Flettons

Regulated by RICS

10c Oakford Road, London NW5 1AH

18th April 2018

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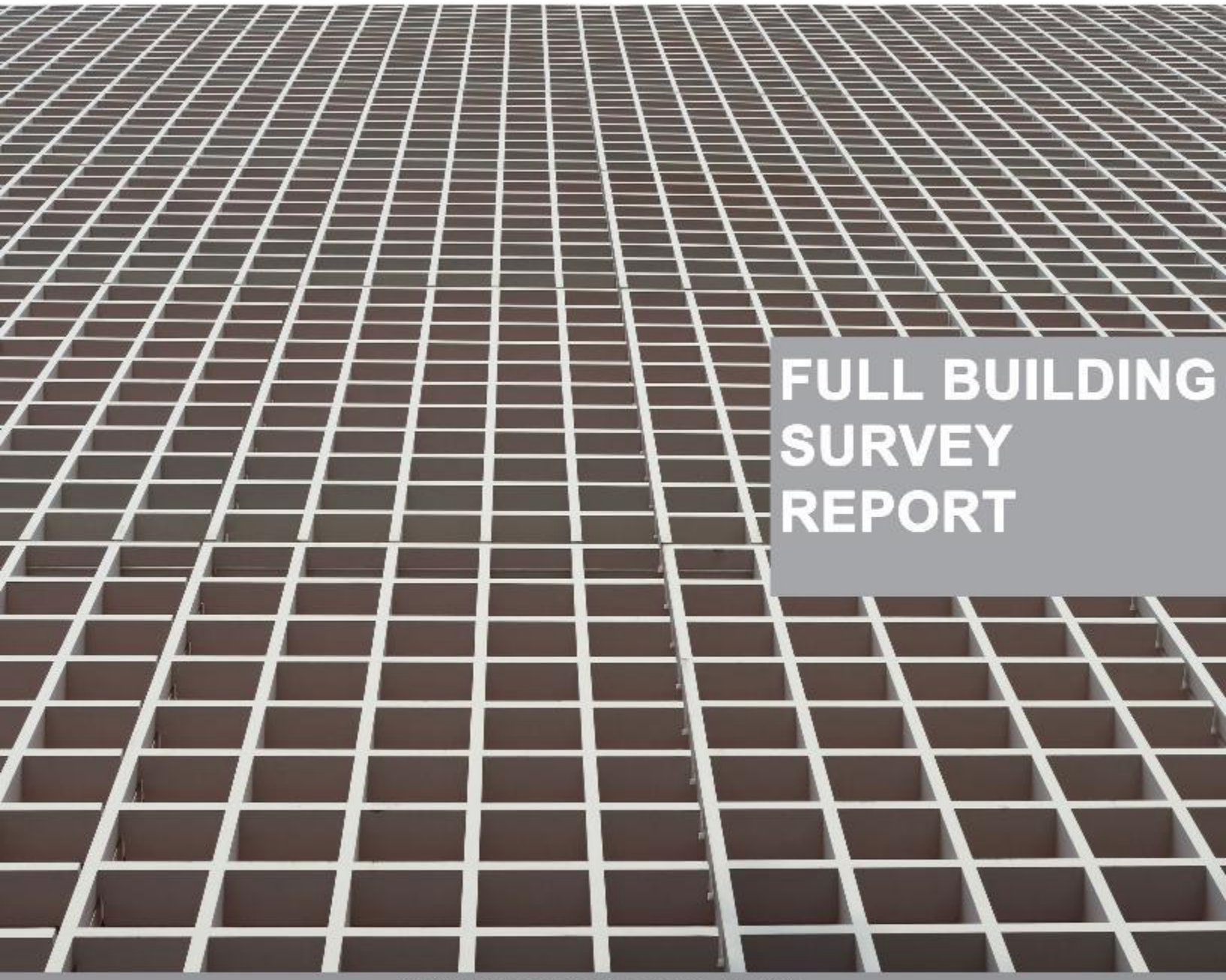

FULL BUILDING SURVEY REPORT

20-22 Wenlock Road, London, N1 7GU

E: info@flettons.com | T: 0203 691 0451 | W: www.flettons.com

RICS

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

ISO 9001 Compliance Version Control

Version No.	Date	Author	Checker	Reviewer
01	18th April 2018	Simon Hanchard	Simon Hanchard	Simon Hanchard

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Flettons Facilities Management Ltd 20-22 Wenlock Road, London, N1 7GU
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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
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 are 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

18th April 2018

2.3 Weather Conditions

The weather at the time of the survey was sunny with minimal cloud coverage. Therefore, the ability to detect hygroscopic salt damp and defective double-glazing glass units is limited.

