

# Flettons...



## HOMEBUYER REPORT - LEVEL 2

FLETTONS HOMEBUYER  
REPORT - 33 SAMPLE  
STREET, LONDON E1 6RP  
(LEVEL 2)

## PREPARED ON BEHALF OF:

Miss Alexia Simon-Elliott

## SURVEY DATE:

Wednesday 17th November 2021

## REF:

33S18ST (HOMEBUYER REPORT)



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



## Table of Contents

1.0	Introductory Details . . . . .	5
1.1	Scope and Details of Instruction . . . . .	5
1.2	Limitations of Building Survey . . . . .	5
1.3	Desk Study . . . . .	7
1.4	Condition Ratings . . . . .	7
2.0	Survey Details . . . . .	8
2.1	Company Information . . . . .	8
2.2	Date of Survey . . . . .	8
2.3	Weather Conditions . . . . .	8
2.4	Estate Holding . . . . .	8
2.5	Planning, Conservation, and Development Guidance . . . . .	8
2.6	Orientation and Map of Location . . . . .	8
3.0	Surveyor's Overall Assessment . . . . .	10
3.1	Surveyor's Opinion . . . . .	10
3.2	Areas of Concern . . . . .	11
4.0	The Main Building - Exterior . . . . .	12
4.1	Limitations of Exterior Observations . . . . .	12
4.2	Period of Property and Construction Principles . . . . .	12
4.3	Construction Type . . . . .	12
4.4	Roof . . . . .	12
4.5	Other Roofs . . . . .	13
4.6	Chimney Pots and Stacks . . . . .	13
4.7	Soffits, Fascias, and Bargeboards . . . . .	13
4.8	Rainwater Goods . . . . .	13



4.9	External Walls	13
4.10	Lintels and Window Heads	14
4.11	Windows, Frames, and Cills	14
4.12	External Doors, Frames and Security	14
4.13	Floor Ventilation	15
4.14	The Damp Proof Course	15
4.15	Foundation Type	15
5.0	The Main Building - Interior	16
5.1	Limitations of Interior Inspection	16
5.2	Roof Void	16
5.3	Ceilings	17
5.4	Interior Walls and Energy Efficiency	17
5.5	Floors	17
5.6	Internal Doors and Fire Resistance	18
5.7	Woodwork and Trims	18
5.8	Kitchen Fixtures and Fittings	18
5.9	Sanitary Fixtures and Fittings	19
5.10	Storage Fittings	19
5.11	Basements and Cellars	19
6.0	Conservatories, Extensions, and Outbuildings	20
6.1	Porch and Portico	20
6.2	Garage and Carports	20
6.3	Outbuildings	20
7.0	Building Services	21
7.1	Limitations of Observations of Services	21
7.2	Fire Alarms, Smoke Alarms and Fire Suppression Systems	21



7.3	Water Supply and Plumbing . . . . .	21
7.4	Electricity Supply and Installation . . . . .	22
7.5	Gas Supply and Installation . . . . .	22
7.6	Space Heating and Hot water . . . . .	23
7.7	Fireplaces, Chimney Breasts, and Flues . . . . .	24
7.8	Mechanical, Trickle and Passive Ventilation . . . . .	24
7.9	Drainage: Foul, Surface, and Underground . . . . .	24
8.0	Dampness, Mould and Timber Defects . . . . .	25
8.1	High Moisture Readings and Locations . . . . .	25
8.2	Timber Defects and Locations . . . . .	25
9.0	The Structure - Alterations, Risks, and Statutory Compliance . . . . .	26
9.1	Soil Type and Subsidence Risk . . . . .	26
9.2	Evidence and Risks of Structural Movement . . . . .	26
9.3	Structural Alterations and Reinforcements . . . . .	26
10.0	The Grounds and Estate . . . . .	27
10.1	Gardens . . . . .	27
10.2	Driveway . . . . .	27
10.3	Retaining Walls, Boundary Walls, and Fences . . . . .	27
10.4	Paths and Patios . . . . .	27
10.5	External Steps and Ramps . . . . .	27
10.6	Balconies and Walkways . . . . .	28
10.7	Significant Vegetation . . . . .	28
11.0	Environmental Factors and Health & Safety . . . . .	29
11.1	Flood Risk . . . . .	29
11.2	Deleterious Materials . . . . .	30
11.3	Invasive Species . . . . .	30



11.4 Other Environmental Factors .....	31
12.0 Further Investigations .....	32
13.0 Legal and Other Matters .....	34
<b>The Land and Property</b> .....	<b>34</b>
<b>Certificates and Warranties</b> .....	<b>34</b>
<b>Checks for Leasehold Properties</b> .....	<b>35</b>
14.0 Surveyor's Declaration .....	36
Survey Photographs .....	37
House Diagram and Glossary of Terms .....	39



# 1.0 Introductory Details

## 1.1 Scope and Details of Instruction

This building survey report has been prepared per our terms and conditions 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 homebuyers survey report (level 2 survey) on the property and not a level 3 survey, 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

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 sunny, with minimal cloud coverage. Therefore, some defects associated with rainfall may not be possible to detect.

