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)

Regulated by RICS

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

Table of Contents

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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

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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.

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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

In a Level 2 Homebuyer Report, the weather conditions at the time of inspection are recorded to provide context for damp readings, external access, and visibility. The report notes if it was dry, raining, or had recently rained, which may limit or enhance the visibility of water ingress, staining, or roof drainage performance. This observation helps clarify whether certain issues may have been concealed or revealed by prevailing weather during the visit.

2.4 Estate Holding

In a Level 2 Homebuyer Report, the surveyor records whether the property is leasehold or freehold based on information provided at the time of inspection or visible features, such as shared access or managed communal areas. No legal documentation is reviewed. Where leasehold or managed estate arrangements are suspected—such as shared driveways, private roads, or service charges—the client is advised to instruct their legal adviser to confirm the ownership status, liabilities, and any restrictions before exchange of contracts.

In a Level 2 Homebuyer Report, the council tax band is not verified by the surveyor during the inspection. The report advises the client to confirm the current banding and associated charges through the local authority or official government website. This is important for budgeting ongoing costs, particularly if the property has been altered or extended, which could affect reassessment.

2.5 Planning, Conservation, and Development Guidance

In a Level 2 Homebuyer Report, the surveyor notes any obvious features that may suggest planning or conservation constraints, such as period styling, listed status plaques, or signage indicating a conservation area. No checks are made with the local authority. If the property has been altered

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or extended, the report advises the client to instruct their legal adviser to confirm that all works had the necessary planning and building regulation approvals. Future development potential is not assessed.

2.6 Orientation and Map of Location

In a Level 2 Homebuyer Report, the surveyor notes the approximate orientation of the front elevation based on site inspection. A map is is included. The report highlights whether the property's orientation may impact natural light, thermal performance, or solar gain. Clients are advised to use mapping tools or confirm orientation with the selling agent if it is critical to their decision-making.

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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. 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 “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)

4.4 Roof

In a Level 2 Homebuyer Report, the main roof is inspected visually from ground level and from inside the loft space if accessible and safe. No climbing equipment or tools are used. The surveyor identifies the type of roof covering—such as tiles or slates—and checks for visible signs of displacement, deterioration, or ageing. The inspection is limited to what can be seen without physical access to the roof surface. Flashings, ridges, and hips are only commented on if visible from below. No invasive tests are carried out, and further investigation by a roofing contractor may be recommended where concerns are noted.

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4.5 Other Roofs

In a Level 2 Homebuyer Report, other roofs such as those over extensions, porches, bay windows, and outbuildings are inspected visually from ground level only. The type of covering—such as felt, asphalt, or tiles—is noted where visible. The surveyor checks for signs of ponding, cracking, sagging, or poor weathering but does not walk on the roof or use access equipment. Flashings and junctions are only commented on if visible from the ground. No invasive checks are made, and where concerns arise, the report may recommend further investigation by a roofing contractor.

4.6 Chimney Pots and Stacks

Not usually found on post 1985 homes unless they are retro fitted or a feature, in a Level 2 Homebuyer Report, chimney pots and stacks are inspected visually from ground level only. The surveyor will look for signs of leaning, cracking, vegetation growth, and mortar deterioration where visible. Flashings at the base of stacks are commented on if clearly seen, but no close access is used and no high-level equipment is involved. The internal flues are not tested. If defects are suspected or deterioration is visible, the report will recommend further investigation by a roofing contractor.

4.7 Soffits, Fascias, and Bargeboards

In a Level 2 Homebuyer Report, soffits, fascias, and bargeboards are visually inspected from ground level only. The surveyor will comment on their material—typically timber or uPVC—where visible, and note any obvious signs of decay, paint failure, or physical damage. No ladders or tools are used, and parts concealed by overcladding or vegetation are not examined. Where defects or deterioration are visible, basic maintenance advice is provided. The condition behind uPVC coverings cannot be confirmed without removal.

