is included for remedial work or full replacement. Security features such as multi-point locks are reviewed for visible condition, but not tested mechanically. No drone or high-level equipment is used, as external doors are accessed at ground level.

Description of Works	Due	Estimated Cost
Improvement Works		
Commission a Fensa Approved contractor to upgrade the external doors to UPVC or double-glazed timber framed.	2021	£2,800
Totals		**Sum: £ 2,800**

4.13 Floor Ventilation

For Level 3 Plus, floor ventilation is inspected to the same standard as Level 3, with added cost estimates where defects are identified. The surveyor assesses the number, location, and condition of air bricks, and checks for signs of bridging or blockage. Internally, suspended timber floors are checked for signs of insufficient ventilation, such as mould or damp staining at skirting level. No access is made into sub-floor voids, but if issues are suspected, recommendations and estimated costs for adding or improving sub-floor ventilation are included. Further invasive investigation by a damp and timber specialist is recommended where prolonged airflow restriction is likely.

4.14 The Damp Proof Course

In a Level 3 Plus survey, the damp proof course is inspected visually as described in the Level 3 survey, and internal walls are reviewed with handheld moisture meters where appropriate. The surveyor identifies potential breaches due to bridging, blocked cavities, or surface render. If visible or measurable signs of damp are found, cost estimates for DPC injection, remedial plastering, or floor-level adjustments are included. The inspection is non-invasive, and the effectiveness of existing damp proofing cannot be confirmed without further specialist testing. Where rising damp is suspected, invasive inspection by a damp-proofing contractor is advised, with estimated costs based on typical treatment scope.

4.15 Foundation Type

In a Level 3 Plus survey, the foundation type is assessed visually and assumed based on construction period and site conditions, as per Level 3. Although no excavation is carried out, the surveyor carefully inspects for differential movement, historical underpinning, or signs of ground instability. If visible evidence suggests possible failure or weakness—such

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as step cracking or distortion—cost estimates for further investigation, monitoring, or potential underpinning are included. Where movement is a concern, referral for an invasive inspection by a structural engineer or ground investigation specialist is recommended.

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5.0 The Main Building - Interior

5.1 Limitations of Interior Inspection

In a Level 3 Plus survey, the interior is inspected as described in Level 3. The surveyor carries out a thorough visual review of all accessible internal elements and may use moisture meters where damp is suspected. No furniture or fixtures are moved, and finishes are not removed. Where limitations exist due to floor coverings, built-in furniture, or storage, these are recorded in detail. If defects are visible—such as cracking, staining, or movement—cost estimates for potential remedial works are included. Invasive inspection is recommended where necessary to determine the full extent of hidden or obstructed issues.

5.2 Configuration of Accommodation

Room/Area	Location	Front/Rear/Center	Photos and Observations
Hallway	1st Floor, Ground Floor	Centre	Redundant tank in the hallway can be removed. Polystyrene tiles to the ceiling in cupboard.
Reception 1	1st Floor	Front	"Lorem ipsum dolor sit amet, consectetur adipiscing elit, sed do eiusmod tempor incididunt ut labore et dolore magna aliqua. Ut enim ad minim veniam, quis nostrud exercitation ullamco laboris nisi ut aliquip ex ea commodo consequat. Duis aute irure dolor in reprehenderit in voluptate velit esse cillum dolore eu fugiat nulla pariatur. Excepteur sint occaecat cupidatat non proident, sunt in culpa qui officia deserunt mollit anim id est laborum."
Bedroom 1	1st Floor	Rear	"Lorem ipsum dolor sit amet, consectetur adipiscing elit, sed do eiusmod tempor incididunt ut labore et dolore magna aliqua. Ut enim ad minim veniam, quis nostrud exercitation ullamco laboris nisi ut aliquip ex ea commodo consequat. Duis aute irure dolor in reprehenderit in voluptate velit esse cillum dolore eu fugiat nulla pariatur. Excepteur sint occaecat cupidatat non proident, sunt in culpa qui officia deserunt mollit anim id est laborum."
Bedroom 2	1st Floor	Rear	"Lorem ipsum dolor sit amet, consectetur adipiscing elit, sed do eiusmod tempor incididunt ut labore et dolore magna aliqua. Ut enim ad minim veniam, quis nostrud exercitation ullamco laboris nisi ut aliquip ex ea commodo consequat. Duis aute irure dolor in reprehenderit in voluptate velit esse cillum

Room/Area	Location	Front/Rear/Center	Photos and Observations
			dolore eu fugiat nulla pariatur. Excepteur sint occaecat cupidatat non proident, sunt in culpa qui officia deserunt mollit anim id est laborum."Dry stains on ceiling.
Kitchen	1st Floor	Rear	"Lorem ipsum dolor sit amet, consectetur adipiscing elit, sed do eiusmod tempor incididunt ut labore et dolore magna aliqua. Ut enim ad minim veniam, quis nostrud exercitation ullamco laboris nisi ut aliquip ex ea commodo consequat. Duis aute irure dolor in reprehenderit in voluptate velit esse cillum dolore eu fugiat nulla pariatur. Excepteur sint occaecat cupidatat non proident, sunt in culpa qui officia deserunt mollit anim id est laborum."
Bathroom 1	1st Floor	Rear	"Lorem ipsum dolor sit amet, consectetur adipiscing elit, sed do eiusmod tempor incididunt ut labore et dolore magna aliqua. Ut enim ad minim veniam, quis nostrud exercitation ullamco laboris nisi ut aliquip ex ea commodo consequat. Duis aute irure dolor in reprehenderit in voluptate velit esse cillum dolore eu fugiat nulla pariatur. Excepteur sint occaecat cupidatat non proident, sunt in culpa qui officia deserunt mollit anim id est laborum."
Hall/Stairs	Ground Floor, 1st Floor	Rear	The poor quality door should be replaced. "Lorem ipsum dolor sit amet, consectetur adipiscing elit, sed do eiusmod tempor incididunt ut labore et dolore magna aliqua. Ut enim ad minim veniam, quis nostrud exercitation ullamco laboris nisi ut aliquip ex ea commodo consequat. Duis aute irure dolor in reprehenderit in voluptate velit esse cillum dolore eu fugiat nulla pariatur. Excepteur sint occaecat cupidatat non proident, sunt in culpa qui officia deserunt mollit anim id est laborum." Dry stains on ceiling.

5.3 Roof Void

In a Level 3 Plus survey, the roof void is inspected as per Level 3. The surveyor enters the space if it is safe and examines the roof structure, insulation, and ventilation in detail. Where defects such as timber decay, inadequate bracing, or signs of past water ingress are identified, cost estimates for remedial works—such as timber treatment, reinforcement, or re-insulation—are included. The survey remains non-invasive, and no boarding or insulation

is disturbed. Where hidden faults are suspected beneath stored items or finishes, invasive investigation is recommended to confirm the full extent of any issues. Drone imagery is not used in the roof void.

