



## FULL BUILDING SURVEY REPORT

SAMPLE REPORT, SAMPLE  
STREET, DA9 9XR

## PREPARED ON BEHALF OF:

Mr Jack Smith

## SURVEY DATE:

Monday 3rd September 2018

## REF:

SRDA99XR



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 building survey report has been prepared in accordance with our terms and conditions for the benefit of the named client and 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 condition of the property and to enable you to plan for future maintenance and repair.

Recommendations for further investigation have been made, and the general repairs priced 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. It is, essential that the report is read in its entirety and considered in detail. Before the exchange of contracts, you should conclude all the further investigations.

A copy of the report should be given to your Legal Advisor with a request that the points mentioned in Section (Legal and Other Matters) are 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 in accordance with; 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 circumstances of the inspection. These limitations are, therefore, additional items that are drawn to the attention of the client. Other constraints may include but are not limited to floor coverings, furniture, stored goods, inaccessible areas, exceptional limitations (e.g. snow, parked vehicles, building works, dogs, etc.). Comment cannot be given in areas that are covered, concealed or not otherwise readily visible.



There may be signs of hidden defects, in which case recommendations are made for further investigation. In the absence of any such evidence, it will be assumed in producing this report that such areas are free from defect. If assurance is required on these matters, it will be necessary to carry out exposure works. Unless these are done prior to 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. Moisture 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 as to the soundness of any part of the property or services that are not visible. You should appreciate that some service pipes and cables are covered, and any opening access panels could not be opened without disturbing decorations.

This not a full 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 gas 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 has to 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 time of the survey. 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 time of the survey.



## 1.3 Desk Study

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





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





## 1.4 Condition Ratings

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

-  **High Risk** - Urgent attention is required. Further deterioration or disrepair may occur if repairs are not undertaken immediately. Costs of repairing these items are included in the summary of repair costs.
-  **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. Costs of repairing these items will be included in the summary of repair costs.
-  **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, costs for such items will be included in the summary of repair costs as an improvement.
-  **Not applicable** – Due to limitations, this component was not inspected or does not exist. Therefore, no comment could be provided. Where limitations are imposed, a further investigation is the best course of action.



## 2.0 Survey Details

### 2.1 Company Information

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

### 2.2 Date of Survey

Monday 3rd September 2018

### 2.3 Weather Conditions

The weather at the time of the survey was sunny with minimal cloud coverage. Therefore some defects associated with rainfall may not be possible to detect.

### 2.4 Estate Holding

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



## 2.5 Local Authority and Council Tax Banding

Sevenoaks District Council.

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

## 2.6 Planning, Conservation, and Development Guidance

The property is not listed. However, The property is green belt land and is located within an Area of Outstanding Natural Beauty (ANOB). Therefore, works which...

## 2.7 Orientation and Map of Location

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

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





## 3.0 Surveyor's Overall Assessment

### 3.1 Surveyor's Opinion

A survey has been undertaken to ensure that any defects identified at the time of the survey are included in this report and that the structure is in a condition whereby you will not suffer unexpected financial losses in the future. In the opinion of the surveyor, the structure of the property is in a satisfactory condition, except the defects listed in the main body of this report.



## 3.2 Areas of Concern

The areas of concern are listed below for ease of reference. You should refer to these sections accordingly for further information. An accumulative cost sum for each category of these areas is included in the summary of repair costs table below. Prices stated are estimates and not quotes. If you would like, a precise figure for works, you should obtain quotes from competent contractors. A contractor should be a member of a professional body or scheme for their relevant trade such as; the Federation of Master Builders (FMB), the Property Care Association (PCA). Electricians should be members of The National Inspection Council for Electrical Installation Contracting (NICEIC), or an equal and approved body and plumbers, and heating engineers should be Gas Safe registered.

1. Roofs (See section 4.4).
2. Other Roofs (See section 4.5).
3. Roof Void (See section 5.2).
4. Electricity Supply and Installation (See section 7.4).
5. Drainage: Foul Surface and Underground (See section 7.9).
6. Paths and Patios (See section 10.4).
7. Deleterious Materials (See section 11.2).
8. Other Environmental Factors (See section 11.4).

