

Flettons...



LEVEL 3 BUILDING SURVEY REPORT

**FLETTONS BUILDING
SURVEY - WITHOUT ADD-ONS
- 33 SAMPLE STREET,
LONDON E1 6RP (LEVEL 3)**

PREPARED ON BEHALF OF:

Miss Alexia Simon-Elliott

SURVEY DATE:

Wednesday 17th November 2021

REF:

33E16RP - NO ADD-ONS



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.



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



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.



2.0 Survey Details

2.1 Company Information

Flettons Surveyors is a trading name of Flettons Facilities Management Ltd. Flettons Facilities Management is a company registered in England and Wales. Registered Number 07749401. Registered office: 20-22 Wenlock Road, London, N1 7GU.

2.2 Date of Survey

Wednesday 17th November 2021

2.3 Weather Conditions

The weather at the time of the survey was cloudy, and no rainfall; therefore, some defects associated with wet weather may not be visible at the survey time.

2.4 Estate Holding

The property is being offered for sale on a Leasehold basis with vacant possession being provided on completion. You should ask your Legal Advisor to confirm this point. The property was occupied at the time of inspection.



2.5 Local Authority and Council Tax Banding

Waltham Forest London Borough Council.

A desk study has been undertaken to ascertain in which council tax band this property is placed. According to our desk study, the property is rated as a Band B. You should contact the Local Authority to obtain the actual annual cost.

Council tax rates may increase on an annual basis. In England and Scotland, valuation bands are based on levels of value on 1 April 1991, not what a property is worth today. In Wales, valuation bands are based on levels of value on 1 April 2003.

If you decide to proceed with purchasing this property, you may wish to appeal against the banding. A Land Registry search may reveal the cost of the property in April 1991.

To appeal the council tax band, check out the following link: <https://www.gov.uk/challenge-council-tax-band>

2.6 Planning, Conservation, and Development Guidance

According to the council's geographic information system, the property is not located in a conservation area and is not listed. However, this is a search to be performed by your Legal Advisor.

2.7 Orientation and Map of Location

All directions are given as facing the front elevation of the property. The front of the property is facing northwest. The internal side of the front walls will be susceptible to defects such as condensation, mould growth, and frost expansion. If such defects are identified at the time of the survey, they will be included in the report.





3.0 Surveyor's Overall Assessment

3.1 Surveyor's Opinion

A survey has been undertaken to ensure the structure is in a condition whereby you will not suffer unexpected financial losses in the future, and significant defects identified during the inspection are included in the report.

In the surveyor's opinion, the structure was in satisfactory condition. "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. Nemo enim ipsam voluptatem quia voluptas sit aspernatur aut odit aut fugit, sed quia consequuntur magni dolores eos qui ratione voluptatem sequi nesciunt. Neque porro quisquam est, qui dolorem ipsum quia dolor sit amet, consectetur, adipisci velit, sed quia non numquam eius modi tempora incidunt ut labore et dolore magnam aliquam quaerat voluptatem. Ut enim ad minima veniam, quis nostrum exercitationem ullam corporis suscipit laboriosam, nisi ut aliquid ex ea commodi consequatur? Quis autem vel eum iure reprehenderit qui in ea voluptate velit esse quam nihil molestiae consequatur, vel illum qui dolorem eum fugiat quo voluptas nulla pariatur?"

The surveyor cannot provide you with an answer as to whether you should proceed with the purchase. Still, it is strongly recommended that you consider whether you can afford the time and cost to bring this property up to a proper standard where defects or design flaws are identified. You are advised to obtain quotes from contractors for a specific figure. In my opinion, you have the following options:

1. You should "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. Nemo enim ipsam voluptatem quia voluptas sit aspernatur aut odit aut fugit, sed quia consequuntur magni dolores eos qui ratione voluptatem sequi nesciunt. Neque porro quisquam est, qui dolorem ipsum quia dolor sit amet, consectetur, adipisci velit, sed quia non numquam eius modi tempora incidunt ut labore et dolore magnam aliquam quaerat voluptatem. Ut enim ad minima veniam, quis nostrum exercitationem ullam corporis suscipit laboriosam, nisi ut aliquid ex ea commodi consequatur? Quis autem vel eum iure reprehenderit qui in ea voluptate velit esse quam nihil molestiae consequatur, vel illum qui dolorem eum fugiat quo voluptas nulla pariatur?"