[Survey Photographs 20 - 28]

5.4 Ceilings

In a Level 3 Plus survey, ceilings are inspected in detail as per the Level 3 methodology. Where defects such as water staining, cracks, sagging, or delamination are observed, cost estimates for repair or replacement are included. Ceilings constructed in lath and plaster are noted for their greater vulnerability to failure with age, and modern plasterboard is assessed for fixing integrity and past patch repairs. Any visible indicators of hidden issues—such as bulging or soft areas—will prompt recommendations for further invasive checks. No ceiling materials are removed, and any concealed damage is flagged for deeper inspection.

5.5 Interior Walls and Energy Efficiency

In a Level 3 Plus survey, interior walls are inspected as described in the Level 3 survey, with cost estimates provided for identified defects or potential upgrades. Where cracking, damp signs, or poor thermal performance is noted, costs for remedial plastering, redecoration, or energy efficiency upgrades such as internal wall insulation are included. While no finishes are removed and no thermal imaging is used, the surveyor provides practical advice and costed guidance on improving insulation, airtightness, and reducing heat loss through walls. Invasive inspection is advised if movement or concealed damp is suspected behind finishes.

[Survey Photographs 29 - 32]

5.6 Floors

In a Level 3 Plus survey, floors are inspected as in Level 3, with added cost estimates where defects or deterioration are found. Uneven surfaces, moisture damage, timber decay, or signs of floor movement are recorded, and the likely cost of repair—such as joist replacement, re-levelling, or new screed—is included. No floor coverings are removed unless already loose, and inspection remains visual and non-destructive. Where evidence suggests hidden failure, further invasive investigation is recommended. Estimates are based on typical repair costs for timber or solid floors and reflect current market rates.

5.7 Internal Doors and Fire Resistance

In a Level 3 Plus survey, all internal doors are inspected as described in Level 3, with additional cost estimates provided where defects, damage, or non-compliance is identified. The surveyor will assess whether any doors are likely to fall short of current fire safety expectations—such as insufficient thickness, lack of intumescent seals, or no self-closing device in required locations. Where remedial work is needed, cost estimates are given for the replacement or upgrading of doors to FD30 standard or similar, especially in multi-storey or converted properties. No fire testing is performed, and recommendations for invasive inspection or fire safety certification are made where relevant.

Description of Works	Due	Estimated Cost
Improvement Works		
Sed ut perspiciatis unde omnis iste natus error sit voluptatem accusantium doloremque laudantium, totam rem aperiam, eaque ipsa quae ab illo inventore veritatis et quasi architecto beatae vitae dicta sunt explicabo	2022	£3,000
Totals		**Sum: £ 3,000**

5.8 Woodwork and Trims

In a Level 3 Plus survey, the internal woodwork is inspected to the same standard as in Level 3, with added cost estimates for repairs or replacements where defects are observed. Decay, swelling, paint flaking, or loose fixings are recorded, and likely repair costs for joinery works are provided. Where timber appears affected by damp conditions or poor ventilation, cost guidance includes renewal or treatment, especially for staircases and window surrounds. Inspection remains non-invasive, and further investigation by a joiner is advised where defects may conceal more extensive decay.

5.9 Kitchen Fixtures and Fittings

In a Level 3 Plus survey, kitchen fixtures and fittings are inspected to the same standard as Level 3. Where defects such as water damage, delamination, poor fitting, or excessive wear are observed, cost estimates for repair or replacement are included. While the surveyor does not test or move appliances, visible gaps, leaks, or deterioration around services and

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wet areas are highlighted, and potential costs for cabinet replacement or worktop renewal are provided. The inspection remains visual and non-intrusive, and any suspected plumbing or electrical issues are referred for invasive specialist checks.

Description of Works	Due	Estimated Cost
Essential works		
Sed ut perspiciatis unde omnis iste natus error sit voluptatem accusantium doloremque laudantium, totam rem aperiam, eaque ipsa quae ab illo inventore veritatis et quasi architecto beatae vitae dicta sunt explicabo	2022	£6,000
Totals		**Sum: £ 6,000**

5.10 Sanitary Fixtures and Fittings

In a Level 3 Plus survey, sanitary fittings are inspected in accordance with the Level 3 standard. Where defects such as cracked ceramics, perished seals, staining, or failed mastic are observed, cost estimates are included for repair or replacement. Signs of past water escape beneath baths, basins, or WCs are noted, and remedial works such as re-sealing, tiling, or plumbing repairs are costed. Although fixtures are not dismantled, and drainage is not tested, recommendations are made for further invasive inspection by a plumber if concealed leakage or poor installation is suspected.

Description of Works	Due	Estimated Cost
Essential works		
Sed ut perspiciatis unde omnis iste natus error sit voluptatem accusantium doloremque laudantium, totam rem aperiam, eaque ipsa quae ab illo inventore veritatis et quasi architecto beatae vitae dicta sunt explicabo	2022	£8,000
Totals		**Sum: £ 8,000**

5.11 Storage Fittings

In a Level 3 Plus survey, storage fittings are inspected to the Level 3 standard, with added cost estimates where visible defects or outdated fittings are identified. Warping, damp staining, failed fixings, or poor-quality materials are reported, and replacement or repair

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costs are provided for built-in wardrobes, cupboards, or storage units. While no units are dismantled or contents moved, areas at risk of moisture ingress—such as under-stairs or eaves storage—are closely reviewed, and invasive inspection is advised if hidden decay or inadequate ventilation is suspected.

5.12 Basements and Cellars

In a Level 3 Plus survey, basements and cellars are inspected thoroughly as per the Level 3 method. Where signs of dampness, water ingress, mould, or structural weakness are found, cost estimates are included for tanking, re-plastering, or drainage works. The surveyor checks for issues with floor construction, internal wall finishes, and ventilation, and provides recommendations for remedial action where deterioration or poor design is present. No invasive access is undertaken, but if hidden defects are suspected, further specialist investigation is advised. Estimates are based on typical works to make the space usable or structurally stable.

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6.0 Conservatories, Extensions, and Outbuildings

6.1 Porch and Portico

In a Level 3 Plus survey, porches and porticos are inspected as described in the Level 3 methodology. Where deterioration, damp ingress, timber decay, or roof covering failure is identified, cost estimates for repair or replacement are included. The surveyor provides commentary on the performance of the structure in relation to weather protection, thermal bridging, and detailing. While no intrusive inspection is carried out, high-level elements of porch roofs are visually inspected from the ground, and any visible deterioration is costed. Further invasive investigation is recommended if hidden damage to timbers or finishes is suspected.

6.2 Conservatories, Extensions, and Lean-To

In a Level 3 Plus survey, the inspection follows the Level 3 method, with added cost estimates for visible defects or areas requiring repair or upgrade. The surveyor evaluates the conservatory, extension, or lean-to for movement, glazing failure, poor roof sealing, inadequate drainage, or signs of cold bridging. If integration with the main building is visibly poor—such as inadequate flashing or structural support, estimates for corrective works are included. Planning or building regulation compliance is not confirmed, but advice is given if the construction appears non-standard. Further invasive inspection by a builder is advised where roof, wall, or floor condition is uncertain.

