Fletton...

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

Regulated by RICS

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

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1.0 Introductory Details

1.1 Scope and Details of Instruction

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

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

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

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

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

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

1.2 Limitations of Building Survey

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

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

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

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

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

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

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

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

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

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

1.3 Desk Study

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

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

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1.4 Condition Ratings

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

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

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

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

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

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2.0 Survey Details

2.1 Company Information

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

2.2 Date of Survey

Wednesday 17th November 2021

2.3 Weather Conditions

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

2.4 Estate Holding

At Level 3, the surveyor gives further contextual commentary on the estate holding based on visible features and property layout. The report identifies signs of shared maintenance responsibilities, access agreements, or leasehold components where relevant. The surveyor explains the possible implications for upkeep, service charges, and access rights, but does not inspect title deeds or verify ownership details. Clients are strongly advised to confirm the full legal status, including covenants and lease terms, through their solicitor.

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2.5 Local Authority and Council Tax Banding

Waltham Forest London Borough Council.

At Level 3, the surveyor includes a reminder for the client to verify the council tax band through their solicitor or the local authority. No checks are carried out as part of the inspection. If the property appears to have undergone changes—such as loft conversions or annex additions—that might warrant reassessment, the surveyor will highlight the need for legal confirmation and potential financial implications.

2.6 Planning, Conservation, and Development Guidance

At Level 3, the surveyor considers planning and conservation factors more closely. While no formal searches are conducted, the surveyor notes whether the building appears to be listed, in a conservation area, or otherwise constrained by local planning policies. The condition and nature of alterations are considered in this context, and commentary is provided on whether apparent works may require or should have required consent. The client is advised to confirm the planning status and obtain copies of relevant permissions or consents from their solicitor.

2.7 Orientation and Map of Location

At Level 3, the orientation of the building is recorded more specifically based on visual assessment and knowledge of site layout. The surveyor comments on how the direction of primary elevations may influence internal daylight, overheating risks, or energy efficiency. A map is not provided, but references to neighbouring land, road positioning, or exposure may be included to aid context. The report may also comment on prevailing weather exposure where relevant.

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3.0 Surveyor's Overall Assessment

3.1 Surveyor's Opinion

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

3.2 Areas of Concern

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

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

3.3 Insurance Reinstatement Valuation

The reinstatement valuation is an additional service to the standard level three survey.

If purchased as an add-on:

The “INSURANCE REINSTATEMENT VALUATION” section provides an estimated cost to completely rebuild the property in the event of total loss, such as from fire or structural collapse. This figure includes demolition, site clearance, and professional fees but does not reflect market value or land costs. It is based on the property’s size, age, construction type, and location, using industry-standard data.

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

3.4 Total Estimated Costs

The Total Estimated Costs is an additional service to the standard level three survey.

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

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

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4.0 The Main Building - Exterior

4.1 Limitations of Exterior Observations

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

4.2 Period of Property and Construction Principles

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

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

4.3 Construction Type

Solid construction (Stone or brick)

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4.4 Roof

In a Level 3 survey, the main roof is inspected from ground level and accessible vantage points, including from inside the roof void where safe. The surveyor assesses the roof covering in detail—whether tile, slate, or other material—along with visible flashings, hips, ridges, and general slope condition. The inspection includes comments on ageing, weathering, and visible displacement or moss accumulation. The structure beneath is reviewed from within the loft space to check for signs of sagging, decay, or previous repairs. Although no roof surface is walked on, detailed advice is provided about the covering's performance and likely remaining life. Where deterioration is suspected but not visible, invasive inspection by a roofing contractor is advised.

[Survey Photograph 3]

4.5 Other Roofs

At Level 3, other roofs are inspected from ground level and any safely accessible positions, such as single-storey flat roofs or adjoining structures. The surveyor reviews the type and condition of coverings, including felt, asphalt, GRP, or lightweight tiles. Signs of water retention, blistering, surface deterioration, or edge lifting are assessed in detail. Flashings and abutments are examined where visible, particularly where roof coverings meet walls or structural projections. Although no walking on the roof is carried out, the report provides detailed technical advice on material performance, lifespan, and maintenance. Invasive inspection by a roofer is advised if there is concern over concealed damage or deck condition.