2.4 Client Details

Ms Judith Houston

2.5 Access to the Property

Access was obtained using keys issued by the estate agent.

2.6 Estate Holding

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

2.7 Local Authority and Council Tax Banding

Camden London Borough Council.

A desk study has been undertaken to ascertain in which council tax band this property is placed. According to our desk study, the property is rated as a Band E. You should contact the Local Authority to obtain the actual annual cost. Council tax rates may increase on an annual basis. In England and Scotland, valuation bands are based on levels of value on 1 April 1991, not what a property is worth today. In Wales, valuation bands are based on levels of value on 1 April 2003. If you decide to proceed with the purchase of this property, you may wish to appeal the band. A Land Registry search may reveal the cost of the property in April 1991.

2.8 Planning, Conservation, and Development Guidance

To my knowledge, the property is not located in a conservation area and is not listed. However, this is a search to be performed by your Legal Advisor.

2.9 Orientation and Map of Location

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

Photo 1

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.

The surveyor is not able to provide you with an answer as to whether you should proceed with the purchase or not. The decision is yours solely, as the purchaser and whether you can accept and fund the remedial works required either now or in the future.

Any potential costs identified are accumulated in the section 'Summary of Repair Costs.' You are advised to obtain quotes for a specific figure. You may use these estimated costs to form your decision on whether to proceed with the purchase, revising your offer with the seller. Alternatively, you may wish not to proceed with the purchase considering the defects found and the estimated cost of remedial works.

If you decide to proceed with the purchase and require quotes for any of the specialist works highlighted above, please do not hesitate to contact us on 0203 691 0451.

If you have any further queries relating to this report, you must contact the surveyor in the first instance.

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.

- Roofs (See section 4.4).
- Other Roofs (See section 4.5).
- Windows, Frames, and Sills (See section 4.11).
- External Doors, Frames and Security (See section 4.12).
- Fire Alarms, Smoke Alarms and Fire Suppression Systems (See section 7.2)
- Electricity Supply and Installation (See section 7.4).
- Space heating and Hot water (See section 7.6).
- Drainage: Foul, Surface, and Underground (See section 7.9).
- High Moisture Readings and Locations (See section 8.1).
- Timber Defects and Locations (See section 8.2).
- Soil Type and Subsidence Risk (See section 9.1).
- Other Environmental Factors (See section 11.4).

3.3 Estimated Value of the Property

A valuation is not included as part of this survey.

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.

We would be happy to assist in the production of the necessary specifications, drawings, and approvals on your behalf.

All figures stated 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.

We have not undertaken a detailed assessment of the cost of the repairs highlighted in the report but would suggest a guide figure of £36230.

I estimate that the total external works to the estate over the next 10 years would be in the region of £27500 plus VAT and fees for dealing with the repairs highlighted in this report. Where this property will be liable for the costs of the repair and maintenance of communal parts, your Legal Advisor should determine what you share for the costs would be.

Provisional works are works that may be required subject to further investigations as recommended in the report. I estimate that provisional works will be in the region of £2000.

Where some areas of the property are identified as, satisfactory but may be old or insufficient, these have been listed as improvement works only. The estimated costs for improvements, included in the summary of repair costs, is £33700.

3.5 Summary of Repair Costs

Item	Description of Works	Due	Estimated Cost
Essential works			
a	Undertake a full refurbishment and demolition asbestos survey.	Now	£150
b	Undertake a full test and inspection of the electrical installation.	Now	£150
c	Commission a specialist to undertake CCTV survey of the drainage system and locate any chambers under the concrete paving slabs at the rear of the property	Now	£250
d	Undertake a full test and inspection of the gas installation.	2018	£180
e	Supply and fit new roof coverings to the rear extension as recommended and undertake to point of the parapet and replacement of frost damaged bricks. climbing apparatus included.	Now	£13000
f	Redecorate the property throughout including patch plaster repairs, ceilings, walls, and woodwork including all materials and workmanship.	Now	£10000
g	Subject to results of test and inspection: undertake a full rewire, renewing consumer unit, 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.	Now	£5000
k	Supply and fit new roof coverings to the dormer roof as recommended including climbing apparatus.	2018	£7500
Subtotals			**Sum: £36230**
Communal works			
h	Subject to the results of the CCTV Drainage survey: Undertake all necessary repairs to the drainage system.	Now	£5000
i	Supply and fit new roof coverings to the main roof as	Now	£12500