Description of Works	Due	Estimated Cost
Improvement Works		
Sed ut perspiciatis unde omnis iste natus error sit voluptatem accusantium doloremque laudantium, totam rem aperiam, eaque ipsa quae ab illo inventore veritatis et quasi architecto beatae vitae dicta sunt explicabo	2022	£50,000
Totals		**Sum: £ 50,000**

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6.3 Garage and Carports

In a Level 3 Plus survey, the garage or carport is inspected as per the Level 3 standard, with added cost estimates for any identified issues. The surveyor reviews structural integrity, weatherproofing, and the condition of doors, walls, and roofing. If issues such as cracked slabs, corroded supports, or deteriorating roof sheets are found, estimated repair or renewal costs are included. If asbestos cement is suspected in roofing or panelling, advice is given on safe handling and disposal costs. While no electrical testing is undertaken, guidance is provided on replacement or upgrade of unsafe or outdated installations. Invasive inspection is recommended where concealed damage or structural failure is suspected.

6.4 Outbuildings

In a Level 3 Plus survey, outbuildings are inspected fully in accordance with the Level 3 method, with cost estimates included for visible defects. The surveyor provides repair costs for roofing, recladding, timber treatment, or structural reinforcement where issues such as rot, corrosion, or movement are noted. If asbestos cement is suspected in roofing or cladding, advice and estimated removal costs are provided. Where the structure is not weatherproof or secure, upgrade costs are included to bring it up to usable condition. The inspection remains non-invasive, and specialist investigation is advised if extensive damage, poor wiring, or water ingress is suspected.

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7.0 Building Services

7.1 Limitations of Observations of Services

- It was not possible to inspect pipes and cables within ducting and embedded in walls and floors. You are therefore advised to have an official test of the wiring installation. This can be undertaken by a qualified electrician.

7.2 Fire Alarms, Smoke Alarms and Fire Suppression Systems

In a Level 3 Plus survey, fire detection and protection systems are inspected visually, and where any component—such as smoke alarms, heat detectors, fire alarms, dry risers, emergency lighting, or sprinkler systems—is missing, damaged, or outdated, cost estimates for replacement or upgrading are provided. The surveyor assesses whether systems are adequately distributed throughout the property and whether they are appropriate for the building type and potential use. No devices are tested, but their apparent condition and coverage are evaluated. Recommendations for full servicing or compliance certification are made where systems do not appear to meet current safety expectations. Estimates are based on installing mains-powered, interlinked alarms and, where required, supplementary safety systems.

7.3 Water Supply and Plumbing

In a Level 3 Plus survey, the plumbing and water supply system is assessed as per the Level 3 methodology, with cost estimates included for visible defects or outdated installations. Where signs of corrosion, leaking joints, poorly insulated pipework, or suspected lead supply pipes are identified, the report includes estimated costs for repair, insulation upgrades, or full pipe replacement. No fittings are dismantled, and flow or pressure testing is not carried out. If the system appears aged, incomplete, or substandard, the surveyor recommends invasive inspection by a qualified plumber and provides budget figures for modernisation.

[Survey Photograph 33]

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Description of Works	Due	Estimated Cost
Provisional works		
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Totals		**Sum: £ 1,500**

7.4 Electricity Supply and Installation

In a Level 3 Plus survey, the electrical installation is inspected visually as per Level 3, with cost estimates included where defects, outdated components, or potential non-compliance are observed. The surveyor records the presence of older consumer units, surface-mounted wiring, unprotected socket circuits, or overloaded points. No circuits are energised or tested. If the system appears substandard, cost guidance for a full rewire or partial upgrade—such as new consumer units, RCD protection, and rewiring—is provided. A qualified electrician should carry out a full EICR to confirm safety and certification needs.

[Survey Photograph 34]

Description of Works	Due	Estimated Cost
Essential works		
Commission an approved lorem ipsum to undertake a full test and inspection of the electrical installation.	Now	£150
Sed ut perspiciatis unde omnis iste natus error sit voluptatem accusantium doloremque laudantium, totam rem aperiam, eaque ipsa quae ab illo inventore veritatis et quasi architecto beatae vitae dicta sunt explicabo	2022	£7,500
Sed ut perspiciatis unde omnis iste natus error sit voluptatem accusantium doloremque laudantium, totam rem aperiam, eaque ipsa quae ab illo inventore veritatis et quasi architecto beatae vitae dicta sunt explicabo	2022	£1,500
Totals		**Sum: £ 9,150**

7.5 Gas Supply and Installation

In a Level 3 Plus survey, the gas supply and installation are reviewed visually as in Level 3. Where defects, signs of corrosion, outdated components, or missing ventilation are noted, the report includes estimated costs for system inspection, servicing, or upgrading. No gas appliances are operated, and no pipework is tested for leaks. The condition of the boiler casing, exposed pipework, and appliance flue routes is recorded where visible. If the installation is aged or potentially unsafe, a full inspection by a Gas Safe registered engineer is advised, with cost estimates included for servicing or replacement where necessary.

7.6 Space Heating and Hot water

The purpose of activating the system is to check basic operation and not to test its efficiency or safety. If the surveyor has any concerns, these will be recorded with reasonable prominence, and further investigations and suspension of use (if appropriate) recommended. Your Legal Advisor should obtain service records where applicable. You should commission an approved and competent contractor, to undertake a full service of any heating system. Including but not limited to checking the ventilation of boilers, cleaning out the flues as found to be necessary and thermostats, etc.

In a Level 3 Plus survey, space heating and hot water systems are inspected visually in accordance with Level 3, with estimated costs included for any visible defects or outdated systems. The surveyor records the boiler make, visible age, and condition of radiators, valves, and pipework. Heat exchangers and underfloor heating manifolds are inspected if accessible, but no heating system is turned on or tested. Where components appear aged or non-compliant with modern energy standards, estimated costs for boiler replacement, radiator upgrades, or underfloor heating servicing are included. A qualified heating engineer should carry out a full system check before legal commitment.

Description of Works	Due	Estimated Cost
Essential works		
Commission a lorem ipsum to undertake a full test and inspection of the gas installation.	Now	£150

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Description of Works	Due	Estimated Cost
Provisional works		
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Totals		**Sum: £ 3,150**

7.7 Fireplaces, Chimney Breasts, and Flues

In a Level 3 Plus survey, fireplaces, chimney breasts, and flues are inspected as described in the Level 3 survey. Where defects such as movement, staining, cracking, blocked flues, or missing hearth protection are identified, estimated costs are provided for flue lining, fireplace restoration, or removal if redundant. The condition of chimney ventilation, visible damp staining, or deterioration in historic or decorative fireplaces is also assessed. While the flue is not tested or swept, the surveyor provides cost guidance for inspection and certification by a HETAS-registered contractor prior to use. Drone inspection may assist in assessing chimney condition externally, but it is not used to inspect flue interiors.