2. You "Sed ut perspiciatis unde omnis iste natus error sit voluptatem accusantium doloremque



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3. Alternatively, you may "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. Nemo enim ipsam voluptatem quia voluptas sit aspernatur aut odit aut fugit, sed quia consequuntur magni dolores eos qui ratione voluptatem sequi nesciunt. Neque porro quisquam est, qui dolorem ipsum quia dolor sit amet, consectetur, adipisci velit, sed quia non numquam eius modi tempora incidunt ut labore et dolore magnam aliquam quaerat voluptatem. Ut enim ad minima veniam, quis nostrum exercitationem ullam corporis suscipit laboriosam, nisi ut aliquid ex ea commodi consequatur? Quis autem vel eum iure reprehenderit qui in ea voluptate velit esse quam nihil molestiae consequatur, vel illum qui dolorem eum fugiat quo voluptas nulla pariatur?"



3.2 Areas of Concern

The areas of concern are listed below for ease of reference. You should refer to these sections accordingly for further information. If you would like a precise figure for works, you should obtain quotes from competent contractors. A contractor should be a member of a professional body or scheme for their relevant trade, such as the Federation of Master Builders (FMB), the Property Care Association (PCA). Electricians should be members of The National Inspection Council for Electrical Installation Contracting (NICEIC), or an equal and approved body and plumbers and heating engineers should be Gas Safe registered.

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 reinstatement valuation is an additional service and was not requested.

3.4 Total Estimated Costs

This report highlights the repair items, improvements, and provisional works that may only be required subject to further investigations and reports. You are strongly advised to obtain competitive quotations from reputable contractors before you exchange contracts.

When you receive the quotes, any further reports for work, and your Legal Advisors' responses, we will be pleased to advise whether these would cause us to change the advice we give in this Report.

Only when you have all this information before you are fully equipped to make a reasoned and informed judgment on whether to proceed with the purchase. If you decided to purchase without obtaining this information, you would have to accept the risk that adverse factors might become known in the future.

All figures stated in the below tables are plus VAT and fees, e.g., waste disposal and equipment costs such as management fees, scaffolding where applicable, licenses and planning and building control applications, et al.

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. Nemo enim ipsam voluptatem quia voluptas sit aspernatur aut odit aut fugit, sed quia consequuntur magni dolores eos qui ratione voluptatem sequi nesciunt. Neque porro quisquam est, qui dolorem ipsum quia dolor sit amet, consectetur, adipisci velit, sed quia non numquam eius modi tempora incidunt ut labore et dolore magnam aliquam quaerat voluptatem. Ut enim ad minima veniam, quis nostrum exercitationem ullam corporis suscipit laboriosam, nisi ut aliquid ex ea commodi consequatur? Quis autem vel eum iure reprehenderit qui in ea voluptate velit esse quam nihil molestiae consequatur, vel illum qui dolorem eum fugiat quo voluptas nulla pariatur?"

Communal Works

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Provisional Works

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Improvement Works

Some areas of the property are identified as satisfactory, but maybe old or idiosyncratic taste has been listed as improvement works only. Improvement works are not works that would be considered as points for negotiation.

Further Investigations

Section 12.0 of this report provides a list of further investigations with links to the relevant trades' professional bodies. You may use this list to find suitable trades in your area. We do not recommend individual contractors as this would constitute a conflict of interest. You are strongly advised to carry out all of the further investigations, as recommended in the report.



4.0 The Main Building - Exterior

4.1 Limitations of Exterior Observations

The external surface of the roof was not physically accessible at the time of the survey due to a lack of access points and the appropriate climbing apparatus. "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. Nemo enim ipsam voluptatem quia voluptas sit aspernatur aut odit aut fugit, sed quia consequuntur magni dolores eos qui ratione voluptatem sequi nesciunt. Neque porro quisquam est, qui dolorem ipsum quia dolor sit amet, consectetur, adipisci velit, sed quia non numquam eius modi tempora incidunt ut labore et dolore magnam aliquam quaerat voluptatem. Ut enim ad minima veniam, quis nostrum exercitationem ullam corporis suscipit laboriosam, nisi ut aliquid ex ea commodi consequatur? Quis autem vel eum iure reprehenderit qui in ea voluptate velit esse quam nihil molestiae consequatur, vel illum qui dolorem eum fugiat quo voluptas nulla pariatur?"