4.6 Chimney Pots and Stacks

In a Level 3 survey, chimney stacks and pots are inspected in more detail from ground level and through accessible internal points such as loft spaces where flues pass through. The surveyor examines brickwork condition, mortar pointing, lead or other flashings, and flaunching where visible. Signs of deterioration, instability, or moisture staining are recorded. While no access to the stack is gained without scaffolding, the report includes technical commentary on typical risks based on age and condition. Where further inspection is warranted, invasive review by a roofer is advised.

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4.7 Soffits, Fascias, and Bargeboards

In a Level 3 survey, these roofline elements are examined from ground level and any accessible points, such as flat roofs or loft hatches. The surveyor inspects for signs of timber decay, rot, insect activity, or failing finishes, and considers the long-term performance of uPVC cladding. Particular attention is given to junctions with gutters and roof coverings, where water damage is more likely. While the inspection is still non-invasive, the report includes more detailed commentary on expected lifespan, typical failure points, and whether full replacement is more viable than spot repairs. If elements are overclad, the original timber condition cannot be confirmed and invasive investigation may be advised.

4.8 Rainwater Goods

In a Level 3 survey, the rainwater goods are inspected in more detail from ground level and accessible internal points, such as loft hatches or roof windows. The surveyor examines the gutters and downpipes for alignment, stability, and potential leakage, especially at joints and fixing brackets. Older metal systems are reviewed for corrosion and paint failure. Evidence of overflow, such as wall staining or moss trails, is noted and explained. While no flow testing or dismantling is carried out, any visible issues are discussed with reference to likely causes and maintenance requirements. The report may also recommend invasive inspection if the system appears to be leaking or blocked.

4.9 External Walls

At Level 3, the external walls are inspected in greater detail from ground level and any safely accessible positions. The wall type and materials are assessed, and their performance characteristics explained in the context of the property's age and construction. The surveyor will closely examine walls for signs of structural movement, open joints, render cracks, spalled brickwork, or inappropriate repairs. Potential issues such as damp bridging, defective pointing, or cavity wall tie corrosion (where relevant to the construction period) are identified. The inspection remains non-invasive, but the report will include technical advice on risks, performance, and whether further invasive investigation by a masonry or damp specialist is required.

[Survey Photographs 4 - 13]

4.10 Lintels and Window Heads

At Level 3, lintels and window heads are given a more detailed visual inspection from accessible ground-level and internal positions. Openings are reviewed for signs of stepped cracking, deflection, or bearing failure that may indicate deterioration or structural inadequacy. The likely type of lintel—concrete, steel, or timber—is noted based on visible features and the property's age. Particular attention is given to older properties or those with replacement windows, where original lintels may have been altered or omitted. The inspection remains non-invasive, but further invasive checks by a building contractor may be advised if cracking or distortion is identified.

4.11 Windows, Frames, and Cills

At Level 3, windows, frames, and cills are subject to a more thorough visual inspection both internally and externally. Windows are opened where accessible to assess function, ease of use, and visible signs of deterioration, such as timber rot, warped frames, flaking paint, or perished seals. The condition of glazing is checked, and double-glazed units are reviewed for signs of misting or failure. Window furniture and locking mechanisms are examined visually but not dismantled. Cills are checked for cracking, poor slope, or bridging that could allow water ingress. The inspection remains non-invasive but includes detailed reporting on materials, condition, and likely maintenance needs.

4.12 External Doors, Frames and Security

At Level 3, external doors and frames are subject to a more detailed visual inspection, including opening and closing all doors where access is possible. The condition of materials—whether timber, uPVC, or composite—is examined for signs of deterioration, such as rot, warping, or loose joints. Paint finishes, seals, and thresholds are also assessed for signs of moisture ingress or decay. While the inspection remains non-destructive, more attention is paid to how the doors perform in use and whether their condition may warrant repair or replacement. Locks, handles, and hinges are visually examined but not dismantled or tested for compliance with modern security standards.