7.8 Mechanical, Trickle and Passive Ventilation

In a Level 3 Plus survey, mechanical, trickle, and passive ventilation systems are inspected visually as per the Level 3 method. Where ventilation appears inadequate, outdated, or absent—especially in wet rooms or sealed properties—cost estimates are provided for installation or upgrade of extractor fans, trickle vents, or passive air inlets. Condensation or mould-related issues are assessed for their link to poor airflow, and guidance is given on improving cross-ventilation or mechanical extraction. No fans or systems are operated, and specialist testing is recommended if ventilation is believed to contribute to internal dampness or air quality concerns.

7.9 Drainage: Foul, Surface, and Underground

In a Level 3 Plus survey, the drainage system is inspected visually as per Level 3. Where visible defects are identified—such as cracked gullies, displaced chamber covers, leaking joints, or blocked outlets—cost estimates are provided for remedial works. No underground testing is carried out, but observations from damp staining, ground settlement, or

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overflowing pipework are used to inform likely faults. Cost guidance includes jetting, CCTV surveys, minor repairs, or full system replacement where necessary. Invasive inspection by a specialist drainage contractor is recommended if foul odours, slow drainage, or structural concerns are evident.

Description of Works	Due	Estimated Cost
Essential works		
Commission a lorem ipsum to undertake a	Now	£250
Subject to the results of the CCTV lorem ipsum, commission a drainage specialist to	2022	£3,500
Totals		**Sum: £ 3,750**

8.0 Dampness, Mould and Timber Defects

Condensation mould and dampness is a Category 1 hazard as defined by the Housing Health and Safety Rating System. Condensation mould is often caused by high water vapour levels combined with a lack of heating and ventilation. If damp and mould have been identified, it is recommended that these issues are resolved as soon as possible. Surfaces affected by mould will need to be washed down with an antifungal wash. In older properties with solid or uninsulated cavity walls, internal thermal insulation or cavity wall insulation will often mitigate the risk of condensation forming on colder surfaces. However, penetrating dampness and rising dampness must be remedied at the source. If you plan to let the property, you must ensure that the property is free of dampness and mould, in line with your responsibilities as a landlord.

8.1 High Moisture Readings and Locations

In a Level 3 Plus survey, the surveyor performs a detailed moisture profile using a handheld meter at key points throughout the property. Locations showing high moisture readings are clearly identified in the report, along with likely sources such as bridging, roof or gutter leaks, or condensation due to inadequate ventilation. Where dampness is visible or strongly suspected, estimated costs for damp-proofing, replastering, or associated repairs are included. No finishes are opened, and further invasive inspection by a damp specialist is recommended to confirm findings and scope required works.

8.2 Timber Defects and Locations

In a Level 3 Plus survey, all visible and accessible timber elements are assessed in line with Level 3 standards. Where timber decay, insect activity, or excessive moisture is suspected or identified, cost estimates are included for timber treatment, replacement, or repair. Areas prone to hidden defects—such as under floor coverings, in roof spaces, or behind skirting—are flagged for further investigation by a timber treatment specialist. No destructive testing is carried out, but repair costs are based on typical rates for isolated or general timber renewal depending on the likely extent of hidden damage.

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9.0 The Structure - Alterations, Risks, and Statutory Compliance

9.1 Soil Type and Subsidence Risk

In a Level 3 Plus survey, soil type and ground stability are assessed visually and contextually as per Level 3. If visible signs of movement are linked to likely ground issues—such as clay shrinkage, poor drainage, or root intrusion—cost estimates are included for further investigation, monitoring, or underpinning. While no excavation or soil sampling is carried out, the report incorporates budget guidance for a geotechnical assessment or structural engineer's report where risk is significant. Factors such as tree proximity, previous alterations, and known local ground issues are considered in relation to potential subsidence.

9.2 Evidence and Risks of Structural Movement

In a Level 3 Plus survey, evidence of structural movement is assessed visually as per the Level 3 method. Where cracks, misalignments, or floor deflections are found and considered significant, cost estimates are provided for further investigation, monitoring, and potential remedial works such as crack stitching or underpinning. The surveyor considers the property's history, location, and visible evidence to assess whether movement is active or historic. While no destructive testing or structural calculations are carried out, guidance is given on budget requirements for structural engineering input and possible rectification works.

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9.3 Structural Alterations and Reinforcements

A Certificate of Completion must be available, for any structural alterations made to a property on or after 11th November 1985.

If such works were carried out before this date, a Certificate of Completion would not be available, and it is unlikely that the council would issue a certificate of regularisation as any works before the implementation of the 1984 Building Act, would not conform to any regulations devised under the Act.

If unauthorised structural works were undertaken out on or after 11th November 1985, you might wish to have the Vendor apply for a Building Control Certificate of Regularisation.

In the event that the vendor is not prepared to have such works undertaken your Legal Advisor should discuss with you the matter of an indemnity insurance policy. Where works may have been carried out without authorisation, the council have two years to enforce any breach.

An indemnity insurance policy will provide cover for any enforcement action taken by the Local Authority. However, such indemnity policies may not protect you against any damaged caused by the works only enforcement action.

In respect of the planning aspect of any alteration, the local authority has four years from the date of construction for any building which was constructed without the relevant planning approval. If after four years no enforcement action has been taken they you may apply for a Certificate of Lawfulness, which stipulates that the development of this item is lawful. Your Legal Advisor should advise you further on this point as there are some matters where the enforcement action period is ten years.

Your Legal Advisor should ascertain if the appropriate procedures regarding building control and planning approval have been undertaken for any works identified as follows:

- Newly installed fenestration (Windows and Doors).
- Heating system.
- Electrical installation.
- Roof coverings.

10.0 The Grounds and Estate

10.1 Gardens

In a Level 3 Plus survey, the garden inspection follows the Level 3 method with the addition of cost estimates for visible repairs or required improvements. Where issues such as unstable retaining walls, poor drainage, trip hazards, or invasive vegetation are identified, the report includes budget guidance for works such as repointing, regrading, resurfacing, or landscaping. No underground testing is performed, but surface conditions are assessed for their potential impact on the property's structure and usability. Invasive investigation by a drainage or landscaping contractor is recommended where water pooling or structural garden features raise concern.

Description of Works	Due	Estimated Cost
Communal works		
Sed ut perspiciatis unde omnis iste natus error sit voluptatem accusantium doloremque laudantium, totam rem aperiam, eaque ipsa quae ab illo inventore veritatis et quasi architecto beatae vitae dicta sunt explicabo	2022	£15,000
Totals		**Sum: £ 15,000**

10.2 Driveway

In a Level 3 Plus survey, the driveway is inspected as per the Level 3 standard, with cost estimates included for visible repairs or replacement. The surveyor records defects such as cracks, surface deterioration, poor drainage falls, or loose pavers, and provides guidance on likely remedial costs for resurfacing, re-levelling, or drainage improvements. If the driveway is found to be contributing to damp risks at the building or shows signs of ground movement, referral for invasive investigation or structural landscaping is advised, with estimated repair costs to inform budgeting.

10.3 Retaining Walls, Boundary Walls, and Fences

You are advised that no searches in respect of ownership of any walls have been done. Your Legal Advisor should ascertain your liability for any boundary.