4.2 Period of Property and Construction Principles

The property is an Edwardian maisonette constructed using traditional techniques and materials. The elevations are of clay bricks (London Stocks) Flemish bonded and bed with lime mortar. "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. Nemo enim ipsam voluptatem quia voluptas sit aspernatur aut odit aut fugit, sed quia consequuntur magni dolores eos qui ratione voluptatem sequi nesciunt. Neque porro quisquam est, qui dolorem ipsum quia dolor sit amet, consectetur, adipisci velit, sed quia non numquam eius modi tempora incidunt ut labore et dolore magnam aliquam quaerat voluptatem. Ut enim ad minima veniam, quis nostrum exercitationem ullam corporis suscipit laboriosam, nisi ut aliquid ex ea commodi consequatur? Quis autem vel eum iure reprehenderit qui in ea voluptate velit esse quam nihil molestiae consequatur, vel illum qui dolorem eum fugiat quo voluptas nulla pariatur?"

Because of the shallow foundations, there is an increased risk of subsidence in the event of excessive soil saturation caused by cracked drains, high water-consuming trees root intrusion, overshooting of gutters or burst pipes. The drainage installation of this type of property is often salt-glazed clay pipe. Because of the inductile clay pipe, cracks can occur due to root intrusion from nearby trees or general deterioration due to old age.

Given the age of the property, asbestos "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. Nemo enim ipsam



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For some useful information about the area, check out "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. Nemo enim ipsam voluptatem quia voluptas sit aspernatur aut odit aut fugit, sed quia consequuntur magni dolores eos qui ratione voluptatem sequi nesciunt. Neque porro quisquam est, qui dolorem ipsum quia dolor sit amet, consectetur, adipisci velit, sed quia non numquam eius modi tempora incidunt ut labore et dolore magnam aliquam quaerat voluptatem. Ut enim ad minima veniam, quis nostrum exercitationem ullam corporis suscipit laboriosam, nisi ut aliquid ex ea commodi consequatur? Quis autem vel eum iure reprehenderit qui in ea voluptate velit esse quam nihil molestiae consequatur, vel illum qui dolorem eum fugiat quo voluptas nulla pariatur?"

4.3 Construction Type

Solid construction (Stone or brick)



4.4 Roof

The roof structure is a pitched roof type covered with pre-2000 concrete interlocking tiles. The life expectancy for concrete roof tiles varies and can be up to 60 years, depending on the manufacturer. These tiles may be asbestos-containing material. You are advised to have an asbestos survey undertaken to ascertain the type if any. The presence of asbestos will escalate the cost of future replacement due to the Control of Asbestos Regulations requirements.



The roof covering appeared to be approximately 20 years old. "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. Nemo enim ipsam voluptatem quia voluptas sit aspernatur aut odit aut fugit, sed quia consequuntur magni dolores eos qui ratione voluptatem sequi nesciunt. Neque porro quisquam est, qui dolorem ipsum quia dolor sit amet, consectetur, adipisci velit, sed quia non numquam eius modi tempora incidunt ut labore et dolore magnam aliquam quaerat voluptatem. Ut enim ad minima veniam, quis nostrum exercitationem ullam corporis suscipit laboriosam, nisi ut aliquid ex ea commodi consequatur? Quis autem vel eum iure reprehenderit qui in ea voluptate velit esse quam nihil molestiae consequatur, vel illum qui dolorem eum fugiat quo voluptas nulla pariatur?"

[Survey Photograph 3]

4.5 Other Roofs

Not applicable.



4.6 Chimney Pots and Stacks

The chimney stacks are constructed using bricks. The pointing was found to be satisfactory. "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. Nemo enim ipsam voluptatem quia voluptas sit aspernatur aut odit aut fugit, sed quia consequuntur magni dolores eos qui ratione voluptatem sequi nesciunt. Neque porro quisquam est, qui dolorem ipsum quia dolor sit amet, consectetur, adipisci velit, sed quia non numquam eius modi tempora incidunt ut labore et dolore magnam aliquam quaerat voluptatem. Ut enim ad minima veniam, quis





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4.7 Soffits, Fascias, and Bargeboards

The fascias to the front and rear are timber, which appeared "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. Nemo enim ipsam voluptatem quia voluptas sit aspernatur aut odit aut fugit, sed quia consequuntur magni dolores eos qui ratione voluptatem sequi nesciunt. Neque porro quisquam est, qui dolorem ipsum quia dolor sit amet, consectetur, adipisci velit, sed quia non numquam eius modi tempora incidunt ut labore et dolore magnam aliquam quaerat voluptatem. Ut enim ad minima veniam, quis nostrum exercitationem ullam corporis suscipit laboriosam, nisi ut aliquid ex ea commodi consequatur? Quis autem vel eum iure reprehenderit qui in ea voluptate velit esse quam nihil molestiae consequatur, vel illum qui dolorem eum fugiat quo voluptas nulla pariatur?"