4.13 Floor Ventilation

In a Level 3 survey, the presence, type, and distribution of air bricks or ventilation openings are reviewed in more detail. The surveyor checks for signs of obstruction by external surfaces, vegetation, or debris, and evaluates the likelihood of adequate airflow beneath suspended timber floors. Where safe and accessible, floor voids are observed from inside the property for signs of trapped moisture, mould, or decay, although no floorboards are lifted. Where evidence suggests restricted airflow, further invasive inspection is advised to assess underfloor timbers and the need for ventilation upgrades.

4.14 The Damp Proof Course

At Level 3, the surveyor inspects the property's walls from ground level and any accessible internal points to assess whether a DPC is present and correctly positioned. The type of DPC—physical membrane, slate, or chemical injection—is identified where visible. The surveyor checks for signs of bridging, decay at skirting levels, or high external ground levels that may compromise its function. Internal wall surfaces are reviewed for signs of damp, and handheld moisture meters may be used to support findings. The inspection remains non-invasive, but if defects or failure are suspected, further invasive investigation is recommended.

4.15 Foundation Type

At Level 3, the likely foundation type is determined based on visible construction features and knowledge of local building practices at the time the property was built. No excavation is undertaken, but the surveyor assesses external wall bases for signs of historic movement, cracking, or changes in ground conditions. Particular attention is given to extensions or alterations that may have different foundation depths or construction methods. Where risk factors such as nearby trees or sloping ground exist, technical commentary is provided, and further investigation may be advised to assess foundation performance.

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5.0 The Main Building - Interior

5.1 Limitations of Interior Inspection

At Level 3, a more detailed visual inspection of the interior is carried out. The surveyor inspects floors, walls, ceilings, joinery, and finishes from accessible areas. Where safe and possible, lightweight floor coverings such as loose rugs may be moved, and accessible hatches may be opened. However, no fitted items are dismantled, and no floorboards, panels, or plaster finishes are removed. Limitations due to fixtures, heavy furniture, or restricted loft access are clearly noted. Moisture readings may be taken at suspect locations, but hidden defects behind finishes may remain undetected without further invasive work.

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

At Level 3, the roof void is inspected in more detail where safe access is available via a fixed ladder or loft hatch. The surveyor will enter the void to examine the condition of structural timbers, ventilation, insulation, and sarking felt where present. They will check for signs of rot, woodworm, damp staining, or inadequate support. The assessment includes

commentary on ventilation levels and the presence of stored items or boarding that may conceal defects. The inspection remains non-invasive; insulation or boarding is not lifted, and concealed areas cannot be assessed.

[Survey Photographs 14 - 22]

5.4 Ceilings

At Level 3, ceilings are examined more closely for surface condition, previous patching, hairline or structural cracking, and signs of historic or ongoing water ingress. The surveyor identifies the likely construction material based on property age and appearance. Ceilings are also reviewed for their ability to support light fittings or thermal insulation if applicable. Although no finishes are disturbed, the inspection is more detailed, and issues such as delamination or sagging are reported in context. Further invasive investigation is recommended where defects may conceal hidden damage or instability.

5.5 Interior Walls and Energy Efficiency

At Level 3, the interior walls are inspected for surface condition, signs of movement, cracking patterns, damp staining, or impact damage. The surveyor assesses the likely wall construction (solid, stud, or cavity) based on property age and detailing. No finishes are disturbed, but the inspection includes checks around high-risk areas like chimney breasts and window reveals. Energy efficiency is reviewed based on glazing, insulation opportunities, and general thermal performance. The report includes commentary on the limitations of uninsulated walls and typical improvement options, although no thermal imaging is undertaken.

[Survey Photographs 23 - 26]

5.6 Floors

At Level 3, a more detailed inspection of floors is carried out from within each room. The surveyor assesses for unevenness, deflection, creaking, or hollow sounds which may suggest decay, settlement, or sub-floor issues. Where loose coverings or floorboards are present and safe to access, these may be lifted to check the substructure. The likely construction is identified, and risk areas such as around chimneys or external walls are

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carefully examined. Moisture readings may be taken near skirting boards where damp is suspected. Although still non-invasive, this level provides a more thorough understanding of likely defects and maintenance needs.