4.8 Rainwater Goods

In a Level 2 Homebuyer Report, the rainwater goods—including gutters, downpipes, and hoppers—are inspected visually from ground level only. The materials, such as plastic or cast iron, are noted where visible. The surveyor will look for signs of misalignment, vegetation growth, staining on adjacent walls, or obvious blockages. No ladders, flow

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tests, or dismantling are undertaken. Advice is given where maintenance or repair appears necessary based on visible condition, and further investigation is recommended if functional concerns are suspected.

4.9 External Walls

In a Level 2 Homebuyer Report, the external walls are inspected visually from ground level only, without the use of ladders or specialist equipment. The construction type—whether solid wall, cavity wall, or timber frame—is identified where visible. The surveyor will assess the condition of exposed brickwork, render, stonework, or cladding, looking for signs of cracking, distortion, weathering, or damp staining. No invasive checks are carried out, and the presence or condition of any insulation within wall cavities is not confirmed. The surveyor will advise if defects are visible or if further investigation is recommended due to visible movement or deterioration.

4.10 Lintels and Window Heads

In a Level 2 Homebuyer Report, lintels and window heads are visually inspected from ground level and from within the property where visible above openings. No intrusive or high-level access is used. The surveyor will check for signs of cracking, sagging, or visible gaps above doors and windows that may suggest movement or support failure. Hidden or concealed lintels within render or cladding are not opened up, and their condition is assumed unless evidence suggests otherwise. Any visible defects will be highlighted with recommendations for further investigation where needed.

4.11 Windows, Frames, and Cills

In a Level 2 Homebuyer Report, windows, frames, and cills are inspected visually from ground level and from inside the property. Accessible windows will be opened to check basic operation and visible condition. The materials—whether timber, uPVC, or metal—are noted, and any visible damage, decay, or misting in double-glazed units is reported. No tools are used, and the inspection does not include testing of opening mechanisms or sealing details beyond what can be seen without dismantling. Obstructed or locked windows are not opened or assessed in detail.

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4.12 External Doors, Frames and Security

In a Level 2 Homebuyer Report, external doors, frames, and thresholds are visually inspected from ground level and from within the property. Doors are opened where accessible to assess general functionality, fit within the frame, and surface condition. No tools are used, and the inspection is non-intrusive. Locking mechanisms and hinges are not tested but are commented on where wear or misalignment is clearly visible. Only readily accessible areas will be included, and concealed or obstructed parts will not be inspected.

4.13 Floor Ventilation

In a Level 2 Homebuyer Report, sub-floor ventilation is assessed visually from ground level by identifying the presence and general condition of air bricks or ventilation grilles on external walls. The surveyor checks for blockages, low positioning, or evidence of bridging by soil or paving. No access to the sub-floor space is made, and the internal floor void is not inspected. The effectiveness of ventilation cannot be confirmed, but concerns will be raised if signs of poor airflow, such as surface mould or timber bounce, are present internally.

4.14 The Damp Proof Course

In a Level 2 Homebuyer Report, the damp proof course (DPC) is assessed visually from ground level only. The surveyor looks for a physical or chemical DPC line within external walls and checks for signs of bridging caused by high ground levels, render, or hard landscaping. No specialist moisture meters are used, and the presence or effectiveness of the DPC cannot be confirmed beyond visible evidence. Where damp staining or plaster damage is seen internally, recommendations may be made for further specialist investigation.

4.15 Foundation Type

In a Level 2 Homebuyer Report, the interior of the property is inspected visually and non-invasively. Furnishings, floor coverings, fitted units, and stored items are not moved, and no fixtures are lifted or dismantled. The surveyor will assess accessible areas for signs of damp, structural movement, or internal wear, but hidden areas behind heavy furniture or beneath carpets cannot be examined. No thermal imaging, moisture profiling, or lifting of floorboards is included. Where access is restricted, assumptions are made, and limitations are clearly recorded.