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Item	Description of Works	Due	Estimated Cost
	recommended, including climbing apparatus.		
j	Undertake decoration to all previously painted surfaces as recommended.	2027	£10000
Subtotals			**Sum: £27500**
Provisional works			
l	Subject to the condition of the ceiling joists in bedroom 1, replace if ceiling joists are defective. Hack down ceiling as necessary and reinstate.	2018	£2000
Subtotals			**Sum: £2000**
Improvement Works			
m	Upgrade the kitchen with fitted appliances complete with floor and wall tiling.	2018	£10000
n	Upgrade the bathroom suite complete with floor and wall tiling.	2018	£10000
o	Upgrade all existing single glazed timber framed windows and the rear aluminium window windows to UPVC double glazed.	2018	£8000
p	Upgrade the front entry door to the flat with an FD30 blank fire door type, complete with thumb-turn locks, intumescent strips and overhead closers.	2018	£1200
q	Upgrade the heating system from indirect to combination gas boiler.	2018	£4500
Subtotals			**Sum: £33700**
Totals			Sum: £99430

4.0 The Main Building - Exterior

4.1 Limitations of Exterior Observations

The external of the roof was not physically accessible at the time of the survey due to a lack of access points and appropriate climbing apparatus. It was therefore not possible to physically check the mortar beds of tiles and flashing. A further inspection with a ladder would probably be the best course of action to physically test the quality of mortar joints and roofing materials.

4.2 Period of Property and Construction Principles

The property is a Victorian house constructed using traditional techniques and materials. The elevations are of clay bricks (London Stocks) Flemish bonded and bed with a lime mortar. The property has bay windows to the front and soldier course lintels to the window heads. Behind a brick-built arch may sit an oak lintel. Behind the bay windows, there is a Bressumer (Beam/Lintel) which supports the front elevation of the building. The cornices and details are typical of a property constructed in the Victorian era.

These properties were typically constructed on a shallow Corbelled footing. Corbelled footings are designed so that the point loads of the above walls are evenly distributed at 45°. Because of the shallow foundations, there is an increased risk of subsidence in the event of excessive saturation of the soil caused by cracked drains, high water consuming trees root intrusion, overshooting of gutters or burst pipes.

The drainage installation of this type of property is often salt-glazed clay pipe. Because of the ductile clay pipe, cracks can occur due to root intrusion from nearby trees or just general deterioration due to old age.

Given the age of the property, it is possible that asbestos may be present in this property. You are therefore advised to have an asbestos survey carried out to thoroughly check all areas of the building. You should commission an approved asbestos surveyor to undertake a survey and provide you with a report. Although we endeavour to identify asbestos-containing materials, we are not qualified asbestos surveyors and can only presume that certain items may be asbestos-containing materials. If materials presumed to be containing asbestos are identified, they will be highlighted in section 11.2.

4.3 Construction Type

Solid construction (Stone or brick)

4.4 Roof

The roof structure is a pitched roof type, covered with natural slates. Roof coverings generally have an expected life of 60+ years. The roof coverings appear to be original.

It is estimated that the roof coverings have a remaining life of zero years and should be replaced now. A cost for the replacement of this roof is included in the summary of repair costs.

There are several slipped tiles to the front, which is a sign of frost damage or corrosion of the nails, which hold the tiles to the below battens. It is recommended that you seek quotes from reputable roofing contractors for the replacement of affected tiles immediately. [Survey Photographs - Photo 2], [Survey Photographs - Photo 3]

4.5 Other Roofs

The front bay roof structure is pitched and was in a satisfactory condition at the time of the survey.

The tile roof coverings were in a satisfactory condition.

The abutments are sealed with cement, which appeared to be satisfactory at the time of the survey and requires no repairs. Overall, it is estimated that the remaining life of the roof coverings to this section of roof is 5-10 years before renewal is required, subject to regular periodic inspection and reactive maintenance and repair.