5.7 Internal Doors and Fire Resistance

At Level 3, internal doors are checked in greater detail for condition, ease of use, alignment, and general construction quality. The surveyor identifies door materials, visible damage, or functional issues. Where the building's use or layout suggests that fire doors may be required—such as in loft conversions, basements, or flats—observations will include commentary on the likelihood of current fire safety compliance. Although no invasive testing is carried out, advice is given on where fire-resistant doors may be legally or practically necessary, and recommendations made where signs of non-compliance are visible.

5.8 Woodwork and Trims

At Level 3, internal joinery is assessed in more detail. Skirting boards, door surrounds, window trims, and stair parts are checked for decay, separation, inadequate fixing, or poor fitting. The surveyor will comment on the likelihood of timber being original, replaced, or overclad. Where gaps, surface mould, or movement is observed, the cause is evaluated in the context of potential damp or poor ventilation. While no destructive investigation is carried out, defects that may suggest underlying decay are highlighted with recommendations for further inspection.

5.9 Kitchen Fixtures and Fittings

At Level 3, kitchen units and fittings are inspected more closely. The surveyor checks for water damage, loose fixings, warping, or decay around sinks and appliance spaces. The standard of installation is reviewed where visible, but no appliances are tested, and no units are moved. Signs of leaking plumbing or damage to wall finishes behind units are noted where accessible. The report includes commentary on functionality and potential maintenance needs, particularly in older or heavily worn kitchens.

5.10 Sanitary Fixtures and Fittings

At Level 3, sanitary fixtures are examined more closely for condition, functionality, and signs of water damage. The surveyor looks for poor sealing, mould, cracked surfaces, and staining to floors or walls that may indicate leaks. Accessible taps may be run briefly, but performance is not fully tested. Shower trays, tiling, and mastic joints are reviewed for integrity. Any concerns about drainage, concealed leaks, or long-term wear are identified, and the report includes recommendations for further investigation or renewal of fittings where defects are visible.

5.11 Storage Fittings

At Level 3, built-in storage is reviewed in more detail. Fittings are checked for stability, water damage, ventilation, and potential issues with damp or hidden defects, particularly in enclosed areas such as under-stairs cupboards or loft eaves storage. The surveyor will open accessible doors and inspect visible surfaces but will not move stored items or dismantle units. Boxed-in pipework or fitted carcasses are not opened unless visibly loose or unsecured. Comments are made on quality, potential refurbishment needs, and any visible hazards such as poor ventilation.

5.12 Basements and Cellars

At Level 3, basements and cellars are examined in more detail where safe access is possible. The surveyor inspects floors, walls, ceilings, and ventilation for signs of water penetration, salting, mould, structural cracks, and inadequate drainage. The inspection includes assessment of waterproofing systems if visible, but no destructive investigation is carried out. Commentary is provided on whether the space is suited for storage or habitable use and whether any damp control systems are functioning as intended. Invasive investigation may be advised if the condition of the structure or tanking system is in doubt.

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6.0 Conservatories, Extensions, and Outbuildings

6.1 Porch and Portico

At Level 3, porches and porticos are inspected in more detail. The surveyor examines the materials, structure, roof covering, flashing junctions, and detailing for signs of decay, water ingress, movement, or inadequate support. The inspection includes flooring, joinery, and any enclosed elements such as windows or internal walls. The condition of the porch is reviewed in relation to its original construction quality and exposure to weather. Although no dismantling is done, technical advice is provided on long-term durability and repair options. Invasive inspection may be advised where signs of water damage or movement are visible.

6.2 Conservatories, Extensions, and Lean-To

At Level 3, these structures are inspected in more detail from ground level and accessible internal spaces. The surveyor reviews the type and quality of materials used, connection detailing to the main structure, evidence of movement, cracking, or water ingress, and the likely thermal efficiency based on construction type. Visible roof coverings and rainwater disposal are also assessed. Although no part of the structure is dismantled, the survey includes technical commentary on known risks associated with conservatories and single-skin or lightweight extensions. Further investigation may be advised where poor integration or signs of instability are present.

6.3 Garage and Carports

At Level 3, garages and carports are inspected in more detail both externally and internally. The surveyor checks for structural movement, water ingress, timber decay, roof deterioration, and defects in door mechanisms or finishes. The inspection includes visible junctions with the main building and assessment of floor condition where accessible. The presence of asbestos cement roof sheeting or cladding is noted where suspected. No equipment is dismantled, and electrical components are not tested, but technical commentary is provided on defects and expected repair needs.