In a Level 3 Plus survey, these components are inspected as described in the Level 3 method, with cost estimates included for visible repairs or replacements. Where retaining walls show cracking, leaning, or lack of adequate weep holes, repair or rebuilding costs are estimated. Timber fencing with decay or leaning posts is also costed for replacement. Although no ground investigation is performed, guidance is given on the impact of retaining wall failure on garden stability and neighbouring land. Legal boundary ownership is not determined, but the client is advised to confirm responsibility through their solicitor. Further invasive inspection by a structural or landscaping contractor is advised where wall failure or drainage issues are suspected.

10.4 Paths and Patios

In a Level 3 Plus survey, paths and patios are assessed as per Level 3, with cost estimates provided for repair, re-levelling, or replacement where defects are noted. The surveyor evaluates trip hazards, water pooling, slope away from the building, and deterioration of joints or finishes. If slabs are loose, cracked, or incorrectly laid, estimated costs for relaying, drainage improvement, or resurfacing are included. No groundworks are performed, but where signs of subsidence or persistent moisture are present, further invasive investigation by a paving or drainage contractor is advised.

10.5 External Steps and Ramps

In a Level 3 Plus survey, external steps and ramps are inspected as per Level 3, with added cost estimates for repair, re-surfacing, or upgrade where defects are visible. The surveyor records damage, settlement, and safety concerns such as lack of handrails, worn nosings, or poor surface grip. If steps or ramps contribute to damp bridging or site drainage issues, remedial works are costed accordingly. Although levels are not measured and testing is not performed, guidance is given on upgrade costs to improve safety, durability, and compliance with modern access standards.

10.6 Balconies and Walkways

In a Level 3 Plus survey, balconies and walkways are assessed as per Level 3, with cost estimates included for repair or replacement of defective elements. For recessed and integrated balconies, issues such as waterproofing membrane failure, cracked paving, poor drainage, or thermal bridging are costed for remedial work. Surface deterioration, rusted fixings, and inadequate edge protection are included in repair estimates. Juliette balconies with visible corrosion, loose fixings, or non-compliant guarding are identified for upgrade, with estimated costs provided. Invasive inspection by a structural or waterproofing contractor is recommended where stability or membrane failure is suspected. No testing or load assessment is undertaken.

10.7 Significant Vegetation

In a Level 3 Plus survey, significant vegetation is assessed in line with the Level 3 method, with cost estimates provided for pruning, removal, or root barrier installation where risks to the building are identified. Large trees near the property, roots affecting paving or boundaries, and climbing vegetation causing damp retention or masonry damage are flagged for remedial action. No excavation or laboratory testing is carried out, but the report advises on arboricultural input and includes typical costs for tree surgery or vegetation clearance where required to mitigate structural or damp-related concerns.

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11.0 Environmental Factors and Health & Safety

There may be environmental factors that could affect you if you decide to purchase this property. Factors taken into consideration are excessive noise generated by traffic, neighbours, and aircraft and Invasive plants. Excessive odours or unusual smells emanating from nearby rubbish dumps, drainage or surrounding residential and commercial properties will be mentioned if they were identified at the time of the survey.

Any environmental factors identified at the time of the survey are included in this report. We (Flettons FM Ltd) or the surveyor do not accept liability for any adverse environmental factors that may come to light after the time of the survey.

Your Legal Advisor should undertake detailed searches on your behalf.

11.1 Flood Risk

The risk of flooding from surface water is low. Low risk means "Lorem ipsum dolor sit amet, consectetur adipiscing elit, sed do eiusmod tempor incididunt ut labore et dolore magna aliqua. Ut enim ad minim veniam, quis nostrud exercitation ullamco laboris nisi ut aliquip ex ea commodo consequat. Duis aute irure dolor in reprehenderit in voluptate velit esse cillum dolore eu fugiat nulla pariatur. Excepteur sint occaecat cupidatat non proident, sunt in culpa qui officia deserunt mollit anim id est laborum."

The risk of flooding from rivers and seas is high. High risk means "Lorem ipsum dolor sit amet, consectetur adipiscing elit, sed do eiusmod tempor incididunt ut labore et dolore magna aliqua. Ut enim ad minim veniam, quis nostrud exercitation ullamco laboris nisi ut aliquip ex ea commodo consequat. Duis aute irure dolor in reprehenderit in voluptate velit esse cillum dolore eu fugiat nulla pariatur. Excepteur sint occaecat cupidatat non proident, sunt in culpa qui officia deserunt mollit anim id est laborum."

The risk of flooding from reservoirs exists but, "Lorem ipsum dolor sit amet, consectetur adipiscing elit, sed do eiusmod tempor incididunt ut labore et dolore magna aliqua. Ut enim ad minim veniam, quis nostrud exercitation ullamco laboris nisi ut aliquip ex ea commodo consequat. Duis aute irure dolor in reprehenderit in voluptate velit esse cillum dolore eu fugiat nulla pariatur. Excepteur sint occaecat cupidatat non proident, sunt in culpa qui officia deserunt mollit anim id est laborum."

According to the Environment Agency, groundwater does "Lorem ipsum dolor sit amet, consectetur adipiscing elit, sed do eiusmod tempor incididunt ut labore et dolore magna aliqua. Ut enim ad minim veniam, quis nostrud exercitation ullamco laboris nisi ut aliquip ex ea commodo consequat. Duis aute irure dolor in reprehenderit in voluptate velit esse cillum dolore eu fugiat nulla pariatur. Excepteur sint occaecat cupidatat non proident, sunt in culpa qui officia deserunt mollit anim id est laborum."

11.2 Deleterious Materials

In a Level 3 Plus survey, deleterious materials are considered in accordance with Level 3, with cost estimates provided for removal, encapsulation, or replacement where suspected materials are visible. The surveyor does not carry out testing but flags components that may require specialist investigation—such as asbestos sheeting, ceiling coatings, pipe insulation, or high-risk wall panels. Where removal or remediation is likely, estimated costs are provided based on standard removal procedures and disposal. Further invasive inspection and laboratory testing by licensed contractors is strongly recommended before any disturbance or refurbishment is undertaken.

11.3 Invasive Species

In a Level 3 Plus survey, invasive species are assessed visually as per the Level 3 method. Where plants consistent with Japanese Knotweed or other known invasive types are present or suspected, cost estimates are included for formal identification, treatment, and monitoring, which can span multiple years. The surveyor highlights the potential legal responsibilities, implications for property value and resale, and the likelihood of mortgage restriction. No excavation or testing is carried out, and invasive plant management plans are advised to be obtained from accredited specialists where needed.

11.4 Other Environmental Factors

In a Level 3 Plus survey, the impact of environmental factors is assessed visually as per Level 3. Where environmental nuisances—such as nearby noise sources, poor air quality, limited daylighting, or thermal inefficiency—are likely to require mitigation, estimated costs are provided for relevant works such as soundproofing, improved insulation, or shading modifications. No testing is performed, but the report highlights concerns likely to

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affect comfort, building performance, or resale potential. The client is advised to obtain environmental reports or surveys where such risks could influence long-term occupation or planning constraints.