4.8 Rainwater Goods

The guttering is UPVC. The downpipes are UPVC and are well-connected to the guttering. "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. Nemo enim ipsam voluptatem quia voluptas sit aspernatur aut odit aut fugit, sed quia consequuntur magni dolores eos qui ratione voluptatem sequi nesciunt. Neque porro quisquam est, qui dolorem ipsum quia dolor sit amet, consectetur, adipisci velit, sed quia non numquam eius modi tempora incidunt ut labore et dolore magnam aliquam quaerat voluptatem. Ut enim ad minima veniam, quis nostrum exercitationem ullam corporis suscipit laboriosam, nisi ut aliquid ex ea commodi consequatur? Quis autem vel eum iure reprehenderit qui in ea voluptate velit esse quam nihil molestiae consequatur, vel illum qui dolorem eum fugiat quo voluptas nulla pariatur?"





4.9 External Walls

All elevations are constructed of clay facing bricks.



The masonry is bedded on lime mortar but has been later pointed in Original Portland Cement (OPC) "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. Nemo enim ipsam voluptatem quia voluptas sit aspernatur aut odit aut fugit, sed quia consequuntur magni dolores eos qui ratione voluptatem sequi nesciunt. Neque porro quisquam est, qui dolorem ipsum quia dolor sit amet, consectetur, adipisci velit, sed quia non numquam eius modi tempora incidunt ut labore et dolore magnam aliquam quaerat voluptatem. Ut enim ad minima veniam, quis nostrum exercitationem ullam corporis suscipit laboriosam, nisi ut aliquid ex ea commodi consequatur? Quis autem vel eum iure reprehenderit qui in ea voluptate velit esse quam nihil molestiae consequatur, vel illum qui dolorem eum fugiat quo voluptas nulla pariatur?"

[Survey Photographs 4 - 13]

4.10 Lintels and Window Heads

There are masonry window heads above the front and rear windows. The window heads were free of significant cracks and appeared to be level but the real soldier course lintel over the rear door exhibits frost damage. The masonry window heads were in satisfactory condition at the time of the survey.



4.11 Windows, Frames, and Cills

The windows are old double-glazed aluminium framed casement. Double-glazed windows "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. Nemo enim ipsam voluptatem quia voluptas sit aspernatur aut odit aut fugit, sed quia consequuntur magni dolores eos qui ratione voluptatem sequi nesciunt. Neque porro quisquam est, qui dolorem ipsum quia dolor sit amet, consectetur, adipisci velit, sed quia non numquam eius modi tempora incidunt ut labore et dolore magnam aliquam quaerat voluptatem. Ut enim ad minima veniam, quis nostrum exercitationem ullam corporis suscipit laboriosam, nisi ut aliquid ex ea commodi consequatur? Quis autem vel eum iure reprehenderit qui in ea voluptate velit esse quam nihil molestiae consequatur, vel illum qui dolorem eum fugiat quo voluptas nulla pariatur?"





4.12 External Doors, Frames and Security

The entry door is timber-framed and single-glazed. This type of door is not energy efficient, and you may wish to upgrade to a UPVC type to benefit from the conservation of fuel and power. "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. Nemo enim ipsam voluptatem quia voluptas sit aspernatur aut odit aut fugit, sed quia consequuntur magni dolores eos qui ratione voluptatem sequi nesciunt. Neque porro quisquam est, qui dolorem ipsum quia dolor sit amet, consectetur, adipisci velit, sed quia non numquam eius modi tempora incidunt ut labore et dolore magnam aliquam quaerat voluptatem. Ut enim ad minima veniam, quis nostrum exercitationem ullam corporis suscipit laboriosam, nisi ut aliquid ex ea commodi consequatur? Quis autem vel eum iure reprehenderit qui in ea voluptate velit esse quam nihil molestiae consequatur, vel illum qui dolorem eum fugiat quo voluptas nulla pariatur?"