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6.4 Outbuildings

At Level 3, outbuildings are inspected internally and externally where safe and accessible. The surveyor reviews construction type, condition of cladding, roofing, structural movement, door fixings, and any visible services. Timber decay, roof defects, and damp penetration are noted. The function and suitability of the structure for its intended use are considered. Asbestos cement sheeting or non-standard materials are identified where suspected. No systems are tested, but further investigation may be recommended if deterioration, poor construction, or safety concerns are evident.

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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

At Level 3, the surveyor will record the visible presence of smoke alarms, heat detectors, fire alarms, emergency lighting, and sprinkler heads where applicable. The inspection remains visual only; none of these systems are tested. The condition, age, and adequacy of the systems are assessed where visible, and commentary is provided on whether the installed measures appear proportionate to the property's size, layout, and level of risk. Dry risers and emergency lighting will be noted where applicable, especially in converted or communal buildings. Where systems appear incomplete or outdated, the report will recommend further assessment by a competent fire safety contractor.

7.3 Water Supply and Plumbing

At Level 3, the water supply and plumbing system is inspected in more detail from within the property. The surveyor checks the location and condition of visible pipework, stop taps, water storage tanks, and fittings where accessible. Pipe material—such as copper, plastic, or suspected lead—is identified where visible. The surveyor looks for signs of corrosion, leakage, poor insulation, or historic repairs. Taps are run briefly where possible, but no testing of water pressure or flow rates is carried out. Commentary is provided on the adequacy of plumbing based on age and layout, and further invasive inspection is recommended if the installation appears dated or damaged.

[Survey Photograph 27]

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7.4 Electricity Supply and Installation

At Level 3, the electrical system is reviewed in more detail. The surveyor assesses the consumer unit, visible wiring, socket and switch condition, and signs of outdated or unsafe fittings. The age of the installation is estimated based on observed materials and design features. No circuits are tested, and no components are removed. The inspection remains visual and non-invasive. If the installation shows signs of age, deterioration, or modification, an EICR by a NICEIC or NAPIT-registered electrician is advised for a full assessment.

[Survey Photograph 28]

7.5 Gas Supply and Installation

At Level 3, the gas supply and installation are inspected visually throughout the property. The surveyor notes the location of the gas meter, visible pipework, and appliances such as boilers, fires, or cookers. The condition and age of the system are considered based on external appearance only. No testing or operation of gas equipment is carried out. Signs of outdated pipework, unprotected connections, or poor routing are highlighted, and further investigation by a Gas Safe engineer is advised where risks or non-compliance are suspected.

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.

At Level 3, the space heating and hot water systems are reviewed in more detail. The surveyor identifies the type of system—combi boiler, regular boiler with cylinder, or pressurised system—and inspects visible pipework, radiators, and controls. The report includes commentary on age, signs of corrosion, efficiency, and any historic repair or modification. Underfloor heating systems, if present, are noted but not tested. Boilers are not

operated, but external condition and flue arrangements are checked. Where issues such as corrosion, staining, or inadequate controls are found, further invasive inspection is advised by a Gas Safe or heating specialist.

7.7 Fireplaces, Chimney Breasts, and Flues

At Level 3, the surveyor inspects fireplaces and chimney breasts for surface cracking, settlement, staining, and structural movement. The condition of hearths, surrounds, and visible flue openings is reviewed. While flues are not tested, their size, positioning, and visible ventilation are considered in relation to the property's age and intended use. Signs of previous sealing, modification, or blocked flues are noted. Where older installations or potential fire risks are present, further inspection by a HETAS engineer or flue specialist is advised.

7.8 Mechanical, Trickle and Passive Ventilation

At Level 3, the presence and condition of all ventilation systems are examined more thoroughly. Mechanical extractor fans are checked for positioning and visible function but not tested. Trickle vents in windows are noted where present or absent, and air bricks or wall grilles are inspected for blockages or poor placement. The surveyor considers ventilation provision in relation to property layout and risk of condensation or damp. Advice is given on the effectiveness of current ventilation and whether improvements are needed to meet modern moisture control expectations. No equipment is operated or dismantled.