5.0 The Main Building - Interior

5.1 Limitations of Interior Inspection

In a Level 2 Homebuyer Report, the interior of the property is inspected visually and non-invasively. Furnishings, floor coverings, fitted units, and stored items are not moved, and no fixtures are lifted or dismantled. The surveyor will assess accessible areas for signs of damp, structural movement, or internal wear, but hidden areas behind heavy furniture or beneath carpets cannot be examined. No thermal imaging, moisture profiling, or lifting of floorboards is included. Where access is restricted, assumptions are made, and limitations are clearly recorded.

5.2 Configuration of Accommodation

Room/Area	Location	Front/Rear/Center	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

In a Level 2 Homebuyer Report, the roof void is inspected from the access hatch only if it is safely and readily accessible without the use of specialist equipment. The surveyor uses a torch to assess the roof structure and insulation from the hatch or boarded area. They look for signs of water ingress, timber decay, vermin activity, and insulation coverage. No boarding is lifted, and access is not made beyond the immediate area unless it can be done safely. The inspection is limited by low headroom, storage, or insulation depth, and no structural timbers are disturbed.

5.4 Ceilings

In a Level 2 Homebuyer Report, ceilings are visually inspected from within the rooms using available lighting. The surveyor checks for signs of staining, cracking, sagging, or previous repairs. The ceiling finish—such as plasterboard or lath and plaster—is identified where

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visible. No access above ceilings is made, and no finishes are disturbed. Where staining or cracking is seen, the surveyor may advise further investigation if the cause is unclear or could indicate a leak or structural issue.

5.5 Interior Walls and Energy Efficiency

In a Level 2 Homebuyer Report, interior walls are inspected visually from within the rooms. The surveyor looks for signs of damp, surface cracking, movement, or past repairs. The wall finish is noted, but no coverings or decorations are removed. Partition types are not confirmed unless clearly visible. Energy efficiency features—such as insulation presence, heating controls, and double glazing—are noted where apparent, but no tests or thermal imaging are carried out. Advice is general and based on visual cues only.

5.6 Floors

In a Level 2 Homebuyer Report, floors are inspected visually from within the rooms only. The surveyor walks on accessible floor surfaces to assess for unevenness, bounce, or springiness, which may indicate underlying issues. No floor coverings are lifted, and no invasive checks are carried out. The report identifies areas where further investigation may be needed if there are signs of damp, timber decay, or movement beneath carpets or fixed finishes. The type of floor—suspended timber, solid concrete, or other—is noted based on age and limited visual evidence.

5.7 Internal Doors and Fire Resistance

In a Level 2 Homebuyer Report, internal doors are inspected visually and checked for basic function where accessible. The surveyor notes the type of material, whether the doors open and close properly, and any obvious signs of damage, warping, or misalignment. Fire resistance is not tested or confirmed, and there is no assessment of door thickness, intumescent strips, or self-closing mechanisms. Where the property is a flat or part of a conversion, the surveyor may highlight where further checks on fire protection should be carried out by a competent person.

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5.8 Woodwork and Trims

In a Level 2 Homebuyer Report, internal woodwork such as skirting boards, architraves, door linings, and staircase components is inspected visually from within each room. The surveyor looks for signs of general wear, impact damage, shrinkage, or paint failure. No fixings are tested and no finishes are removed. Timber condition is only assessed where visible, and concealed defects such as rot or insect activity cannot be ruled out. Advice is given on maintenance or cosmetic improvement where appropriate.

5.9 Kitchen Fixtures and Fittings

In a Level 2 Homebuyer Report, kitchen units, worktops, and fixed fittings are inspected visually and non-invasively. The surveyor assesses their general condition, alignment, and signs of water damage, but no doors or drawers are dismantled. Appliances are not tested or moved, and plumbing or wiring behind units is not inspected. The report will comment on obvious wear or damage, but does not assess the adequacy or safety of kitchen installations.

5.10 Sanitary Fixtures and Fittings

In a Level 2 Homebuyer Report, bathrooms, WCs, and utility areas are inspected visually. The surveyor checks for obvious damage to basins, toilets, baths, and showers, as well as signs of leaks, staining, or loose fittings. Taps may be briefly run where accessible, but water pressure and drainage flow are not tested. Hidden pipework and seals beneath units are not inspected. The report comments on visible condition and will recommend further investigation if signs of leaking or deterioration are found.