### 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 vacant at the time of inspection. Due to the fact the property was vacant, some defects such as condensation may not be detected. However, recommendations will be made if it is deemed there is a high risk of condensation occurring.

### 2.5 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.

### 2.6 Orientation and Map of Location

All directions are given as facing the front elevation of the property.

The front of the property is facing north. The inner 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 survey time, 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 dwelling was in satisfactory condition. However, some defects required repair.

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 ensure that the defects noted in this report are remedied before purchasing the property, but it is unlikely the Vendor would undertake all of the works.
2. You may wish to submit a revised offer to the Vendor considering the findings in this report, the more common option than option one. You may wish to revise your offer based on the findings of the survey. It is often asked what sums would be worth putting forward to the vendors to consider a revised offer; You can revise your offer to whatever you want, but the Vendor is under no obligation to accept any revised offer. However, when revising your offer, you would best use the items you would not be reasonably expected to know about as a layperson, such as defective drainage, electrical rewire and upgrades and damp etc. You may use the findings to form your decision whether to proceed with the purchase, revising your offer with the seller.
3. Alternatively, you may wish not to proceed with the purchase considering the defects found. If you have any further queries relating to the report, you must contact the surveyor in the first instance. The surveyor's contact details are in the report submission email.



## 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. External Walls (See section 4.9).
2. Windows Frames and Cills (See section 4.11).
3. External Doors Frames and Security (See section 4.12).
4. Kitchen Fixtures Fittings (See section 5.9).
5. Sanitary Fixtures and Fittings (See section 5.10).
6. Fire Alarms Smoke Alarms and Fire Suppression Systems (See section 7.2)
7. Water Supply and Plumbing (See section 7.3).
8. Electricity Supply and Installation (See section 7.4).
9. Space heating and Hot water (See section 7.6).
10. Mechanical Trickle and Passive Ventilation (See section 7.8).
11. Drainage: Foul Surface and Underground (See section 7.9).
12. High Moisture Readings and Locations (See section 8.1).
13. Driveway (See section 10.2).
14. Deleterious Materials (See section 11.2).
15. Other Environmental Factors (See section 11.4).



## 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. Therefore, it was not possible to physically check the mortar beds of tiles, flashing, and any soakers. It would probably be the best course of action to commission a skilled roofer to perform a further inspection using a two-person crew with a long ladder to access the roof to undertake an invasive inspection.

### 4.2 Period of Property and Construction Principles

The flat is situated within a purpose-built block of flats constructed in the 1950s. The construction principles used are typical for a property built in this era.

A building of this era is constructed per the approved documents of the London Building Act.

Given the age of the property, asbestos may be located within this property. Therefore, you are advised to have an asbestos survey carried out to check all building areas thoroughly. You must commission an approved asbestos surveyor to undertake a survey and provide you with a report.

Although we endeavour to identify asbestos-containing materials, we are not qualified asbestos surveyors and can only presume that certain items may be asbestos-containing materials. If materials presumed to be containing asbestos are identified, they will be highlighted in section 11.2.

For some useful information about the area, check out (The accuracy in the following third-party link cannot be guaranteed): <https://checkmypostcode.uk/>

### 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 roof covering appeared to be original and appeared satisfactory but should be checked annually. Where defects may occur due to frost damage in the future, you should have this remedied as soon as possible.





The roof covering's estimated remaining life is 10+ years, subject to maintenance and repair. Again, you should check the roof annually to promptly correct any slipped or cracked tiles to avoid roof leaks.

Your legal advisor should check if the maintenance and repair of this component are due to be undertaken as part of a planned maintenance programme.

#### 4.5 Other Roofs

Not applicable.



#### 4.6 Chimney Pots and Stacks

This feature does not exist on the property.



#### 4.7 Soffits, Fascias, and Bargeboards

Not applicable.



#### 4.8 Rainwater Goods

The original concrete Finlock guttering appeared satisfactory from ground level.



Your legal advisor should check if the maintenance and repair of this component are due to be undertaken as part of a planned maintenance programme.

#### 4.9 External Walls

All elevations are constructed of clay facing bricks.



The masonry is bedded on sand and cement mortar.

The pointing to all parts appeared to be unsatisfactory and should be repointed with sand



and cement.

The concrete door pediment to the communal entry door exhibits rebar corrosion and requires repairs.

Your legal advisor should check if the maintenance and repair of this component are due to be undertaken as part of a planned maintenance programme.

#### 4.10 Lintels and Window Heads

The lintels are presumed to be concealed concrete lintels. There were no significant cracks around window openings which gave no cause for concern.