The roof of the rear extension is a mastic asphalt covered flat roof finished with cement tiles. The roof covering has reached the end of its useful life, leaking and should now be replaced. This is not a roof terrace and should not be used as such for the benefit of health and safety. It would not be practical to convert to a roof terrace as there are inappropriate access and insufficient height in the rear elevation of the

main building to accommodate a door.

Although the roof is accessible via the window, there is inadequate fall protection. you should ensure that the window is locked always to prevent children from accessing the area.

The rear dormer roof structure is flat and was in an unsatisfactory condition at the time of the survey. The roof coverings appear to be in an unsatisfactory condition and require renewal.

The abutments are sealed with lead, which appeared to be adequate at the time of the survey and requires no repairs. Overall, it is estimated that the remaining life of the roof coverings to this section is 0 years. [Survey Photographs - Photo 4], [Survey Photographs - Photo 5], [Survey Photographs - Photo 6], [Survey Photographs - Photo 7], [Survey Photographs - Photo 8], [Survey Photographs - Photo 9], [Survey Photographs - Photo 10], [Survey Photographs - Photo 11]

4.6 Chimney Pots and Stacks

The front and the rear chimney is open and constructed with clay bricks. The pointing appears satisfactory.

The abutments of the chimney are sealed with cement flashing and appear to be satisfactory. The flaunching at the top of the chimney appears to be in a satisfactory condition. 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 is pointed within 5 years to prevent any saturation to the masonry structure of the chimney. 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 soffits and fascias to the front and the rear are timber, which appeared satisfactory at the time of the survey. The timbers should be decorated in 5-10 years.

4.8 Rainwater Goods

The guttering to the front is UPVC type. The downpipe is UPVC and is well connected to the guttering. The downpipe extends into a gulley 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 downpipe is UPVC and is well connected to the guttering. The downpipe extends into a gulley 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

The elevations are constructed of clay facing bricks in Flemish bond, bed on a lime mortar but have been later pointed in Original Portland Cement (OPC) based pointing.

Pointing lime-bedded brickwork in OPC based pointing is an unacceptable method of pointing due to the carbonation process of the underlying natural hydraulic lime mortar. Although it would not be practical to remove all the OPC pointing, it would be the best course of action to ensure that any pointing works are done using a natural hydraulic Lime NHL 5.0. [Survey Photographs - Photo 12], [Survey Photographs - Photo 13]

4.10 Lintels and Window Heads

There are soldier course brick arches above the front windows. The window heads were free of cracks and appeared to be level. The arches were in a satisfactory condition at the time of the survey.

There are soldier course brick arches above the rear windows. The window heads were free of cracks and appeared to be level. The arches were in a satisfactory condition at the time of the survey.

4.11 Windows, Frames, and Cills

The front windows are sash windows: Period properties typically have timber-framed sash type windows. Sash windows operate on a pulley and weight system and usually have lead or cast-iron weights relevant to the size of the window connected to sash cords to the sides of the window frames called sash boxes. Often the sash cords can break due to the friction of a ceased pulley wheel. Regular maintenance of these windows will prolong the life of the sash cords. The sash cords to the whole property are satisfactory. The window frames are in a satisfactory condition should be decorated on a periodic basis to prolong the life of the window components. The glazing to the windows appears to be satisfactory. The putty to the external of the windows, in general, appeared to be satisfactory.

The external cills were in a satisfactory condition.

The windows to the rear leading up to the dormer and the bathroom are timber-framed and single glazed casement windows: The bottom rail of the top casement to the bathroom is defective and requires repair.

The roof windows to the converted loft area appeared to be in a satisfactory condition at the time of the survey.

The windows to bedroom 1 are aluminium framed double-glazed casement. These windows are not as energy efficient as modern UPVC framed windows and should be

upgraded to a more energy-efficient type. Either a timber-framed or UPVC double-glazed window installation would probably be the best course of action.

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 glazing units (glass) in bedroom 1 are in a satisfactory condition I estimate that the windows are approximately 20 + years old.

There are lockable handles to the windows. The handles in bedroom 1 are in a satisfactory condition.

The external window sills were in a satisfactory condition. [Survey Photographs - Photo 14], [Survey Photographs - Photo 15], [Survey Photographs - Photo 16], [Survey Photographs - Photo 17]

4.12 External Doors, Frames and Security

The block 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.

The flat entry door is a timber-framed and single-glazed. This door has no fire resistance and should be replaced immediately. There are no thumb-turn locks to the front entry door. The installation of a thumb-turn Euro lock tested to the British Standard BS EN1303: 2005 is highly recommended to ensure an unhindered escape in the event of a fire outbreak.