4.13 Floor Ventilation

The floor vents to the front and rear indicate a floating floor in situ, which means a sub-floor void area to the ground floors of this property. "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. Nemo enim ipsam voluptatem quia voluptas sit aspernatur aut odit aut fugit, sed quia consequuntur magni dolores eos qui ratione voluptatem sequi nesciunt. Neque porro quisquam est, qui dolorem ipsum quia dolor sit amet, consectetur, adipisci velit, sed quia non numquam eius modi tempora incidunt ut labore et dolore magnam aliquam quaerat voluptatem. Ut enim ad minima veniam, quis nostrum exercitationem ullam corporis suscipit laboriosam, nisi ut aliquid ex ea commodi consequatur? Quis autem vel eum iure reprehenderit qui in ea voluptate velit esse quam nihil molestiae consequatur, vel illum qui dolorem eum fugiat quo voluptas nulla pariatur?"



4.14 The Damp Proof Course

Upon inspection of the lower sections of the elevations, a slate damp proof course is in situ and appears to be in a satisfactory condition "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. Nemo enim ipsam voluptatem quia voluptas sit aspernatur aut odit aut fugit, sed quia consequuntur





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4.15 Foundation Type

It is not possible to view the foundations at the survey time as they are below ground level. The same also goes for reinforcement works such as underpinning, which is carried out because of subsidence. "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."





5.0 The Main Building - Interior

5.1 Limitations of Interior Inspection

There are cabinets up against the kitchen walls, which prevent a full inspection of the concealed wall areas."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."

5.2 Configuration of Accommodation

Room/Area	Location	Front/Rear/Center	Photos and Observations
Hallway	1st Floor, Ground Floor	Centre	Redundant tank in hallway can be removed. Polystyrene tiles to the ceiling in cupboard.
Reception 1	1st Floor	Front	Mould identified to the ceiling.
Bedroom 1	1st Floor	Rear	Defective windows.
Bedroom 2	1st Floor	Rear	Defective windows.
Kitchen	1st Floor	Rear	Defective windows.
Bathroom 1	1st Floor	Rear	Defective windows.
Hall/Stairs	Ground Floor, 1st Floor	Rear	The poor quality door should be replaced. Dry stains on ceiling.

5.3 Roof Void

The main roof space was inaccessible as the area has been boarded "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."



[Survey Photographs 14 - 22]



5.4 Ceilings

The ceilings to all rooms appear to be of a plasterboard type. The plasterboard appears to be well-fixed to the joists. Where there are cracks in the surface of the ceiling, these appear to be only decorative. "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."



5.5 Interior Walls and Energy Efficiency

The walls are a masonry wall type. A floor plan has been appended. The amber lines indicate presumed load-bearing walls pending further investigation and lifting of floor coverings for further investigation. During the survey, no significant cracks were identified.



The energy performance rating for this property is C "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."

[Survey Photographs 23 - 26]

5.6 Floors

Calculations of the load-bearing capacity of floors were not carried out, and I can give no opinion on their strength or suitability for your purposes. Overall, the suspended timber floors were slightly unlevel due to assumed historical settlement. Still, there were no significant bulges, bowing, or sponginess to the floors at the survey time. The floors were deemed to be satisfactory.




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5.7 Internal Doors and Fire Resistance

The door to the kitchen are presumed to be fire doors with a thickness of 44 mm and 30 minutes of fire resistance. The door appeared to be in a satisfactory condition at the time of the survey. 


The internal doors to all other rooms are traditional style panelled timber doors. "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."

5.8 Woodwork and Trims

The window sills appeared to be in satisfactory condition. 

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5.9 Kitchen Fixtures and Fittings

The kitchen fixtures and fittings appeared "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." 



5.10 Sanitary Fixtures and Fittings

The sanitary fixtures and fittings appear "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."



5.11 Storage Fittings

There are purpose-built cupboards in bedroom "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."



5.12 Basements and Cellars

Not applicable.





6.0 Conservatories, Extensions, and Outbuildings

6.1 Porch and Portico

The recessed porch was in satisfactory condition.



6.2 Conservatories, Extensions, and Lean-To

Loft extensions are usually allowed under permitted development for houses in non-conservation areas. However, "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."