#### 4.11 Windows, Frames, and Cills

The windows single-glazed Crittal windows. These windows are not as energy-efficient as modern UPVC framed windows and should be upgraded to a more energy-efficient type. Either a timber framed or UPVC double-glazed window installation would probably be the best course of action. Single-glazed windows are prone to condensation mould and heat loss. It is recommended that these windows are upgraded for the benefit of conservation, fuel, and power.



The glazing was satisfactory throughout. The windows appear to be the original. The frames were in unsatisfactory condition and required repair and decoration. The external window sills were in satisfactory condition.

Where windows are covered with security grilles, you may wish to consider removing the grilles to mitigate the risk of entrapment or mount keys on the walls close to the grilles so that in the event of a fire, the windows can be used to egress the building.

#### 4.12 External Doors, Frames and Security

The flat entry door is a timber-framed blank type. The hinges are satisfactory. There are mortice night latch locks to this door, which worked to a satisfactory standard. The frame and door are in satisfactory condition and should be decorated in 5-10 years.



There are no thumb-turn locks to the front entry door. The installation of a thumb-turn Euro





lock tested to the British Standard BS EN1303: 2005 is highly recommended to ensure an unhindered escape in the event of a fire outbreak. There are no intumescent strips around the door. The purpose of intumescent strips is to prevent smoke from spreading in the event of a fire. It would probably be the best course of action to install intumescent strips as soon as possible.

#### 4.13 Floor Ventilation

The ground floor of the block is concrete, which does not require ventilation.



#### 4.14 The Damp Proof Course

There is no evidence of a DPC to the lower section of the main elevations of this property. However, a bitumen DPC would typically be installed in a building of this age.



Your legal advisor should check if the maintenance and repair of this component are due to be undertaken as part of a planned maintenance programme.

#### 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. The foundations of this property would typically be trench-fill foundations.



Nowadays, foundations are often designed to counteract soil behaviour. However, older foundations such as period corbelled footings are at a shallow depth, which increases the risk of subsidence. The assessment of subsidence risk is made based on the soil type, foundation design and the current management of the soil. Our findings may differ from results produced by a third party, which provide a generic area-based risk assessment. (See section 9.1 Soil Type and Subsidence Risk).



## 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.

Where floor coverings were well-fitted onto floors, they were not removed. Therefore, the nature of materials and defects could not be determined. However, observations of the sturdiness and levels of the floors were noted during the survey.

As shown in the photographs, large items of furniture, fixtures, and fittings against the walls were not moved, which limited the ability to check for the presence of dampness and other damage. Therefore, it is recommended to instruct a surveyor to revisit the property to inspect these areas once the vendor has removed any moveable items. If you would like us to attend to inspect inaccessible areas, a fee is payable.

### 5.2 Configuration of Accommodation

Room/Area	Location	Front/Rear/Center	Photos and Observations
Bedroom 1	Ground Floor	Front	
Bathroom 1	Ground Floor	Rear	
Hallway	Ground Floor	Centre	
Kitchen	Ground Floor	Rear	
Reception 1	Ground Floor	Rear	

### 5.3 Roof Void

The roof space was inaccessible as the area was locked, and no key was available.





## 5.4 Ceilings

The ceilings to all rooms appear to be of plasterboard over a concrete ceiling. 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. The cracks can be repaired by raking them out, applying a PVA bonding, followed by applying a decorative filler. Once dried, the filling can be sanded down and finished with matt emulsion paint.



## 5.5 Interior Walls and Energy Efficiency

The walls are a masonry wall type. During the survey, no significant cracks were identified.



The party walls were inspected at both high and low levels. The party walls appeared to be in satisfactory condition, and no defects were noted during the survey.

The walls of the rooms are decorated with lining wallpaper finished with emulsion paint. When you redecorate, you may wish to strip all of the lining paper using a steamer. This method may result in damage to the plaster beneath the paper.

The walls were tapped to determine whether there may be any blown plaster, which occurs when the plaster loses adhesion to the substrate due to a lack of bonding or degradation of building materials due to old age. The plaster was found to be satisfactory.

The energy performance rating is C70. The exposed perimeter walls of the dwelling are solid and uninsulated. Therefore, the risk of condensation mould and dampness and heat loss through the wall surfaces is high. However, energy-saving measures such as wall insulation and double glazing would help increase the energy efficiency to a C78. See below the attached image excerpts of the EPC.

The full energy performance certificate can be found by visiting the following link:  
[find-energy-certificate.digital.communities.gov.uk](http://find-energy-certificate.digital.communities.gov.uk)

## 5.6 Floors

The concrete floor appears to be level. A level was used to assess the flooring level at various points, which were noted as satisfactory during the survey.





Due to the age of this property, asbestos floor tiles have likely been installed. Therefore, you are advised to ensure that you have an asbestos survey undertaken to ascertain the presence and type of asbestos before planning to renew any floor coverings. (See section 11.2 Deleterious Materials).

The laminate flooring in situ has gaps, but you may wish to replace it.

## 5.7 Internal Doors and Fire Resistance

The internal doors are panelled timber doors.