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12.0 Further Investigations

You are made aware of in the report of certain risk areas relevant to the property, which has not been fully investigated at this stage. You proceed to purchase with full knowledge of these risks.

You are made aware that in circumstances if essential repairs or works by specialists are not undertaken, further deterioration and damage may occur with subsequent increased risk and increased costs.

Where there are recommendations for further investigations, it is essential that you raise these with the vendor before proceeding with the purchase as they may reveal the need for substantial expenditure.

If you are aware of these costs before the exchange of contracts, then you may have the opportunity to renegotiate the purchase price.

The recommended further investigations below should be concluded and quotations for repairs obtained before exchange of contracts so that all potential liabilities may be known before a Legal commitment is made to purchase the property.

In a Level 3 Plus survey, recommended investigations are presented as per Level 3, with the addition of estimated costs for each investigation or likely subsequent works. This includes guidance on budgetary allowance for invasive roof inspections, drainage CCTV surveys, structural appraisals, damp mapping, or service safety checks. These estimates are not quotes but serve to inform the client of the potential financial impact of further specialist involvement before purchase or refurbishment. All investigations should be carried out by qualified, competent contractors.

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13.0 Legal and Other Matters

The Land and Property

1. Check whether any restrictive Covenants, Easements, Rights of Way, Chancel repair Liability or Wayleaves exist.

2. Obtain a Groundsure ground stability report for this property to assess the likelihood of subsidence. Searches are not limited to but including: Check whether any plans for developments exist for the development of housing, transport, railways, highways, and regeneration that may affect you in the future, should you proceed with purchasing this property. Also, check for items such as underground mines and railways, which may cause vibrations and noise. If underground railways are within 500m recommend to the client to commission a noise specialist to undertake acoustics testing.

3. Check whether Land Charges have been applied to the dwelling.

Certificates and Warranties

1. null Obtain up to date electrical, and gas certificates where applicable.

2. null Check what fixtures and fittings will be included as part of this sale and whether any guarantees or warranties are in place and whether they transfer with a change of ownership of the property.

3. null Check if warranties exist in respect of any retrospective damp proof course installations and whether such warranties will transfer to the new owner of the property.

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Checks for Leasehold Properties

1. Determine the number of leaseholders in the block and what your contribution would be for the cost of works to communal areas.
2. Check whether there are any planned maintenance or improvement programmes in place, and if any, when the actions are due and the estimated costs to you as a Leaseholder.
3. Check when the last cyclical decorations were undertaken and what was included as part of the works.
4. Determine the boundary of any gardens and estate and the liability for the upkeep.
5. Check if the block has a valid building insurance and check whether there is adequate cover for heave and subsidence.
6. Check whether there are any service agreements in place for the management of systems such as fire, security alarms where applicable.

You should immediately pass a copy of this report to your Legal Advisor with the request that, in addition to the necessary standard searches and inquiries, they check and confirm each and every one of the items referred to above.

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14.0 Surveyor's Declaration

In compiling this Report, assumptions are made as stated in the Building Survey Terms and Conditions.

The report and all information contained within is for the sole use of the named client only, and your Legal Advisor and no liability to any third-party else is accepted.
Should you not act upon the specific, reasonable advice contained in the Report, We Flettons or the surveyors take no responsibility for the consequences.

Simon Hanchard BSc (Hons), AssocRICS, MCIOB
(Director and Building Surveyor)
Chartered Construction Manager
17th November 2021

Fletton...

SURVEY PHOTOGRAPHS

FLETTONS BUILDING SURVEY WITH PLUS PACKAGE - 33 SAMPLE STREET, LONDON E1 6RP (LEVEL 3 PLUS)

PREPARED ON BEHALF OF:
Miss Alexia Simon-Elliott

SURVEY DATE:
Wednesday 17th November 2021

REF:
33E16RP - Plus Package Sample

Regulated by RICS

We are acting on your written instructions as confirmed by our Building Survey Terms and Conditions

Survey Photographs

Photo 1

Photo 2

Photo 3

Photo 4

Photo 5

Photo 6

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Photo 7

Photo 8

Photo 9

Photo 10

Photo 11

Photo 12

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Photo 13

Photo 14

Photo 15

Photo 16

Photo 17

Photo 18

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Photo 19

Photo 20

Photo 21

Photo 22

Photo 23

Photo 24

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Photo 25

Photo 26

Photo 27

Photo 28

Photo 29

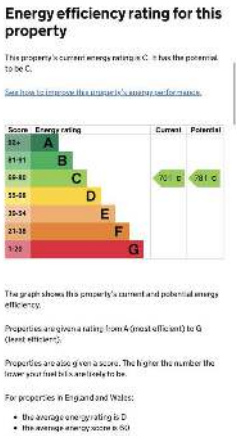

Photo 30

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Feature	Description	Rating
Wall	Solid brick, as built, no insulation (assumed)	Very poor
Window	Single glazed	Very poor
Main heating	Boiler and radiators, mains gas	Good
Main heating control	Programmer, room thermostat and TRVs	Good
Hot water	From main system	Good
Lighting	Low energy lighting in 80% of fixed outlets	Very good
Roof	(another dwelling above)	N/A
Floor	Solid, no insulation (assumed)	N/A
Secondary heating	None	N/A

Photo 31

Recommendation 1: Internal or external wall insulation

Internal or external wall insulation

Typical installation cost	£4,000 - £14,000
Typical yearly saving	£66
Potential rating after carrying out recommendation 1	34 C

Recommendation 2: Floor insulation (solid floor)

Floor insulation (solid floor)

Typical installation cost	£4,000 - £6,000
Typical yearly saving	£18
Potential rating after carrying out recommendations 1 and 2	76 C

Recommendation 3: Double glazed windows

Replace single glazed windows with low-E double-glazed windows

Typical installation cost	£3,300 - £6,500
Typical yearly saving	£39
Potential rating after carrying out recommendations 1 to 3	78 C