5.11 Storage Fittings

In a Level 2 Homebuyer Report, built-in storage such as wardrobes, cupboards, and airing cupboards is inspected visually where accessible. Doors are opened if not obstructed, and the general condition of fittings is assessed for signs of wear, damage, or damp. No fixings are tested, and contents are not moved. The surveyor does not inspect behind fitted units or within boxed-in pipework. Advice is limited to surface condition and obvious maintenance issues.

5.12 Basements and Cellars

Unlikely to be found in a property built post1985. However, in a Level 2 Homebuyer Report, accessible basements or cellars are inspected visually without the use of specialist equipment. The surveyor looks for signs of damp, structural movement, poor ventilation, or storage-related limitations. No finishes are removed, and the inspection is limited to areas that are safely accessible. The report comments on general condition, surface staining, and any apparent water ingress but does not include tests for damp or structural adequacy. Further investigation is recommended if signs of deterioration or inadequate waterproofing are observed.

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6.0 Conservatories, Extensions, and Outbuildings

6.1 Porch and Portico

In a Level 2 Homebuyer Report, porches and porticos are inspected visually from ground level. The surveyor reviews the general condition of the roof, walls, floor, and supports, noting any visible signs of cracking, damp, or weathering. Doors and glazing within the porch are inspected if accessible, but no finishes are disturbed, and no high-level access is used. The assessment is limited to visible surfaces and components only, and further investigation may be recommended if deterioration or instability is suspected.

6.2 Garage and Carports

In a Level 2 Homebuyer Report, garages and carports are inspected visually from ground level. The surveyor reviews the structure, doors, roof covering, and visible finishes for signs of damage, movement, or decay. Doors are opened where accessible, but no inspection is made behind stored items or within roof spaces. Electrical installations are not tested. The report identifies any obvious defects and provides basic advice on maintenance, but does not assess construction detail or compliance.

6.3 Outbuildings

In a Level 2 Homebuyer Report, outbuildings such as sheds, summerhouses, or detached workshops are inspected visually from ground level. The surveyor assesses the general condition of the walls, roof, doors, and visible finishes but does not enter structures that are unsafe or heavily obstructed. No services are tested, and the construction quality is not assessed in detail. Basic maintenance advice is given where defects or deterioration are obvious. Outbuildings are reviewed only to the extent that they contribute to the overall condition of the property.

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7.0 Building Services

7.1 Limitations of Observations of Services

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

7.2 Fire Alarms, Smoke Alarms and Fire Suppression Systems

In a Level 2 Homebuyer Report, the surveyor will visually check for the presence of basic fire safety features, including smoke alarms and fire alarms, in commonly expected locations such as hallways and landings. These are not tested, and no confirmation is given on functionality or compliance with current regulations. Dry risers, emergency lighting, and fire sprinkler systems are not inspected or reported on at this level, and their presence or absence may not be noted unless clearly visible. Where alarms are missing, outdated, or battery-operated, the report advises upgrading to a modern interlinked, mains-powered smoke and heat detection system in line with current domestic safety guidance.

7.3 Water Supply and Plumbing

In a Level 2 Homebuyer Report, the water supply and plumbing system is inspected visually and non-invasively. The surveyor identifies the apparent location of the incoming mains, stop tap, and visible pipework. Taps may be run briefly to check for basic flow, but water pressure, drainage efficiency, and pipe material are not tested or confirmed. No access is made to boxed-in or underground pipework. If staining, corrosion, or leakage is observed, further investigation by a qualified plumber is recommended. The presence of lead piping is noted where visible.

7.4 Electricity Supply and Installation

In a Level 2 Homebuyer Report, the electrical supply is inspected visually only. The surveyor will identify the location of the consumer unit and comment on the apparent age and condition of visible components, such as socket outlets, switches, and light fittings. No electrical testing is undertaken. If the installation appears dated—such as a fuse box without

modern circuit breakers or evidence of historic wiring—the report will recommend further inspection and testing by a qualified electrician under an Electrical Installation Condition Report (EICR).