The doors appeared to be in satisfactory condition at the time of the survey. The doors do not provide any fire resistance. In a property of this type, it is not a requirement of Approved Document B to install fire doors, but if you wish to install fire doors, the architraves and door stops will need to be either repositioned or renewed. You should commission a skilled joiner to provide you with a quote for such works.

As an improvement, any door, which must be passed to exit via the front entry door, should be a 30-minute fire door (FD30). This is a requirement of Approved Document B of the Building Regulations to refurbish or construct new buildings over two-storey.

## 5.8 Woodwork and Trims

The window sills appeared to be in satisfactory condition.



The timber skirting boards appeared to be in satisfactory condition, and no repairs were required.

The timber door liners, architraves, and stops appeared to be in satisfactory condition.

## 5.9 Kitchen Fixtures and Fittings

The kitchen fixtures and fittings appeared to be dated but are functional. The faucets, doors and drawer runners and hinges require adjustment to ensure perfect function. To prevent dampness from damaging the below areas, you should ensure that all silicone abutment seals are renewed upon occupation. I estimate that the kitchen has a remaining life of at





least 3-5 years, subject to fair use, maintenance and repair. You should ensure that all silicone abutment seals are renewed annually to prevent dampness in the below areas. It is also recommended that the hinges of all cupboard doors are regularly adjusted to ensure that they remain in proper working order. This can be carried out using a standard screwdriver. However, an upgrade of the fixtures and fittings would probably be the best course of action.

## 5.10 Sanitary Fixtures and Fittings

The sanitary fixtures and fittings appear to be dated but are functional. The faucets will require adjustment to ensure perfect function.



To prevent dampness in the below areas, you should ensure that all silicone abutment seals are renewed upon occupation. An upgrade of the fixtures and fitting would probably be the best course of action.

## 5.11 Storage Fittings

There are purpose-built cupboards in the hallway, which appeared to be in satisfactory condition.



## 5.12 Basements and Cellars

Not applicable.





## 6.0 Conservatories, Extensions, and Outbuildings

### 6.1 Porch and Portico

Not applicable.



### 6.2 Garage and Carports

Not applicable.



### 6.3 Outbuildings

Not applicable.





## 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. The smoke alarms should be replaced upon occupation. The provision of smoke detectors outside kitchens and in circulating areas at each floor level is recommended. You may wish to commission an electrician to install hard-wired mains powered smoke alarms as an improvement.



### 7.3 Water Supply and Plumbing

A water meter could not be found; it is therefore presumed that this property is not connected to a metered supply. Therefore, the standard rate is payable to the undertaker this will be in the region of £200 - £400 per year. Your Legal Advisor should ascertain the water undertaker so that you can set up an account.



The stopcock is ducting in the kitchen which appeared to be satisfactory at the survey time. This stopcock appears to be installed to the requirements of the water (Supply and Fittings) Regulations 1999, with a built-in single check valve for backflow protection. Backflow protection is essential for the prevention of contamination of the mains water supply.

The inspection of the entire plumbing system was not possible as many of the pipes are embedded in ducting, walls, and floors and are assumed to be sufficiently lagged to protect against galvanic action. However, the sections of exposed pipework are copper. The plumbing is a standard domestic installation: 15 mm pipe to the kitchen sink and assumed 22mm pipe to the bathtub. Some plumbing repairs to the pipes in the cupboard appear to be substandard and should be inspected by a plumber.

The water pressure was found to be adequate when opening the taps. However, if you wish to increase the pressure, you could install a water pump. If installing a water pump, you may need to adjust compression fittings to outlets to cope with the increase in pressure.





There is a section of lead pipe connected from the rising main, given the age of the property. This is a presumption only, as we could not lift any floors or remove any ducting. It is recommended that any section of lead pipe be renewed into a polyethene pipe. Lead is a hazardous material and can potentially cause damage to the nervous system if ingested. You should ask the freeholder to investigate further and test and upgrade the pipe as necessary to the communal parts. You would be liable for replacement within the demised parts.

#### 7.4 Electricity Supply and Installation

There is an electricity supply to the property. The meter is in the kitchen. The consumer unit is in the kitchen. The installation appears to be up to current standards and overall in a safe condition. However, no comment can be made on concealed cables. You should obtain an up to date test certificate from the vendor or commission an approved electrician to test the electrical installation and provide a test certificate.



#### 7.5 Gas Supply and Installation

There is a gas supply to the property. The gas meter is in the kitchen. The smell of gas was not present at the time of the survey. However, it is recommended that an approved engineer tests the meter. Your Legal Advisor should ascertain the supplier so that you can set up an account with your chosen provider. To get competitive rates, you may wish to check out the following comparison website <https://www.uswitch.com/>





## 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 10 and 15 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. Although the gas boiler appears satisfactory and functional, you should budget for renewal between 0-2 years, subject to further testing. Gas Safe Register recommends the use of audible carbon monoxide alarms. It should be marked to EN 50291 and have the British Standards' Kitemark or another European approval organisation's mark. CO alarms usually have a battery life of up to 5 years. An alarm should be fitted in each room with a gas appliance. Always follow the alarm manufacturer's instructions on siting, testing and replacing the alarm.