## 3.3 Estimated Value of the Property

No valuation is included in this survey.

The reinstatement value is the cost of rebuilding the dwelling in the event of a catastrophic failure. The reinstatement value of this property is £387,500. This figure can change over time with inflation. You should obtain quotes for adequate building insurance before you proceed to purchase.

## 3.4 Total Estimated Costs

In this report, we have highlighted the repair items along with improvements and provisional works that may only be required subject to further investigations and reports.

You are strongly advised to obtain competitive quotations from reputable contractors before you exchange contracts.

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





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

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



## 3.5 Summary of Repair Costs

### Essential works

Description of Works	Due	Estimated Cost
<b>Electricity Supply and Installation</b>		
Commission an approved electrician to undertake a full test and inspection of the electrical installation.	Now	£150
<b>Space Heating and Hot water</b>		
Commission a Gas Safe approved Heating Engineer to undertake a full test and inspection of the gas installation.	Now	£180
<b>Roof</b>		
Commission a skilled builder to undertake roof remedial works as recommended in the report.	2018	£1,500
<b>Other Roofs</b>		
Commission a skilled roofing contractor to supply and fit new roof coverings to the other roofs as recommended.	2018	£3,000
<b>Drainage: Foul, Surface, and Underground</b>		
Commission a drainage specialist to undertake CCTV survey of the drainage system and locate any chambers.	2018	£300
<b>Paths and Patios</b>		
Undertake repairs to all paths and patios as identified in the body of the report.	2018	£5,000
<b>Deleterious Materials</b>		
Commission a specialist asbestos surveyor to undertake a full refurbishment and demolition asbestos survey.	2018	£300
<b>Other Environmental Factors</b>		
Commission an approved pest controller to eradicate wasps.	Now	£1,000
Contingency sum for unforeseen and all minor works identified at the time of the survey.	2018	£2,000
<b>Subtotals for Essential works</b>		<b>Sum: £ 13,430</b>
<b>Totals Combined Costs</b>		<b>Sum: £ 13,430</b>



## Improvement Works

Description of Works	Due	Estimated Cost
<b>Roof Void</b>		
Commission a specialist loft conversion firm to undertake all works necessary to convert the loft into a habitable room. Design, calculations, planning and submission of documents to building control.	2018	£60,000
<b>Ceilings</b>		
Commission a skilled plasterer to apply new plaster skim to the textured ceiling surfaces.	2018	£2,000
<b>Walls, Party Walls, and Partitions</b>		
Commission a skilled general builder to redecorate the property throughout including patch plaster repairs, ceilings, walls, and woodwork including all materials and workmanship.	2018	£10,000
<b>Kitchen Fixtures and Fittings</b>		
Commission a skilled kitchen installer to upgrade the kitchen with fitted appliances complete with floor and wall tiling.	2018	£20,000
<b>Electricity Supply and Installation</b>		
Subject to results of test and inspection: Commission an approved electrician to undertake a full rewire to the IET 17th Edition Wiring Regulations. Renewing the consumer unit completed with RCD protection, all switches, sockets and lamp holders to standard fittings and supply and fit hard-wired smoke alarms to hall and heat sensors in the kitchen.	2018	£10,000
<b>Subtotals for Improvement Works</b>		<b>Sum: £ 102,000</b>
<b>Totals Combined Costs</b>		<b>Sum: £ 115,430</b>



## Provisional works

Description of Works	Due	Estimated Cost
<b>Electricity Supply and Installation</b>		
If the cables are found to be satisfactory commission an approved electrician to update the consumer unit only to conform to the IET 17th Edition Wiring Regulations.	2018	£1,200
<b>Drainage: Foul, Surface, and Underground</b>		
Subject to the results of the CCTV drainage survey, commission a drainage specialist to undertake all necessary repairs to the drainage system.	2018	£5,000
<b>Subtotals for Provisional works</b>		<b>Sum: £ 6,200</b>
<b>Totals Combined Costs</b>		<b>Sum: £ 121,630</b>



## 4.0 The Main Building - Exterior

### 4.1 Limitations of Exterior Observations

The rear garden to the block was not accessible at the time of the survey. The rear elevation was inspected from an available window.