7.9 Drainage: Foul, Surface, and Underground

At Level 3, the surveyor examines foul and surface water drainage systems in greater detail. Accessible gullies, inspection chambers, soil stacks, and rainwater outlets are reviewed for condition, alignment, and signs of blockage or damage. Chamber covers may be lifted if easily removable and safe, but no CCTV or drain tracing is conducted. The surveyor looks for evidence of ground movement, poor falls, or discharge near the property walls. Advice is given on drainage risks typical to the property’s age and setting. Where signs of failure are present, further invasive inspection is advised.

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

At Level 3, moisture levels are checked in more detail using a handheld moisture meter at multiple internal points, including around window reveals, skirting boards, chimney breasts, and areas adjacent to external walls or plumbing. The surveyor evaluates surface condition, localised staining, or deterioration in conjunction with readings. No finishes are removed, but the report includes commentary on the likely cause of elevated moisture—such as condensation, rising damp, or penetrating damp. Where readings are consistently high or unexplained, further invasive inspection is advised.

8.2 Timber Defects and Locations

At Level 3, a more detailed visual inspection of internal and accessible structural timbers is carried out. The surveyor checks roof timbers, joists, skirting boards, and staircases for signs of wet rot, dry rot, woodworm, or historic alterations. Probing with a moisture meter or small hand tool may be used on exposed areas if appropriate and non-damaging. Floorboards are not lifted, but the likelihood of decay is discussed in the context of age, moisture readings, and ventilation. Recommendations are made for further investigation where signs of deterioration are present or suspected in concealed areas.

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9.0 The Structure - Alterations, Risks, and Statutory Compliance

9.1 Soil Type and Subsidence Risk

At Level 3, the surveyor considers the property's soil type in relation to observed cracking patterns, vegetation, drainage, and ground slope. Knowledge of local geology is applied to assess whether the ground conditions may present a subsidence risk. No testing is carried out, but visual signs of movement—such as misaligned doors, floor sloping, or wall cracks—are evaluated in the context of possible soil instability. Advice is provided on historic versus active movement and where deeper investigation, soil analysis, or root surveys may be required due to risk factors like shrinkable clay and nearby trees.

9.2 Evidence and Risks of Structural Movement

At Level 3, the property is assessed in greater detail for signs of structural movement. The surveyor evaluates cracks, distortions, floor levels, and previous repairs to determine whether movement is historic, ongoing, or progressive. The direction, width, and location of cracking are analysed alongside known risk factors such as soil type, drainage, and nearby trees. Although no structural calculations or monitoring are performed, the report provides technical insight into the likely cause and severity of movement, and advises whether further invasive investigation or specialist monitoring is required.

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9.3 Structural Alterations and Reinforcements

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

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

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

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

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

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

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

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

10.0 The Grounds and Estate

10.1 Gardens

At Level 3, the garden is inspected more thoroughly for ground condition, levels, surface water drainage, retaining walls, and proximity of vegetation to the structure. The surveyor assesses how external ground conditions could affect the building, including potential for damp bridging or structural movement. Gates, fences, patios, and pathways are reviewed for damage or disrepair. While still visual and non-invasive, the inspection offers technical commentary on the risks posed by garden features and identifies areas requiring landscaping or water management attention.

[Survey Photographs 29 - 35]

10.2 Driveway

At Level 3, the driveway is reviewed in more detail. The surveyor assesses the condition of surfacing, edge restraints, visible cracks, subsidence signs, and water run-off management. Drainage away from the building is evaluated for adequacy based on levels and surface condition, although no testing or excavation is carried out. The impact of driveway condition on adjacent walls, damp proof courses, or garden structures is considered, and technical commentary is provided on the likely lifespan and need for resurfacing or drainage improvement.

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.

At Level 3, these structures are examined in more detail. The surveyor assesses materials, construction method (where visible), alignment, drainage provision for retaining walls, and overall stability based on visible condition. Cracks, bulging, leaning, movement joints, or signs of water pressure are recorded. Timber fences are reviewed for rot, instability, or

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damage. The report includes technical commentary on the risks posed by high walls or unsupported slopes and identifies where further investigation may be needed to assess structural integrity or subsurface drainage.