The boiler flue extends through the wall with no external obstructions and appears satisfactory.

There are old steel radiators or convection heaters in each room unless stated otherwise, which appeared to be in adequate condition. There are radiator valves (TRV) to the radiators, which allow you to control each radiator's heat output.

If the vendor has no recent certificates for the boiler, then they should have the boiler tested by an approved independent heating engineer at their or your expense. All test documents should be passed to your Legal Advisor.

To avoid inconvenience and unexpected costs in the event of a breakdown, you are advised to obtain boiler and central heating insurance so that you are covered. To see competitive prices, you should check out the following link: <https://www.moneysupermarket.com/boiler-cover/>



## 7.7 Fireplaces, Chimney Breasts, and Flues

Not applicable.



## 7.8 Mechanical, Trickle and Passive Ventilation

There is an electric extractor fan in bathroom 1. The ducting for the fan extends through the front elevation. This fan was not earth tested at the time of the survey. However, the fan is not hardwired, was very noisy and should be fitted properly by an electrician.



The fan was activated and working. You should ensure that the extractor fan is regularly cleaned for maximum efficiency.

## 7.9 Drainage: Foul, Surface, and Underground

Your legal advisor should check if the maintenance and repair of this component are due to be undertaken as part of a planned maintenance programme.






## 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

All accessible internal walls to the dwelling where dampness is likely to occur were checked for dampness using a Protimeter MMS2; however, no dampness was detected at the time of the survey. 

No mould was identified at the time of the survey; however, it is possible that mould could develop behind items placed close to the wall. Therefore, you should not store items close to the wall to prevent the proliferation of condensation mould.

Using a calibrated moisture meter (Protimeter MMS2), high moisture readings were detected to the walls in the communal hallway. The moisture reading is above the maximum acceptable level of 19% WME (wood moisture equivalent) and is up to 50% WME. The source of this moisture reading appears to be caused by a leaking pipe. The best course of action would be to commission a plumber to locate and remedy any leaking pipework and allow the area to dry out. You could use a dehumidifier to expedite the drying process.


### 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. 



## 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 of extremely dry weather, as the volume of the clay changes in proportion to its moisture content.

The risk of foundation damage increases significantly when trees or shrubs are planted near buildings. As a general policy, it is recommended that no shrubs or trees with high water demand are planted close to any buildings. It should be ensured that your building insurance policy includes adequate cover for subsidence and heave damage.

### 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. 

### 9.3 Structural Alterations and Reinforcements

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

- Heating system.
- Electrical installation.



## 10.0 The Grounds and Estate

### 10.1 Gardens

Grounds are surrounding the block. The grounds comprise a combination of slabs and fencing. The estate grounds generally appear to be in adequate condition at the survey but would benefit from repairs to the surfacing. There is usually a service charge payable for communal grounds to an estate of this type. Therefore, your Legal Advisor should peruse through the lease and advise you on what rates are payable for the upkeep of the communal grounds.



### 10.2 Driveway

There is a driveway located at the front of the property. The surface of the driveway is concrete and is in an unsatisfactory condition, and requires repair.



### 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, rear and side boundary walls was satisfactory at the survey time. The pointing was satisfactory, with an estimated remaining life of 5 years.



### 10.4 Paths and Patios

There is a continuous cast concrete patio located at the front, rear and side of the property. The surface of the masonry is in satisfactory condition, and normal maintenance is required.



### 10.5 External Steps and Ramps

The concrete steps at the front of the property were in satisfactory condition at the survey time.





## 10.6 Balconies and Walkways

Not applicable.



## 10.7 Significant Vegetation

No significant vegetation was identified at the time of the survey.







## 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 very low. Very low risk means that each year this area has a chance of flooding less than 0.1%. Flooding from surface water is difficult to predict as rainfall location and volume are difficult to forecast. Also, local features can greatly affect the chance and severity of flooding; This could mean that you pay lower insurance premiums. It is recommended that you obtain quotes for the cost of buildings and contents insurance to ensure that you can calculate the cost of living expenses for this property.



The risk of flooding from rivers and seas is very low. Very low risk means that each year this area has a chance of flooding less than 0.1%. Flooding from surface water is difficult to predict as rainfall location and volume are difficult to forecast. Also, local features can greatly affect the chance and severity of flooding; This means you could pay lower insurance premiums. It is recommended that you obtain quotes for the cost of buildings and contents insurance to ensure that you can calculate the cost of living expenses for this property.

The risk of flooding from reservoirs does not exist, according to the Environment Agency maps.

According to the Environment Agency, groundwater does not significantly affect the area;



This means you could pay lower insurance premiums. It is recommended that you obtain quotes for the cost of buildings and contents insurance to ensure that you can calculate the cost of living expenses for this property.