### 4.2 Period of Property and Construction Principles

The property is a bungalow estimated to have been constructed circa 1894.

### 4.3 Construction Type

Solid construction (Stone or brick)



## 4.4 Roof

The roof structure is a pitched roof type, covered with concrete tiles. Roof coverings generally have an expected life of 40 years. The roof coverings appear to be original. It is estimated that the roof coverings have a remaining life of 10+ years, subject to regular cyclical maintenance and repair.



Description of Works	Due	Estimated Cost
<b>Essential works</b>		
Commission a skilled builder to undertake roof remedial works as recommended in the report.	2018	£1,500
<b>Totals</b>		<b>Sum: £ 1,500</b>

## 4.5 Other Roofs

The rear extension roof structure is flat and was in a satisfactory condition at the time of the survey. The mineral felt roof coverings were in satisfactory condition. The abutments are sealed with mineral felt, which appeared to be satisfactory at the time of the survey and requires no repairs. It is estimated that the remaining life of the roof coverings to this section of roof is up to 0 years.




The side extension roof has an estimated life of up to 5 years remaining subject to regular maintenance and repair.

Description of Works	Due	Estimated Cost
<b>Essential works</b>		
Commission a skilled roofing contractor to supply and fit new roof coverings to the other roofs as recommended.	2018	£3,000
<b>Totals</b>		<b>Sum: £ 3,000</b>





## 4.6 Chimney Pots and Stacks

The main chimney is open and constructed with clay bricks. The pointing appears unsatisfactory and requires renewal now. 


The abutments of the chimney are sealed with lead flashing and appear to be satisfactory.

The flaunching at the top of the chimney appears to be in an unsatisfactory condition and requires repair now.

There are no cracks in the chimney which would suggest structural movement due to inappropriate alterations or inadequate support.


It is recommended that the chimney repairs are carried out now to avoid further damage to the masonry. A scaffold will need to be erected to undertake these repairs, which will inevitably escalate the cost of the works.

## 4.7 Soffits, Fascias, and Bargeboards

The fascias to the front and the rear of the main building are UPVC, which appeared to be in a satisfactory condition at the time of the survey. These items do not require decoration but you may wish to wash them as and when required. 

The fascias and soffits to the extension and the soffits to the main building are timber which appeared satisfactory at the time of the survey. The decoration of the timbers should be undertaken in the next 3 -5 years where necessary.

## 4.8 Rainwater Goods

The guttering to the front is UPVC type. The downpipes are Cast iron and is well connected to the guttering. The downpipe extends into the ground at the front of the property. 


The guttering was in a satisfactory condition, and no repairs are required. The downpipe was in a satisfactory condition, and no repairs are required.

The guttering to the rear is UPVC type. The downpipes are cast iron and is well connected



to the guttering. The downpipes extend into the ground at the rear of the property. The guttering was in a satisfactory condition, and no repairs are required. The downpipe was in a satisfactory condition, and no repairs are required.

#### 4.9 External Walls


All elevations are finished with a painted pebble dashed render. Beneath the render is presumed to be cavity construction. 

The pebble dash appeared to be well applied to all elevations, and there are no cracks to the render.


Overall, the render was deemed to be in a satisfactory condition. It is estimated that the render has a remaining life of 10+ years, subject to regular maintenance and repair.

[Survey Photographs 3 - 8]

#### 4.10 Lintels and Window Heads

The support over the heads of the windows could not be determined as the soffits and fascias are in situ over the elevations. However, there were no cracks, which would suggest lintel failure, identified at the time of the survey. 

#### 4.11 Windows, Frames, and Cills

The windows to the property are UPVC double-glazed. Double glazed windows are made up of two panes of glass with an aluminium frame and sealed with an EPDM, (Ethylene Propylene Diene Monomer (M-class) rubber) tape. 

The windows and the associated handles were in a satisfactory condition at the time of the survey. Over time handles can become loose. You should use a screwdriver to tighten the handles as they become loose. You should also oil the hinges on a three-yearly periodic basis to ensure that the windows remain in perfect working order.