7.5 Gas Supply and Installation

In a Level 2 Homebuyer Report, space heating and hot water systems are inspected visually. The surveyor records the presence of a boiler, visible radiators, and hot water cylinders where accessible. No appliances are tested or operated. The surveyor will comment on the apparent age and general condition of visible components, including whether there is evidence of recent servicing. Underfloor heating and heat exchangers are not tested, and controls are not operated. If the system appears old or in poor condition, the report will recommend inspection and servicing by a qualified heating engineer.

7.6 Space Heating and Hot water

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

A gas combi boiler heats the property and water. The boiler appears between 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 common in a post-1985 property. In a Level 2 Homebuyer Report, fireplaces, chimney breasts, and flues are inspected visually from within the rooms. The surveyor checks for obvious signs of damage, staining, or structural cracking, and notes the presence of any visible fireplace openings or surrounds. Flues are not tested, and no internal lining or ventilation performance is assessed. If appliances or chimneys are intended to be used, the report advises that the flue be tested and cleaned by a qualified HETAS engineer or chimney sweep.

7.8 Mechanical, Trickle and Passive Ventilation

In a Level 2 Homebuyer Report, the surveyor visually checks for the presence of ventilation systems such as extractor fans in kitchens and bathrooms, trickle vents in windows, and air bricks or grilles for passive ventilation. These are not tested or dismantled. The surveyor notes whether ventilation appears adequate for moisture control and highlights any concerns where condensation, mould, or poor airflow is evident. Where visible systems are missing or in poor condition, advice is given to have the ventilation assessed by a competent installer.

7.9 Drainage: Foul, Surface, and Underground

In a Level 2 Homebuyer Report, the drainage system is inspected visually from above ground only. On houses only, the surveyor identifies the locations of visible inspection chambers, gullies, downpipes, and soil stacks. Covers may be lifted if loose and safe to do so, but underground drainage is not tested or traced. No water flow testing is carried out, and the report relies on visible evidence of blockages, odours, or damage. Where signs of poor drainage are present—such as standing water or staining—further investigation by a drainage contractor is recommended.

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8.0 Dampness, Mould and Timber Defects

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

8.1 High Moisture Readings and Locations

In a Level 2 Homebuyer Report, the surveyor may take spot moisture readings using a handheld meter on accessible internal walls, particularly near external walls, chimney breasts, or plumbing points. The readings are used to identify areas where dampness may be present. No finishes are removed, and no long-term monitoring is undertaken. Where elevated readings are found, the report notes the location and recommends further invasive inspection by a damp specialist to confirm the cause and extent.

8.2 Timber Defects and Locations

In a Level 2 Homebuyer Report, visible internal timbers such as skirting boards, floor edges, window surrounds, and loft elements are inspected for obvious signs of decay, damp staining, or insect activity. The surveyor does not lift carpets, floorboards, or finishes and cannot confirm the condition of concealed timbers. If soft spots, mould, or surface deterioration are noted, the report will advise further invasive inspection by a timber specialist to assess the extent of any decay or infestation.

9.0 The Structure - Alterations, Risks, and Statutory Compliance

9.1 Soil Type and Subsidence Risk

In a Level 2 Homebuyer Report, the surveyor identifies the likely soil type based on the property's location, age, and visual clues from the immediate setting. No soil testing is undertaken. The report will comment on whether the area is known for shrinkable clay, peat, or other unstable ground types and whether there are any visible signs of structural movement such as step cracks or distorted openings. If risk factors such as large trees near the building or local subsidence history are present, the report may advise further investigation by a structural engineer.

9.2 Evidence and Risks of Structural Movement

In a Level 2 Homebuyer Report, the surveyor visually checks the property for signs of structural movement such as step cracking, bulging walls, misaligned openings, or sloping floors. No invasive investigation is carried out. Where minor cracking is noted, the report will explain whether it is likely to be historic or cosmetic. If movement appears more significant or recent, further investigation by a structural engineer is recommended. The likely impact on repair needs and mortgageability is briefly outlined where relevant.