10.4 Paths and Patios

At Level 3, the surveyor inspects the condition and construction of paths and patios in greater detail. Surface materials are reviewed for wear, settlement, displacement, or moss growth. Drainage gradients are considered in relation to the building and surrounding garden. The surveyor evaluates whether hard surfaces are contributing to damp issues, bridging of the damp proof course, or water retention. Although no excavation is undertaken, commentary is provided on repair needs, safety risks, and long-term durability.

10.5 External Steps and Ramps

At Level 3, the surveyor carries out a more detailed inspection of external steps and ramps. The materials, construction method, and connection to surrounding structures are assessed, along with wear, cracking, settlement, and drainage issues. Handrails and slip resistance are reviewed, especially in exposed or high-use areas. The surveyor evaluates whether steps may contribute to damp issues by directing water toward the building. Although no measurements are taken, recommendations are made for repair or improvement where uneven surfaces or poor detailing pose safety or damp risks.

10.6 Balconies and Walkways

At Level 3, balconies and walkways are inspected in greater detail, including their structure, surface condition, weatherproofing, drainage, and guarding where accessible. The surveyor reviews the connection to the main structure, any visible signs of movement, corrosion, inadequate support, or water ingress. For integrated and recessed balconies, ponding, membrane failure, or inadequate drainage are noted where visible. Juliette balconies are assessed for anchoring, corrosion, and protective barriers, but no testing or dismantling is carried out. Commentary is provided on the suitability and performance of the construction based on age and observed condition.

10.7 Significant Vegetation

At Level 3, significant vegetation is assessed more closely in relation to the building's structure, drainage, and soil type. The surveyor considers the species, maturity, and proximity of trees and large shrubs to the property. Visual inspection includes signs of root damage to paths, walls, or drains and the impact of overgrown vegetation on ventilation or damp bridging. Climbing plants on walls and large trees near foundations are evaluated for potential structural impact. Although no arboricultural testing is carried out, the report provides technical advice on risks, and recommends root surveys or tree management where appropriate.

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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

At Level 3, flood risk is considered in more detail based on the topography, proximity to rivers, ditches, drains, and visible drainage provision. The surveyor notes any historic signs of flooding such as tide marks, silt residue, or damp damage at low wall levels. No flood risk modelling or searches are performed, but the report explains the likely drainage pattern around the building and whether the site appears susceptible to surface water pooling or runoff. The client is advised to confirm the property's flood status through legal and environmental searches.

11.2 Deleterious Materials

At Level 3, the surveyor assesses the likely presence of deleterious materials based on the property's construction period, design features, and visual clues. Common concerns include asbestos-containing materials in insulation, soffits, floor tiles, or textured coatings, as well as lead pipework and outdated insulation types. While the inspection remains non-invasive, the report highlights materials or components that warrant concern and recommends specialist sampling and analysis where exposure may pose health or environmental risks. The surveyor does not confirm the presence or absence of hazardous substances.

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11.3 Invasive Species

At Level 3, the surveyor reviews all accessible external areas for signs of invasive plants including Japanese Knotweed, Giant Hogweed, and Himalayan Balsam. The surveyor uses their knowledge of common characteristics but does not carry out botanical sampling or root tracing. If invasive species are suspected based on growth pattern or location, the report will recommend a formal survey by an invasive weed specialist. Commentary is provided on the possible damage to building foundations, drains, and hard surfaces, as well as legal obligations regarding removal and disclosure.

11.4 Other Environmental Factors

At Level 3, the surveyor considers the surrounding environment more thoroughly, including the proximity of commercial uses, noise sources, overhead or underground utilities, and prevailing exposure to weather. The report will identify potential environmental nuisances or constraints, such as floodlighting, poor air quality, or low-energy performance due to shading. The assessment is visual and contextual only—no testing or external environmental reports are included. Where environmental risks are likely to affect use or value, the client is advised to undertake specialist searches or assessments.