6.3 Garage and Carports

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6.4 Outbuildings

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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

There are battery-powered smoke alarms in situ. "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."



7.3 Water Supply and Plumbing

The water mains box is on the public highway. You will need to contact the water undertaker to set up an account. Your Legal Advisor should ascertain the name of the water undertaker so that you can set up an account.




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[Survey Photograph 27]

7.4 Electricity Supply and Installation

There is an electricity supply to the property. The meter is in the hallway. The consumer unit is in the hallway. 


A Miniature Circuit Breaker is an electromechanical device designed to protect an electric circuit from over-current - A term to describe an electrical fault caused by either overload or short circuit. There are mini circuit breakers on the consumer unit. They do not detect earth leakages unless significant.

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The consumer unit appears to be up to previous IEE 17th edition wiring regulations first published in 2008. The wiring may be more than 30 years old and possibly unsafe. The consumer unit is not 100% non-combustible as required by the current 18th Edition Wiring Regulations. You must obtain an up to date test certificate from the vendor or commission an approved electrician to test electrical installation and provide a test certificate.

[Survey Photograph 28]

7.5 Gas Supply and Installation

There is a gas supply to the property. The gas meter is at the front of the property. The smell of gas was not present at the time of the survey. However, it is recommended that an approved engineer tests the meter. 

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If you wish to remove the old gas pipe from the hallway you must commission a Gas Safe approved engineer.

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.

A gas combi boiler heats the property and water. The boiler appears between 5 and 10 years old. As a boiler gets older, it can become faulty, resulting in high costs to repair. Replacement parts for the boiler will likely be discontinued as time progresses. "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."

7.7 Fireplaces, Chimney Breasts, and Flues

The chimney breasts to all rooms are sealed and vented to a satisfactory standard. The associated chimney stack is open at roof level and may be reinstated, subject to flue conditions and further inspection by a chimney specialist.

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7.8 Mechanical, Trickle and Passive Ventilation

There is no extractor fan in bathroom 1. "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."



7.9 Drainage: Foul, Surface, and Underground

The property is assumed to be "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."





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

Using a calibrated moisture meter (Protimeter MMS2), high moisture readings were detected to the wall at the bottom of the rear stairs between the neighbouring flat."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."



8.2 Timber Defects and Locations

No significant timber defects such as active wet rot, active dry rot and active woodworm were identified at the time of the survey. However there is a risk of historical woodworm damage under carpets on the ground floor rear. It would be the best course of action to remove the carpet to allow for inspection.





9.0 The Structure - Alterations, Risks, and Statutory Compliance

9.1 Soil Type and Subsidence Risk

Your attention is drawn to the fact that the soil type in this district is Soilscape 22: Loamy soils with naturally high groundwater.



Soils are susceptible to shrinkage during periods "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."

9.2 Evidence and Risks of Structural Movement

There was no evidence of structural movement at the time of the survey. All external walls were free of structural cracks, bulges and bowing at the time of the survey.



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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 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

There is a section of garden demised to the dwelling. Planning approval is required if you wish to erect any timber structures such as studios, shed, or workshops. The gardens appear to be reasonably well maintained.



[Survey Photographs 29 - 35]

10.2 Driveway

There is no driveway to this property. Car parking is available on the public highway at the front of the property. You may wish to liaise with the Council regarding costs for parking as parking permits may be required.



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.

The structure of the front boundary wall was satisfactory at the time of the survey. The pointing was satisfactory, with an estimated remaining life of 5 years.



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10.4 Paths and Patios

There are ceramic tiles at the front of the property. The tiles appeared to be in an unsatisfactory in parts and should be repaired.



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10.5 External Steps and Ramps

There are no steps on the grounds of this property.



10.6 Balconies and Walkways

Not applicable.



10.7 Significant Vegetation

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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

During the survey, materials presumed to be asbestos-containing were identified to the roof tiles and membrane. There may be asbestos-containing materials elsewhere in the building. "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."



11.3 Invasive Species

No Japanese knotweed was identified at the time of the survey. "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."



11.4 Other Environmental Factors

This flat is within an old building. "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."





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.

Commission a roofer to "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."

Commission a qualified electrician to "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."

Commission a qualified heating engineer "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."



Commission a drainage specialist to undertake a "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."

Commission a radon report to "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."