## 4.12 External Doors, Frames and Security

The front porch door is a UPVC double glazed. The hinges are satisfactory. There is a multi-point lock to this door, which worked to a satisfactory standard. The frame is in a satisfactory condition.



The entry door is a timber-framed and single-glazed. The hinges are satisfactory. There are mortice and night latch locks to this door, which worked to a satisfactory standard. The frame is in a satisfactory condition.

## 4.13 Floor Ventilation

The ground floor of this property is concrete, which does not require ventilation.



## 4.14 The Damp Proof Course

There is no evidence of a DPC to the lower section of the main elevations of this property. It is possible that the damp proof course is pointed into the brickwork. Therefore, the risk of internal dampness is deemed to be high. I have included a cost for the installation of a damp proof course in the summary of repairs and costs. subject to further investigation.



## 4.15 Foundation Type

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





## 5.0 The Main Building - Interior

### 5.1 Limitations of Interior Inspection

There are cabinets up against the kitchen walls which prevent a full survey of the wall area being carried out.

### 5.2 Configuration of Accommodation

Room/Area	Location	Front/Rear/Center	Photos and Observations
Living room	Ground Floor	Front, Rear	Wood burner in situ. Textured ceilings 30mm door to room. Parquet flooring onto concrete floors.
Hall/Stairs	Ground Floor	Centre	Parquet flooring in situ.  Stud wall between bedroom 2
WC 1	Ground Floor	Front	Tiled floor.
Bathroom 1	Ground Floor	Front	
Bedroom 1	Ground Floor	Front	
Ensuite	Ground Floor	Front	Decorative plaster damage above to the top of the window opening. Electric shower in situ. Fan working. Stud wall. Between rear bedroom. [Photos 9 - 10]
Bedroom 2	Ground Floor	Centre	Textured coatings on ceiling. Mould growth on ceiling due to lack of heating at the end of the room. Additional radiator recommended. Glass panelled door to room.
Bedroom 3	Ground Floor	Rear	Glass panelled door to room.
Bedroom 4	Ground Floor	Rear	30mm door to room.



Room/Area	Location	Front/Rear/Center	Photos and Observations
Kitchen	Ground Floor	Rear	[Photos 11 - 18]
Porch	Ground Floor	Front	Bees nesting in roof.

### 5.3 Roof Void

The roof structure type is pitched type with purlins, rafters, and struts. The purlins, struts, and rafters have been inspected for wet and dry rot.

No timber defects to the roof were identified at the time of the survey. No access was gained to the wall plate; therefore, no comment can be made as to its condition.

The purpose of a roof membrane is to provide a secondary defence against roof water penetration, which allows water to run down into the gutters if the roof tiles become cracked. There is a roof membrane felt in situ, which was in an unsatisfactory condition at the time of the survey.

The floor of the loft is partially decked with a chipboard flooring system. The boarding appeared to be in an unsatisfactory condition at the time of the survey. Some of the boards are soft and may potentially give way when walked on.

There are several wasps nests in the loft.

To determine if it is possible to convert the roof space dimensions were taken. The roof is pitched with a slope of approximately 40 degrees....

Description of Works	Due	Estimated Cost
<b>Improvement Works</b>		
Commission a specialist loft conversion firm to undertake all works necessary to convert the loft into a habitable room. Design, calculations, planning and submission of documents to building control.	2018	£60,000
<b>Totals</b>		<b>Sum: £ 60,000</b>



## 5.4 Ceilings

The ceilings to all rooms appear to be of a plasterboard type throughout. The plasterboard appears to have been well fixed to the joists.



Description of Works	Due	Estimated Cost
<b>Improvement Works</b>		
Commission a skilled plasterer to apply new plaster skim to the textured ceiling surfaces.	2018	£2,000
<b>Totals</b>		<b>Sum: £ 2,000</b>

## 5.5 Walls, Party Walls, and Partitions

The load-bearing walls are masonry. A floor plan has been added below. The red lines indicate load-bearing walls and the amber lines indicate presumed load bearing walls pending further investigation and lifting of floor coverings for further investigation.