Photo 32

Photo 33

Photo 34

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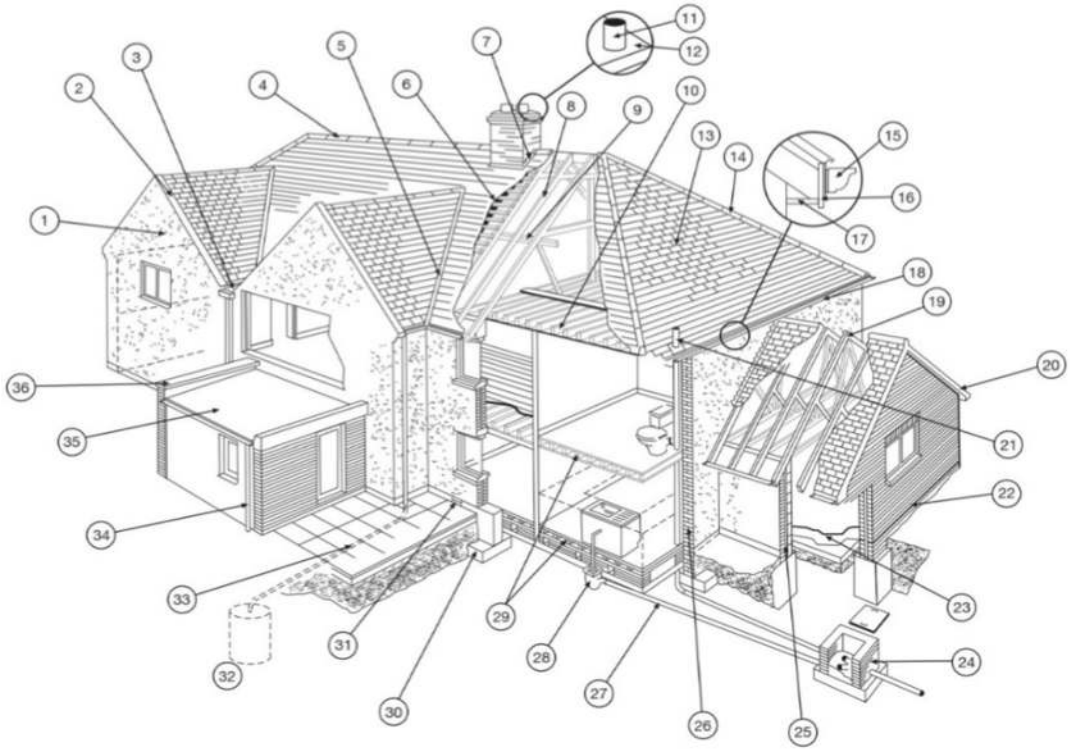
House Diagram and Glossary of Terms



KEY

1. Gable end wall
2. Verge
3. Valley Gutter
4. Ridge tile
5. Valley
6. Roofing Felt
7. Flashing
8. Rafter
9. Purlin
10. Ceiling Joist
11. Pot
12. Cement
13. Hip roof
14. Hip tile
15. Gutter
16. Fascia
17. Soffit
18. Eaves
19. Roof Truss
20. Bargeboard
21. Soil-and-vent pipe
22. Damp-proof course (DPC)
23. Damp-proof membrane (DPM)
24. Inspection chamber
25. Cavity wall
26. Solid wall
27. Foul drain
28. Gulley
29. Floor Joists
30. Foundation
31. Airbrick
32. Soakaway
33. Surface water drain to soakaway
34. Downpipe
35. Flat roof
36. Parapet

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Aggregate	Pebbles, shingle, gravel, etc. used in the manufacture of concrete, and in the construction of "soakaways."
Air Brick	Perforated brick or metal/plastic grille used for ventilation, especially to floor voids (beneath timber floors) and roof spaces.
Architrave	Joinery moulding around window or doorway.
Asbestos	A fibrous mineral used in the past for insulation. Can be a health hazard.Specialist advice should be sought if asbestos is found.
Asbestos Cement	Cement with 10-15% asbestos fibre as reinforcement. Fragile - will not bear heavy loads. Hazardous fibres may be released if cut or drilled.
Ashlar	Finely dressed natural stone: the best grade of masonry
Asphalt	Black, tar-like substance, strongly adhesive and impervious to moisture used on flat roofs and floors.
Barge Board	See "Verge Board."
Balanced Flue	The typical metal device attached to gas appliances which allow air to be drawn by the appliance while also allowing fumes to escape (see also "Fan-Assisted Flues").
Batten	Thin lengths of timber used in the fixing of roof tiles or slates.
Beetle Infestation	(Wood-boring insects: e.g. woodworm) Larvae of various species of beetle, which tunnel into timber causing damage. Specialist treatment is generally required. Can also affect furniture.
Benching	Smoothly contoured concrete slope beside drainage channel within an inspection chamber. Also known as "Haunching."
Bitumen	A black, sticky substance, related to asphalt, used in sealants, mineral, felts and damp proof courses.
Breeze Block	Originally made from cinders ("breeze") - the term now commonly used to refer to various types of concrete and cement building blocks.
Carbonation	A natural process, which affects the outer layer of concrete. Metal reinforcement within that layer is liable to early corrosion, with the consequent fracturing of the concrete.
Cavity Wall	The standard modern method of building external walls of houses comprising two leaves of brick or block work separated by a gap ("cavity") of about 50mm (2 inches).
Cavity Wall Insulation	Filling of wall cavities by one of the various forms of insulation material: Beads: Polystyrene beads pumped into the holes. Will easily fall out if the wall is broken open for any reason. Fibreglass: can lead to problems if it becomes damp. Foam: Urea-formaldehyde form, mixed on site, and pumped into the cavities where it sets. Can result in problems of dampness and make investigation/replacement of wall ties more difficult. Rockwool: Inert mineral fibre pumped into the cavity

Cavity Wall Tie	Metal device bedded into the inner and outer leaves of the cavity wall. Failure by corrosion can result in the wall becoming unstable - specialist replacement ties are then required.
Cesspool	A simple method of drainage which comprises a holding tank which needs frequent emptying. Not to be confused with "Septic Tank."
Chipboard	Also, referred to as "Particle Board." Chips of wood compressed and glued into sheet form. A cheap method of decking to flat roofs and (with Formica or melamine surface) furniture, especially kitchen units. Also, commonly used on floors. Tends to swell if moisture content increased.
Collar	Horizontal timber member intended to restrain opposing roof slopes. Absence, removal, or weakening can lead to roof spread.
Combination Boiler	A gas boiler there is no need for water storage tanks, hot water cylinders, etc. but are complex and can be expensive to repair. Water supply rate can be slow
Coping/Coping Stone	Usually, stone or concrete laid on top of a wall as a decorative finish and to stop rainwater soaking into the wall.
Corbel	Projection of stone, brick, timber, or metal is jutting out from a wall to support the weight.
Coving	Curved junction piece to cover the join between wall and ceiling surfaces.
Dado Rail	Wooden moulding fixed horizontally to a wall, about 1 metre (3ft 4in) above the floor, originally intended to protect the wall against damage by chair backs.
Damp Proof Course	A layer of impervious material (mineral felt, PVC, etc.) incorporated into the lower section of a wall to prevent dampness around windows, doors, etc. Various proprietary methods are available for damp proofing existing walls including "electro-osmosis" and chemical injection.
Damp Proof Membrane	Usually, polyethene incorporated within ground floor slabs to prevent rising dampness.
Deathwatch Beetle	Serious insect pest in structural timbers usually affects old hardwoods with fungal decay already present.
Double Glazing	A method of thermal insulation usually either: Sealed unit: Two panes of glass fixed and hermetically sealed together, or Secondary: In effect, a second "window" placed inside the original window.
Dry Rot	A fungus, which attacks structural and joinery timbers, often with devastating results. Can flourish in moist, unventilated areas.
Eaves	The overhanging edge of a roof at gutter level.
Efflorescence	Salts crystallised on the surface of a wall because of moisture evaporation.
Engineering Brick	Particularly strong and dense type of brick sometimes used as a damp proof course. Usually blue in colour.