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12.0 Further Investigations

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

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

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

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

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

At Level 3, the surveyor provides a detailed list of recommended investigations where concerns cannot be fully assessed due to inaccessibility, concealed defects, or the limitations of a visual-only inspection. These recommendations are made where further invasive or specialist testing is necessary to understand the cause or scope of an issue—such as timber decay, structural cracks, hidden damp, or non-compliant services. The report identifies the specific trade or discipline required to undertake each investigation.

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13.0 Legal and Other Matters

The Land and Property

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

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

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

Certificates and Warranties

1. 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.

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14.0 Surveyor's Declaration

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

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

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

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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

Regulated by RICS

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

Survey Photographs

Photo 1

Photo 2

Photo 3

Photo 4

Photo 5

Photo 6

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Photo 7

Photo 8

Photo 9

Photo 10

Photo 11

Photo 12

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Photo 13

Photo 14

Photo 15

Photo 16

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Photo 18

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Photo 19

Photo 20

Photo 21

Photo 22

Photo 23

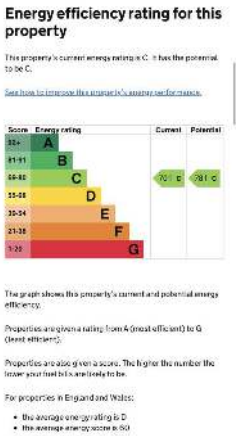

Photo 24

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

Photo 25

Photo 26

Photo 27

Photo 28

Photo 29

Photo 30

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Photo 31

Photo 32

Photo 33

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Photo 35

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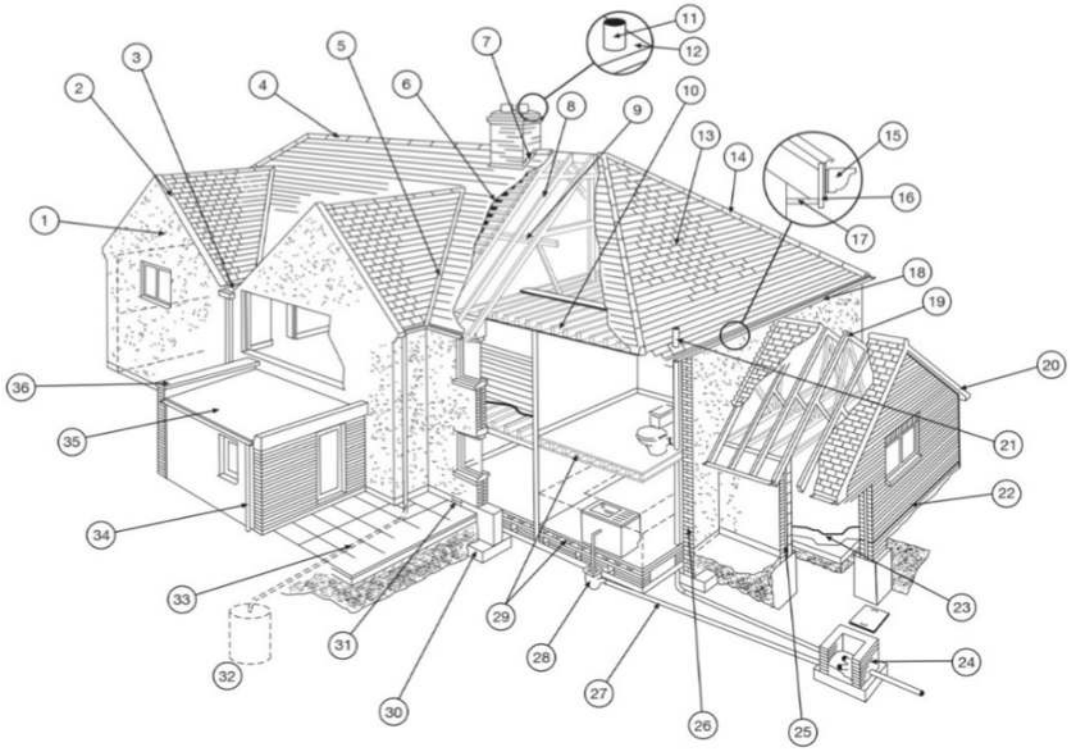
House Diagram and Glossary of Terms



KEY

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

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

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

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

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

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

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	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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