[Survey Photograph 19]

Description of Works	Due	Estimated Cost
<b>Improvement Works</b>		
Commission a skilled general builder to redecorate the property throughout including patch plaster repairs, ceilings, walls, and woodwork including all materials and workmanship.	2018	£10,000
<b>Totals</b>		<b>Sum: £ 10,000</b>

## 5.6 Floors

The concrete floor sections appear to be level. A Leica Disto D810 Touch was used to assess the level of the flooring at various points which were noted as satisfactory at the time of the survey.







## 5.7 Internal Doors and Fire Resistance


The internal doors are traditional style panelled timber doors. 

Unless where stated in the configuration of accommodation, the doors appeared to be in a satisfactory condition at the time of the survey. However, the doors do not provide any fire resistance. It would be the best course of action to replace these doors with fire doors, for the benefit of health and safety.

If you wish to install fire doors, the architraves and door stops will need to be either repositioned or renewed. You should commission a skilled joiner to provide you with a quote for such works.

Any door, which must be passed to exit via the front entry door, should be a 30-minute fire door (FD30). This is a requirement of Approved Document B of the Building Regulations for the refurbishment or construction of new buildings. Although the Building Regulations are not retrospective, in the interest of fire safety, it would probably be the best course of action where required to have fire doors installed to areas such as the bedrooms the kitchen and the reception.


## 5.8 Woodwork and Trims

The window sills appeared to be in a satisfactory condition. 

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

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

## 5.9 Kitchen Fixtures and Fittings

The kitchen fixtures and fittings appear to be installed within the last 10 years to a satisfactory standard. It is estimated that the kitchen fixtures and fittings have a remaining life of at least 10 years. You should ensure that all silicone abutment seals are renewed annually to prevent dampness to below areas. 



It is also recommended that the hinges of all cupboard doors are regularly adjusted to ensure that they remain in proper working order. This can be carried out using a standard screwdriver.

Description of Works	Due	Estimated Cost
<b>Improvement Works</b>		
Commission a skilled kitchen installer to upgrade the kitchen with fitted appliances complete with floor and wall tiling.	2018	£20,000
<b>Totals</b>		<b>Sum: £ 20,000</b>

### 5.10 Sanitary Fixtures and Fittings

The sanitary fixtures and fittings appear to be reasonably modern. However, you may wish to upgrade to your taste in the future.



You should ensure that all silicone abutment seals are renewed upon occupation to prevent dampness to below areas.

### 5.11 Storage Fittings

Not applicable.



### 5.12 Basements and Cellars


Not applicable.






## 6.0 Conservatories, Extensions, and Outbuildings

### 6.1 Porch and Portico

The masonry and UPVC framed porch to this property was in a satisfactory condition. 


### 6.2 Conservatories, Extensions, and Lean-To

The property has been extended at the rear. Structural alterations have been made to the original elevation. Such works require building control approval. 

At the time of the survey, the roof of the extension and associated flashings, up-stands, walls, doors and frames were in a satisfactory condition. The extension appears to have been constructed to a satisfactory standard.

Your Legal Advisor should ascertain if the appropriate procedures regarding building control and planning approval have been undertaken.

### 6.3 Garage and Carports

The roof of the garage is flat and is covered with corrugated profile boards. The roof coverings were in a satisfactory condition at the time of the survey. 

I estimate that the roof covering has a remaining life of 10 years.

The roof abutments are sealed with temporary flashing which appears to be in a satisfactory condition.

The roof of this unit appears to be an asbestos containing material. Removal of roofing materials would probably be the best course of action. Subject to the result of an asbestos survey, this material should be disposed of by an approved asbestos contractor in line with the Control of Asbestos Regulations as devised by the Health and Safety Executive (HSE).

The garage walls have been constructed using clay bricks. The walls appeared to be in a satisfactory condition at the time of the survey.

The door to the garage is an up and over type. The door was tested and was in good



working order.

The floor of the garage is a solid continuous concrete floor slab, which appeared to be in a satisfactory condition at the time of the survey.

## 6.4 Outbuildings

There is a timber framed shed in the rear garden. The shed is in a satisfactory condition at the time of the survey. The timber should be treated with a wood preservative at least every 14 months or as and when required.