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. Obtain up to date electrical, and gas certificates where applicable.
2. 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. 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.



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.



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

Flettons...



SURVEY PHOTOGRAPHS

**FLETTONS BUILDING
SURVEY - WITHOUT ADD-ONS
- 33 SAMPLE STREET,
LONDON E1 6RP (LEVEL 3)**

PREPARED ON BEHALF OF:

Miss Alexia Simon-Elliott

SURVEY DATE:

Wednesday 17th November 2021

REF:

33E16RP - NO ADD-ONS



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



Photo 7



Photo 8



Photo 9



Photo 10



Photo 11



Photo 12



Photo 13



Photo 14



Photo 15



Photo 16



Photo 17



Photo 18



Photo 19



Photo 20



Photo 21



Photo 22



Photo 23

Energy efficiency rating for this property

This property's current energy rating is C. It has the potential to be C.

[See how to improve this property's energy performance.](#)

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	70 C	78 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

The graph shows this property's current and potential energy efficiency.

Properties are given a rating from A (most efficient) to G (least efficient).

Properties are also given a score. The higher the number the lower your fuel bills are likely to be.

For properties in England and Wales:

- the average energy rating is D
- the average energy score is 50

Photo 24



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 25

Recommendation 1: Internal or external wall insulation

Internal or external wall insulation
 Typical installation cost £4,000 - £14,000
 Typical yearly saving £44
 Potential rating after carrying out recommendation 1 74 | 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 75 | 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 £38
 Potential rating after carrying out recommendations 1 to 3 78 | C

Photo 26



Photo 27



Photo 28



Photo 29



Photo 30



Photo 31



Photo 32



Photo 33



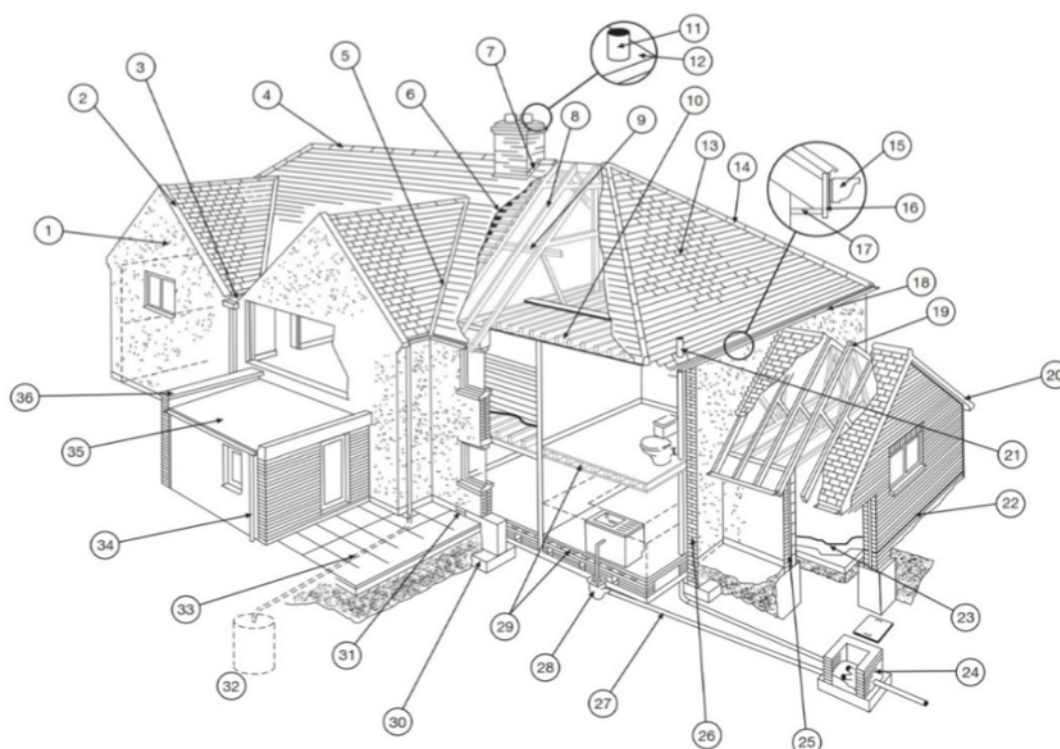
Photo 34



Photo 35



House Diagram and Glossary of Terms



KEY

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



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.



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 carcass 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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