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.

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10.0 The Grounds and Estate

10.1 Gardens

In a Level 2 Homebuyer Report, the garden areas are inspected visually from ground level. The surveyor comments on surface condition, boundary features, and overall maintenance. No digging or testing is undertaken, and underground services or drainage are not inspected. The report identifies visible trip hazards, excessive vegetation near the building, or signs of poor drainage such as standing water. Garden structures are only briefly commented on, and legal matters such as boundary ownership are left to the client's solicitor.

10.2 Driveway

In a Level 2 Homebuyer Report, the driveway is inspected visually from ground level. The surveyor checks the surface material—such as concrete, tarmac, block paving, or gravel—and comments on general wear, cracks, and any trip hazards. Drainage provision is noted where visible, but no levels are measured and no sub-surface conditions are assessed. Advice is provided on maintenance and any obvious defects that may affect use or safety.

10.3 Retaining Walls, Boundary Walls, and Fences

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

In a Level 2 Homebuyer Report, retaining walls, boundary walls, and fences are inspected visually from within the boundaries of the property where access allows. The surveyor notes their general condition, alignment, and visible deterioration such as leaning, cracking, or decay. No assessment is made of wall construction, foundation stability, or hidden reinforcement. Ownership, responsibility for repair, and any legal boundary issues are not confirmed and are referred to the client's solicitor for verification.

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10.4 Paths and Patios

In a Level 2 Homebuyer Report, paths and patios are inspected visually from ground level. The surveyor checks for trip hazards, cracks, uneven surfaces, and visible signs of wear or poor drainage. The materials—such as slabs, pavers, or concrete—are noted, but no levels are measured, and no subsurface condition is assessed. Where defects may pose a safety concern or contribute to damp near the building, basic maintenance advice is provided.

10.5 External Steps and Ramps

In a Level 2 Homebuyer Report, external steps and ramps are visually inspected from ground level. The surveyor checks for general condition, stability, surface wear, and any obvious trip hazards. Handrails or edge protection are noted where present or absent. The inspection does not include level measurement or assessment of compliance with accessibility regulations. Where surfaces are uneven, deteriorated, or pose a safety risk, the report advises on basic repair or replacement by a competent contractor.

10.6 Balconies and Walkways

In a Level 2 Homebuyer Report, balconies and walkways are inspected visually from accessible areas within the property and from ground level where possible. The surveyor notes the general condition of materials, visible fixings, and guarding or balustrades. No structural assessment or testing is carried out, and no access is made to high-level surfaces. Juliette balconies are reviewed for secure fixing and guarding height only. Where corrosion, instability, or poor weathering is seen, further investigation by a qualified contractor is advised.

10.7 Significant Vegetation

In a Level 2 Homebuyer Report, the surveyor inspects the grounds visually for the presence of significant vegetation near the building, such as large trees, dense shrubs, or climbing plants. The report notes where vegetation may pose a risk to the structure, foundations, or external finishes through root encroachment, moisture retention, or physical contact. No root surveys or arboricultural assessments are carried out. Where risk factors are identified—especially in areas known for shrinkable soils—further investigation by a specialist is recommended.

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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

In a Level 2 Homebuyer Report, the surveyor reviews the property's setting for visible signs of flood vulnerability such as low-lying land, watercourses, or damp staining at low levels. No flood history checks or technical assessments are undertaken. The report advises the client to seek further information from the Environment Agency or the legal adviser regarding past flood events, flood zone designation, and insurance implications if the location or terrain suggests a potential risk.

11.2 Deleterious Materials

In a Level 2 Homebuyer Report, the surveyor visually inspects for materials that are known to be potentially harmful to health or building performance, such as asbestos, lead pipes, or high-alumina cement. No sampling or testing is carried out. If materials suspected of being deleterious are seen or likely to be present based on the property's age and construction, the report advises further investigation by a qualified specialist. The presence of such materials is not confirmed without laboratory analysis.