## 7.0 Building Services

### 7.1 Limitations of Observations of Services

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

### 7.2 Fire Alarms, Smoke Alarms and Fire Suppression Systems

There are battery-powered smoke alarms in this property. The smoke alarms should be replaced upon occupation. You may wish to commission an electrician to install hard-wired mains powered smoke alarms as an improvement.



### 7.3 Water Supply and Plumbing

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



The inspection of the entire plumbing system was not possible as many of the pipes are embedded in a ducting, in walls and floors. However, the sections of exposed pipework are copper. The plumbing is a standard domestic installation: 15 mm pipe to the kitchen sink and assumed 22mm pipe to the bathtub.

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

### 7.4 Electricity Supply and Installation

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





There are mini circuit breakers on the consumer unit. Mini circuit breakers work by detecting earth leakages in an electrical circuit. In the event of an electrical fault, the MCB will deactivate however if the earthing is not installed correctly, this safety feature may not work correctly.

Description of Works	Due	Estimated Cost
<b>Essential works</b>		
Commission an approved electrician to undertake a full test and inspection of the electrical installation.	Now	£150
<b>Improvement Works</b>		
Subject to results of test and inspection: Commission an approved electrician to undertake a full rewire to the IET 17th Edition Wiring Regulations. Renewing the consumer unit completed with RCD protection, all switches, sockets and lamp holders to standard fittings and supply and fit hard-wired smoke alarms to hall and heat sensors in the kitchen.	2018	£10,000
<b>Provisional works</b>		
If the cables are found to be satisfactory commission an approved electrician to update the consumer unit only to conform to the IET 17th Edition Wiring Regulations.	2018	£1,200
<b>Totals</b>		<b>Sum: £ 11,350</b>

## 7.5 Gas Supply and Installation

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







## 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.

The property has an indirect heating system which heats the property and water. ■

Description of Works	Due	Estimated Cost
<b>Essential works</b>		
Commission a Gas Safe approved Heating Engineer to undertake a full test and inspection of the gas installation.	Now	£180
<b>Totals</b>		<b>Sum: £ 180</b>

## 7.7 Fireplaces, Chimney Breasts, and Flues

The chimney breast to reception 1 is serving as an open fireplace. The associated chimney stack is currently in use with an open flue and is serving the below appliance. You should have the flue and appliance tested by a competent heating engineer for the benefit of health and safety. ■

## 7.8 Mechanical, Trickle and Passive Ventilation

There is an electric extractor fan in ensuite 1. The ducting for the fan extends through the side elevation. This fan was not earth tested at the time of the survey. The fan was activated at the time of the survey and was working. You should ensure that an extractor fan is regularly cleaned for maximum efficiency. ■



## 7.9 Drainage: Foul, Surface, and Underground

The inspection chamber cover was lifted to the rear (Chamber 4 rear) of the property. The drainage system is of salt-glazed type pipe. Upon opening the inspection chamber cover, debris was identified in the pipe run. This may suggest a fracture along the drainage run. A CCTV survey of the associated drainage pipes is recommended. All other chambers were satisfactory.




Description of Works	Due	Estimated Cost
<b>Essential works</b>		
Commission a drainage specialist to undertake CCTV survey of the drainage system and locate any chambers.	2018	£300
<b>Provisional works</b>		
Subject to the results of the CCTV drainage survey, commission a drainage specialist to undertake all necessary repairs to the drainage system.	2018	£5,000
<b>Totals</b>		<b>Sum: £ 5,300</b>




## 8.0 Dampness, Mould and Timber Defects

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

### 8.1 High Moisture Readings and Locations

All accessible walls were checked for dampness using a Protimeter MMS2, however; no dampness was detected at the time of the survey. 


### 8.2 Timber Defects and Locations

No significant timber defects such as active wet rot, active dry rot and active woodworm were identified at the time of the survey. 




## 9.0 The Structure - Alterations, Risks, and Statutory Compliance

### 9.1 Soil Type and Subsidence Risk

Your attention is drawn to the fact that the soil type in this district is Soilscape 8: Slightly acid loamy and clayey soils with impeded drainage. 

Soils are susceptible to shrinkage during periods of extremely dry weather, as the volume of the clay changes in proportion to its moisture content.