## 11.2 Deleterious Materials

During the survey, materials presumed to be asbestos-containing were identified to the roof tiles and membrane and floor tiles. There may be asbestos-containing materials elsewhere in the building. As recommended earlier in this report, you should commission an approved asbestos surveyor to undertake a management survey throughout the property to identify asbestos-containing materials and devise an adequate action plan. It is assumed that there is a Duty holder with a management plan in situ per the Control of Asbestos Regulation (CAR) 2012.



Often, people panic when they hear the name asbestos. However, asbestos is only dangerous if disturbed by drilling, demolition and inhalation of fibres. Once an approved asbestos surveyor has inspected any suspect material, you should follow the asbestos survey report's guidance. It may be the case that materials would be safe to leave in situ, requiring no further action until you plan to refurbish the property.

Commission a qualified asbestos surveyor to undertake a refurbishment survey to check for the presence of any asbestos in any areas such as plasterboard, floor tiles, textured coatings, and ducting materials, etc. You can find a qualified asbestos surveyor by visiting: <https://bit.ly/2yPRUly>

## 11.3 Invasive Species

No Japanese knotweed was identified at the time of the survey. However, it would be the best course of action to commission a Japanese knotweed specialist to thoroughly inspect the grounds and the surrounding areas within at least a 10-metre radius.



Japanese Knotweed is a hardy bamboo-like perennial plant that grows quickly and strongly. It spreads through its underground rhizomes or roots, and thick clumps or stands can quickly grow to a height of over two metres. It was introduced into the United Kingdom in the mid-19th Century and was initially popular with landscapers because of its ability to grow quickly and form dense screens. However, it soon became a problem because of its ability to out-compete indigenous flora and their associated fauna.



For further information, you may wish to check out the RICS: <http://www.ricsfirms.com/residential/maintenance/exterior/how-to-deal-japanese-knotweed/>

## 11.4 Other Environmental Factors

This property is old. The shared structural surfaces are not sound insulated; you may be affected by neighbour noise such as footsteps, flushing toilets and general conversation; such factors may impact value. You may wish to consider sound insulation, but this is very expensive. Depending on the level of insulation required, it can cost between £130 to £370 per square metre to soundproof floors, walls and ceilings. Soundproofing is not always enough because noise can enter through windows. It is recommended that your legal advisor undertakes searches to check for underground railways, contamination and other factors which may also impact you or the neighbourhood. It would probably be the best course of action to commission an acoustic surveyor to assess any noise over a long period of at least one week to determine if you would be comfortable living with any particular level of noise. Noise levels can vary throughout a day/week. As our survey is only for a short period, it is not always possible to hear any particular noise.

### Radon

Radon is a gas that can be found everywhere, though some parts of the country, in particular, are more likely to have higher exposure levels than other areas. Radon gas forms naturally from the rocks and soil found everywhere in the UK. The levels are very low in the air outside but can be higher inside buildings. This property is in the lowest band of radon potential—less than 1 % of homes above the Action Level.

For example, in some parts of Cornwall, the radon levels can reach as much as 30% potential. Radon Affected Areas are designated by Public Health England. PHE advises that radon gas should be measured in all properties within Radon Affected Areas. You can order a test here: <https://www.ukradon.org/services/orderdomestic>



## 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 access the roof to inspect and test all abutments and materials closely.

<https://www.fmb.org.uk/find-a-builder/find-a-builder-in-your-area/>

Commission a qualified electrician to undertake a full inspection and test of the wiring and provide you with a report on the condition and performance of the concealed wiring and, where applicable, a quote for a rewire's costs. You can find a qualified electrician by visiting:

<http://www.niceic.com/find-a-contractor/find-contractors>

Commission a qualified heating engineer to undertake a test and inspection of the gas boiler system. You can find a qualified engineer by visiting:

<https://www.gassaferegister.co.uk/find-an-engineer/>

Commission a drainage specialist to undertake a CCTV survey of the underground drainage system. A CCTV drainage survey includes all findings on DVD, a physical schematic drawing, and a quote for any works identified. Any findings can be used to calculate any future expenses associated



with the purchase of this property. You can find a suitable drainage specialist by visiting:

<https://www.fmb.org.uk/find-a-builder/find-a-builder-in-your-area/>

Commission a radon report to assess the level of radon in the area and test for the level of radon inside the property. You can obtain a radon report by visiting: <http://www.ukradon.org/> You can obtain a domestic test kit here:

<https://www.ukradon.org/services/orderdomestic>

Commission a qualified asbestos surveyor to undertake a refurbishment survey to check for the presence of any asbestos in any areas such as plasterboard, floor tiles, textured coatings, and ducting materials, etc. You can find a qualified asbestos surveyor by visiting:

<https://bit.ly/2yPRUly>



## 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.
4. Determine exact boundary and your liability to upkeep any boundary fences and walls.
5. Check whether any underpinning works may have been registered with local authority building control and whether the vendor has made any claims for subsidence. If it is found that underpinning is in situ, check whether there is a valid and transferable guarantee for the works.
6. Determine any responsibilities for the maintenance and upkeep of any jointly or sole-use drainage systems.
7. Where the neighbouring flats have been extended, ensure that approval documents to build over any drainage runs were obtained from the water undertaker, all building control approval and where necessary planning approval documents or certificates of lawfulness were obtained. Where applicable check that party structure notices were served upon adjoining owners.
8. Check whether any works to adjoining property have served the appropriate Party Wall Notices and awards in accordance with the Party Wall Etc Act 1996.