11.3 Invasive Species

In a Level 2 Homebuyer Report, the surveyor visually inspects the garden and grounds for obvious signs of invasive plant species, particularly Japanese Knotweed. No specialist plant identification or soil disturbance is carried out. If suspicious vegetation is noted, the report will recommend confirmation by an invasive species specialist and outline the potential legal, structural, and mortgage implications. The absence of visible invasive species cannot be taken as confirmation that the site is unaffected.

11.4 Other Environmental Factors

In a Level 2 Homebuyer Report, the surveyor notes any visible environmental risks or constraints around the property, such as industrial activity, overhead power lines, or traffic noise. No environmental data searches or assessments are carried out. If the location, setting, or building design suggests potential exposure to pollution, noise, or restricted daylight, the report will advise the client to seek further advice or specialist reports as necessary. Commentary remains limited to what is observable on site.

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12.0 Further Investigations

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

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

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

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

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

In a Level 2 Homebuyer Report, any recommended investigations are based solely on visible concerns that cannot be confirmed or assessed through non-invasive inspection. These are clearly highlighted where defects or limitations prevent a conclusive opinion. Examples include suspected damp, unseen roof elements, or potential structural movement. The report advises further investigation by relevant specialists—such as roofing contractors, structural engineers, or damp and timber surveyors—before legal commitment.

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.

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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

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)

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

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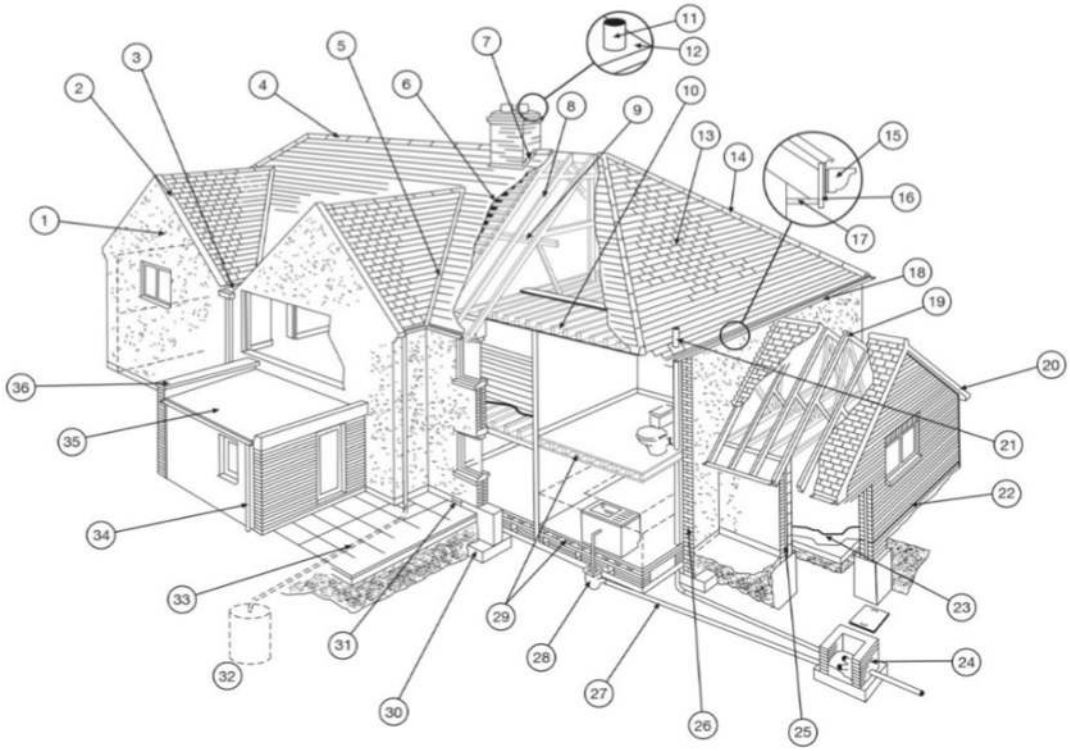
House Diagram and Glossary of Terms



KEY

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

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

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

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

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

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

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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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