### 9.2 Evidence and Risks of Structural Movement

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



### 9.3 Structural Alterations and Reinforcements

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

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

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

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

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

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


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

- Rear and side extension.
- Newly installed fenestration (Windows and Doors).



## 10.0 The Grounds and Estate


### 10.1 Gardens

There is a garden at the front of the property, which appears to be reasonably well maintained and generally in a satisfactory condition. 

There is a garden at the rear of the property, which appears to be reasonably well maintained and generally in a satisfactory condition.


[Survey Photographs 20 - 21]

### 10.2 Driveway

There is a driveway located at the front of the property. The surface of the driveway is block paved and is in a satisfactory condition. 

### 10.3 Retaining Walls, Boundary Walls, and Fences

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

The boundary wall at the front of the property was in a satisfactory condition at the time of the survey. The pointing was satisfactory and has an estimated remaining life of up to 10 years. 

The timber lap panel and feather-edge fencing at the rear of the property were in a satisfactory condition at the time of the survey. You are advised to apply a preservative to the surface of the fence annually before the winter seasons to protect the timber.



## 10.4 Paths and Patios

The pre-cast concrete paving slabs at the rear of the property need lifting and relaying. ■

Paving slabs should be lifted, any roots removed, sharp sand laid to form a level bedding, and the slabs lifted and re-laid. All joints should be grouted with a mortar mix at a ratio of 1:4 (1-part cement and 4 parts aggregate), to prevent self-seeding weeds from growing in the joints.

Description of Works	Due	Estimated Cost
<b>Essential works</b>		
Undertake repairs to all paths and patios as identified in the body of the report.	2018	£5,000
<b>Totals</b>		<b>Sum: £ 5,000</b>

## 10.5 External Steps and Ramps

There are no steps on the grounds of this property. ■

## 10.6 Balconies and Walkways

Not applicable. ■

## 10.7 Significant Vegetation

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





## 11.0 Environmental Factors and Health & Safety

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

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

**Your Legal Advisor should undertake detailed searches on your behalf.**

### 11.1 Flood Risk

The risk of flooding from rivers and seas is low. 


The risk of flooding from reservoirs is low.

The risk of flooding from surface water is low.

The property is not within a flood warning area. This could mean that you pay lower insurance premiums.

It is recommended that you obtain quotes for the cost of buildings and contents insurance, to ensure that you can calculate the cost of living expenses for this property.

### 11.2 Deleterious Materials

At the time of the survey, materials presumed to be asbestos-containing were identified to the garage roof and the textured coatings. It is possible that there may be asbestos-containing materials elsewhere in the building. 



Description of Works	Due	Estimated Cost
<b>Essential works</b>		
Commission a specialist asbestos surveyor to undertake a full refurbishment and demolition asbestos survey.	2018	£300
<b>Totals</b>		<b>Sum: £ 300</b>

### 11.3 Invasive Species

No Japanese knotweed was identified at the time of the survey. Although no Japanese Knotweed was identified at the time of the survey.



### 11.4 Other Environmental Factors

Several active wasp nests are present in the main roof void and the porch roof void area. You should exercise caution when entering the roof space. A pest control contractor approved by the British Pest Control Association (BPCA) should be commissioned to undertake necessary works.





## 12.0 Further Investigations

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

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

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

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

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

Commission an electrician to undertake a full inspection and test of the wiring and to provide you with a report on the condition of the wiring and where applicable a quote for the costs of a rewire. You can find a qualified electrician by visiting: <http://www.niceic.com/find-a-contractor/find-contractors>

Commission a qualified heating engineer to undertake a test and inspection of the gas boiler system. You can find a qualified engineer by visiting: <https://www.gassaferegister.co.uk/find-an-engineer/>

Commission a drainage specialist to undertake a CCTV survey of the underground drainage system. A CCTV drainage survey includes all findings on DVD, a physical schematic drawing, and quote for any works identified. Any findings can be used to calculate any future expenses associated with the purchase of this property. You can find a suitable drainage specialist by visiting: <https://www.fmb.org.uk/find-a-builder/find-a-builder-in-your-area/>

Commission a PCA contractor to provide you with a report on the presence and if any, a quote for the eradication of Japanese Knotweed. You can find a qualified Japanese knotweed specialist by visiting: <http://www.property-care.org/homeowners/>



Commission a radon report, to assess the level of radon in the area. You can obtain a radon report by visiting: <http://www.ukradon.org/>

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



## 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. Determine any responsibilities for the maintenance and upkeep of any jointly or sole-use drainage systems.