### 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.



## 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 HOMEBUYER  
REPORT - 33 SAMPLE  
STREET, LONDON E1 6RP  
(LEVEL 2)**

## **PREPARED ON BEHALF OF:**

Miss Alexia Simon-Elliott

## **SURVEY DATE:**

Wednesday 17th November 2021

## **REF:**

33S18ST (HOMEBUYER REPORT)



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



# Survey Photographs



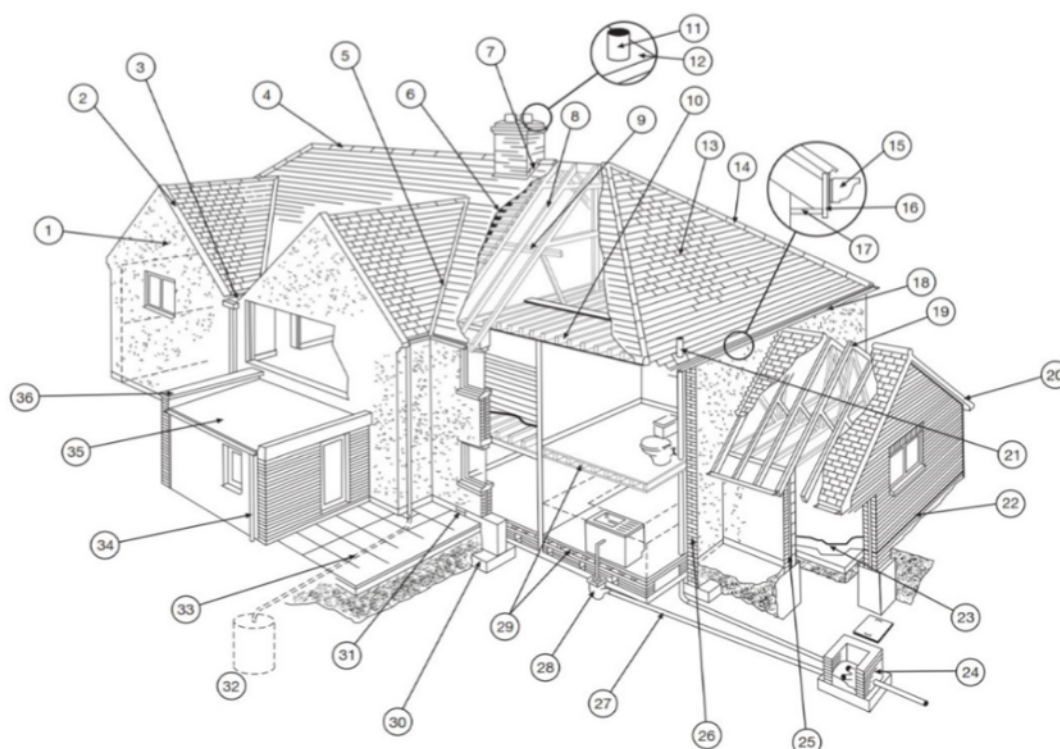
Photo 1



Photo 2



# 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      |                               |                                     |



<b>Aggregate</b>	Pebbles, shingle, gravel, etc. used in the manufacture of concrete, and in the construction of "soakaways."
<b>Air Brick</b>	Perforated brick or metal/plastic grille used for ventilation, especially to floor voids (beneath timber floors) and roof spaces.
<b>Architrave</b>	Joinery moulding around window or doorway.
<b>Asbestos</b>	A fibrous mineral used in the past for insulation. Can be a health hazard. Specialist advice should be sought if asbestos is found.
<b>Asbestos Cement</b>	Cement with 10-15% asbestos fibre as reinforcement. Fragile - will not bear heavy loads. Hazardous fibres may be released if cut or drilled.
<b>Ashlar</b>	Finely dressed natural stone: the best grade of masonry
<b>Asphalt</b>	Black, tar-like substance, strongly adhesive and impervious to moisture used on flat roofs and floors.
<b>Barge Board</b>	See "Verge Board."
<b>Balanced Flue</b>	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").
<b>Batten</b>	Thin lengths of timber used in the fixing of roof tiles or slates.
<b>Beetle Infestation</b>	(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.
<b>Benching</b>	Smoothly contoured concrete slope beside drainage channel within an inspection chamber. Also known as "Haunching."
<b>Bitumen</b>	A black, sticky substance, related to asphalt, used in sealants, mineral, felts and damp proof courses.
<b>Breeze Block</b>	Originally made from cinders ("breeze") - the term now commonly used to refer to various types of concrete and cement building blocks.
<b>Carbonation</b>	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.
<b>Cavity Wall</b>	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).
<b>Cavity Wall Insulation</b>	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