Fan Assisted Flues	Like "Balanced Flue" but with fan assistance to move air or gases.
Fibreboard	Cheap, lightweight board material of little strength, used in ceilings or as insulation to attics.
Fillet	Mortar used to seal the junction between two surfaces, i.e. between a slate roof and a brick chimney stack
Flashing	Building technique used to prevent leakage at a roof joint. Normally metal (lead, zinc, or copper).
Flaunching	Contoured cement around the base of cement pots, to secure the pot and allow rain to run off.
Flue	A smoke duct in a chimney, or a proprietary pipe serving a heat producing appliance such as a central heating boiler.
Flue Lining	Metal (usually stainless steel) tube within a flue - essential for high output gas appliances such as boilers. May also be manufactured from clay and built into the flue.
Foundations	Normally concrete laid underground as a structural base for a wall; in older buildings, may be brick or stone.
Frog	A depression imprinted on the upper surface of the brick, to save clay, reduce weight and increase the strength of the wall.
Gable	The upper section of a wall, usually triangular, at either end of a ridged roof.
Ground Heave	Swelling of clay subsoil due to absorption of moisture; can cause an upward movement in foundations.
Gulley	An opening into a drain, normally at ground level, placed to receive water, etc. from downpipes and waste pipes.
Haunching	See "Benching." Also, a term used to describe the support for an underground drain.
Hip	The external junction between two intersecting roof slopes.
Inspection Chamber	Commonly called "manhole"; provides access to a drain comprising a chamber (of brick, concrete or plastic) with the drainage channel at its base and a removable cover at ground level.
Jamb	The side part of a doorway or window.
Joist	Horizontal structural timber used on a flat roof, ceiling, and floor construction. Occasionally also metal.
Landslip	Downhill movement of unstable earth, clay, rock, etc. often following prolonged heavy rain or coastal erosion, but sometimes due entirely to subsoil having little cohesive integrity
Lath	A thin strip of wood used as a backing for plaster.
Lintel	The horizontal structural beam of timber, stone, steel or concrete placed over window or door openings.

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Longhorn Beetle	A serious insect pest mainly confined to the extreme south-east of England, which can destroy the structural strength of wood.
LPG	Liquid Petroleum Gas (or Propane). Available to serve gas appliances in areas without mains gas. Requires a storage tank.
Mortar	Traditionally a mixture of lime and sand. Modern mortar is a mixture of cement and sand.
Mullion	The vertical bar which divides individual lights in a window.
Newel	The post that supports a staircase handrail at top and bottom. Also, the central pillar of winding or spiral staircase.
Oversite	The rough concrete below timber ground floors; the level of the oversite should be above external ground level.
Parapet	The low wall along the edge of a flat roof, balcony, etc.
Pier	A vertical column of brickwork or other material used to strengthen the wall or to support the weight.
Plasterboard	Stiff "sandwich" of plaster between coarse papers. Now in widespread use for ceilings and walls.
Pointing	Smooth outer edge of the mortar joints between bricks, stones, etc.
Powder Post Beetle	Relatively uncommon pests, which can cause widespread damage to structural timbers.
Purlin	The horizontal beam which supports the rafters.
Quoin	The external angle of a building, or, specifically, bricks or stone blocks forming that angle.
Rafter	A sloping roof beam, usually timber, forming the carcas of a roof.
Random Rubble	The primitive method of stone wall construction with no attempt at bonding or coursing.
Rendering	The vertical covering of a wall either plaster (internally) or cement-based (externally), sometimes with pebbledash, stucco, or Tyrolean textured finishes.
Reveals	The side faces of a window or door opening.
Ridge	The apex or top line of a roof.
Riser	The vertical part of a step or stair.
Rising Damp	The moisture that soaks up a wall from the below ground, by capillary action causing rot in timbers, plaster decay, decoration failure, etc.
Roof Spread	Outward bowing of a wall caused by the thrust of a badly restrained roof structure (see "Collar").
Screed	Final, smooth finish of a solid floor; usually mortar, concrete or asphalt.

Septic Tank	Drain installation whereby sewage decomposes through bacteriological action, which can be slowed down or stopped altogether by the use of chemicals such as bleach, biological washing powders, etc.
Settlement	General disturbance in structure, showing as distortion in walls, etc., usually as the result of the initial compacting of the ground due to the loading of the building.
Shakes	Naturally occurring cracks in timber; in building timbers, shakes can appear quite dramatic, but strength is not always impaired.
Shingles	Small rectangular pieces of wood used on roofs instead of tiles, slates, etc.
Soaker	Sheet metal (usually lead, zinc or copper) at the junction of a roof with a vertical surface of a chimney stack, adjoining wall, etc. Associated with flashings which should overlay soakers.
Soffit	The under-surface of the eaves of a roof, balcony, arch, etc.
Solid Fuel	Heating fuel, normally coal, coke or one of a variety of proprietary fuels.
Spandrel	Space located on the sides and top of an arch; also below a staircase.
Stud Partition	Lightweight, sometimes non-loadbearing wall construction comprising a framework of timber faced with plaster, plasterboard or other finish.
Subsidence	Ground movement possibly as a result of mining activities, clay shrinkage or drainage problems.
Subsoil	The soil below the topsoil, upon which foundations usually bear.
Sulphate Attack	Chemical reaction, activated by water, between tricalcium aluminate and soluble sulphates. Can cause deterioration in brick walls, concrete floors and external rendering.
Tie Bar	The heavy metal bar is passing through a wall or walls, to brace a structure suffering from structural instability.
Torching	Mortar applied to the underside of roof tiles or slates to help prevent moisture penetration. Not necessary when a roof is underdrawn with felt.
Transom	The horizontal bar of wood or stone across a window on top of a door.
Tread	The horizontal part of a step or stair.
Trussed Rafters	The method of roof prefabricated with the triangular framework of timbers. Now widely used in domestic construction.
Underpinning	Methods of strengthening weak foundations whereby a new, stronger foundation is placed beneath the original.
Valley Gutter	Horizontal or sloping gutter, usually lead or tile lined, at the internal intersection between two roof slopes.
Ventilation	Necessary in all buildings to disperse moisture resulting from bathing, cooking, breathing, etc. and to assist in the prevention of condensation. Floors: Necessary to avoid rot, especially dry rot, achieved by air bricks near

	to ground level. Roofs: Necessary to disperse condensation within roof spaces; achieved either by airbricks in gable ends or ducts at the eaves.
Verge	The edge of a roof, especially on a gable wall.
Verge Board	Timber, sometimes decorative, placed on the verge of a roof; also, known as a "Barge Board.”
Wainscott	Wood panelling or boarding on the lower part of an internal wall.
Wallplate	The timber placed at the top of a wall which takes the weight of the roof timbers.
Wet Rot	The decay of timber due to damp conditions. Not to be confused with the more serious "Dry Rot.”
Woodworm	Colloquial term for beetle infestation; usually intended to mean Common Furniture Beetle, by far the most frequently encountered insect attack in structural and joinery.

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