### Certificates and Warranties

1. 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.

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



## 14.0 Surveyor's Declaration

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

The report and all information contained within is for the sole use of the named client only, and your Legal Advisor and no liability to any third-party else is accepted.

Should you not act upon the specific, reasonable advice contained in the Report, We Flettons or the surveyors take no responsibility for the consequences.

Simon Hanchard BSc (Hons), AssocRICS, MCIQB

(Director and Building Surveyor)

**Chartered Construction Manager**

3rd September 2018





# Survey Photographs



Photo 1



Photo 2



Photo 3



Photo 4



Photo 5



Photo 6





*Photo 7*



*Photo 8*



*Photo 9*



*Photo 10*



*Photo 11*



*Photo 12*



Photo 13



Photo 14



Photo 15



Photo 16



Photo 17



Photo 18



Photo 19



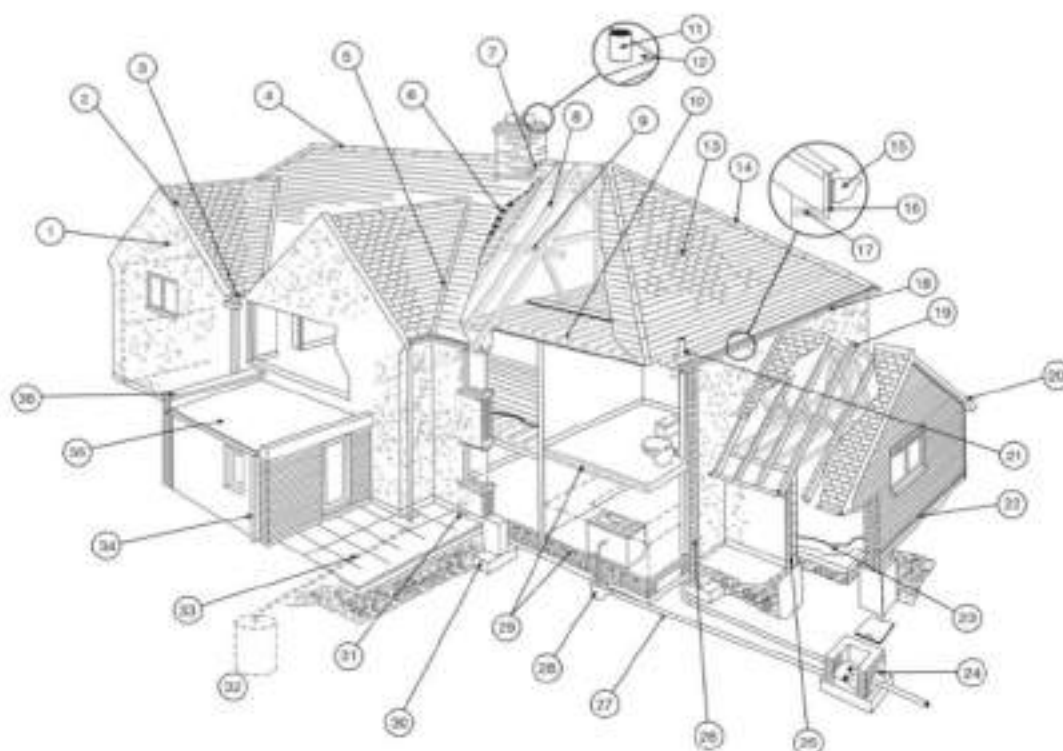
Photo 20



Photo 21



## House Diagram and Glossary of Terms



### KEY

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





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



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



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





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



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



to ground level. Roofs: Necessary to disperse condensation within roof spaces; achieved either by airbricks in gable ends or ducts at the eaves.

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



20-22 Wentlock Road, London, N1 7GU

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