<b>Cavity Wall Tie</b>	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.
<b>Cesspool</b>	A simple method of drainage which comprises a holding tank which needs frequent emptying. Not to be confused with "Septic Tank."
<b>Chipboard</b>	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.
<b>Collar</b>	Horizontal timber member intended to restrain opposing roof slopes. Absence, removal, or weakening can lead to roof spread.
<b>Combination Boiler</b>	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
<b>Coping/Coping Stone</b>	Usually, stone or concrete laid on top of a wall as a decorative finish and to stop rainwater soaking into the wall.
<b>Corbel</b>	Projection of stone, brick, timber, or metal is jutting out from a wall to support the weight.
<b>Coving</b>	Curved junction piece to cover the join between wall and ceiling surfaces.
<b>Dado Rail</b>	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.
<b>Damp Proof Course</b>	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.
<b>Damp Proof Membrane</b>	Usually, polyethene incorporated within ground floor slabs to prevent rising dampness.
<b>Deathwatch Beetle</b>	Serious insect pest in structural timbers usually affects old hardwoods with fungal decay already present.
<b>Double Glazing</b>	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.
<b>Dry Rot</b>	A fungus, which attacks structural and joinery timbers, often with devastating results. Can flourish in moist, unventilated areas.
<b>Eaves</b>	The overhanging edge of a roof at gutter level.
<b>Efflorescence</b>	Salts crystallised on the surface of a wall because of moisture evaporation.
<b>Engineering Brick</b>	Particularly strong and dense type of brick sometimes used as a damp proof course. Usually blue in colour.



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



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



<b>Septic Tank</b>	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.
<b>Settlement</b>	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.
<b>Shakes</b>	Naturally occurring cracks in timber; in building timbers, shakes can appear quite dramatic, but strength is not always impaired.
<b>Shingles</b>	Small rectangular pieces of wood used on roofs instead of tiles, slates, etc.
<b>Soaker</b>	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.
<b>Soffit</b>	The under-surface of the eaves of a roof, balcony, arch, etc.
<b>Solid Fuel</b>	Heating fuel, normally coal, coke or one of a variety of proprietary fuels.
<b>Spandrel</b>	Space located on the sides and top of an arch; also below a staircase.
<b>Stud Partition</b>	Lightweight, sometimes non-loadbearing wall construction comprising a framework of timber faced with plaster, plasterboard or other finish.
<b>Subsidence</b>	Ground movement possibly as a result of mining activities, clay shrinkage or drainage problems.
<b>Subsoil</b>	The soil below the topsoil, upon which foundations usually bear.
<b>Sulphate Attack</b>	Chemical reaction, activated by water, between tricalcium aluminate and soluble sulphates. Can cause deterioration in brick walls, concrete floors and external rendering.
<b>Tie Bar</b>	The heavy metal bar is passing through a wall or walls, to brace a structure suffering from structural instability.
<b>Torching</b>	Mortar applied to the underside of roof tiles or slates to help prevent moisture penetration. Not necessary when a roof is underdrawn with felt.
<b>Transom</b>	The horizontal bar of wood or stone across a window on top of a door.
<b>Tread</b>	The horizontal part of a step or stair.
<b>Trussed Rafters</b>	The method of roof prefabricated with the triangular framework of timbers. Now widely used in domestic construction.
<b>Underpinning</b>	Methods of strengthening weak foundations whereby a new, stronger foundation is placed beneath the original.
<b>Valley Gutter</b>	Horizontal or sloping gutter, usually lead or tile lined, at the internal intersection between two roof slopes.
<b>Ventilation</b>	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.

<b>Verge</b>	The edge of a roof, especially on a gable wall.
<b>Verge Board</b>	Timber, sometimes decorative, placed on the verge of a roof; also, known as a "Barge Board."
<b>Wainscott</b>	Wood panelling or boarding on the lower part of an internal wall.
<b>Wallplate</b>	The timber placed at the top of a wall which takes the weight of the roof timbers.
<b>Wet Rot</b>	The decay of timber due to damp conditions. Not to be confused with the more serious "Dry Rot."
<b>Woodworm</b>	Colloquial term for beetle infestation; usually intended to mean Common Furniture Beetle, by far the most frequently encountered insect attack in structural and joinery.

**Flettons**...

20-22 Wenlock Road, London, N1 7GU

E: [info@flettons.com](mailto:info@flettons.com) | T: 0203 691 0451 | W: [www.flettons.com](http://www.flettons.com)