There are no intumescent strips around the door. The purpose of intumescent strips is to prevent smoke spread in the event of a fire. It is recommended that intumescent strips are installed.

4.13 Floor Ventilation

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

4.14 The Damp Proof Course

No damp proof course is required for the flat at this level; however, at the base of the block, there is a plinth around the base of the walls using a coating of sand and cement. This plinth bridges the location of where any DPC would be. Your Legal Advisor should ascertain whether you would be liable to contribute towards the costs of repair in the event the damp proof course on the ground floor becomes defective.

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 because of subsidence. The foundations of this property would typically be period corbelled footings. and concrete strip foundations to the newly extended parts.

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

5.0 The Main Building - Interior

5.1 Limitations of Interior Inspection

- There are cabinets up against the kitchen walls which prevent a full survey of the wall area being carried out.
- Floor coverings were well fitted on to floors and were not fully removed. Therefore, the presence of defects such as defective floor screeds, timbers and deleterious materials could not be determined. However, observations of the sturdiness and levels of the floors were noted at the time of the survey.
- There are items of furniture in place, against the walls in all rooms, which limited the ability to check for the presence of dampness and other damage. It is therefore recommended to instruct a surveyor to revisit the property to inspect these areas once the items have been removed.

5.2 Configuration of Accommodation

Room Area	Location	Front Rear Centre	Photos and Observations
Bedroom 1	3rd Floor	Front Rear	[Photo 22], [Photo 18], [Photo 21], [Photo 20], [Photo 19]
Hall/Stairs	2nd Floor 1st Floor Ground Floor	Centre	[Photo 30], [Photo 24], [Photo 31], [Photo 26], [Photo 29], [Photo 25], [Photo 27], [Photo 28], [Photo 23]
Reception 1	1st Floor	Front	[Photo 32], [Photo 33], [Photo 34], [Photo 35], [Photo 36], [Photo 37], [Photo 38], [Photo 39], [Photo 40]
Kitchen	1st Floor	Rear	[Photo 41], [Photo 42], [Photo 43], [Photo 44], [Photo 45], [Photo 46], [Photo 47], [Photo 48], [Photo 49], [Photo 50], [Photo 51], [Photo 52], [Photo 53], [Photo 54], [Photo 55]
Bathroom 1	1st Floor	Rear	[Photo 56], [Photo 57], [Photo 58], [Photo 59], [Photo 60], [Photo 61], [Photo 62], [Photo 63], [Photo 64]
Bedroom 2	1st Floor	Rear	High moisture levels were detected to the ceiling. [Photo 65], [Photo 66]

See Survey Photographs

5.3 Roof Void

The property has been extended by way of a loft conversion with a dormer. To extend structural alterations have been made to the roof. Such works require building control approval. The conversion appears to have been constructed to a satisfactory standard.

However, no steel beam was identified as the 9” floor joists have been installed on the head of the load bearing spine wall, which is as expected.

The works appear to have been undertaken in the 1970s prior to the introduction of the current building regulations but appear structurally satisfactory. Although a steel was not identified the floors were sturdy, and the structure appeared satisfactory. [Survey Photographs - Photo 67], [Survey Photographs - Photo 68], [Survey Photographs - Photo 69]

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. Where there are cracks in the surface of the ceiling, these appear to be only decorative. The cracks can be repaired by cleaning out the cracks, applying a PVA bonding then an application of filler. Once dried the filler can be sanded down and finished with matt emulsion paint. The ceilings in the 1st-floor bedroom have been affected by the defective room and require repair once the roof coverings have been replaced.

The ceiling in the dormer stairwell has also been affected by a roof leak and requires repair once the roof coverings have been replaced.

5.5 Walls, Party Walls, and Partitions

The load-bearing walls are timber-framed and brick infill. 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.

superficial cracks, which require decorative repair. If you wish to make any alterations to these walls, you should commission a structural engineer to provide you with calculations and a specification for a steel beam and any new foundations. Undertaking works to a load bearing wall would be deemed building work by the Building Act 1984. You must inform the building control department of the Local Authority and submit all drawings and calculations when making alterations to any load-bearing walls. All other walls are presumed to be non-load bearing and are of a timber-framed type.

The party walls were inspected at both high and low levels. The party walls appeared to be in a satisfactory condition, and no defects were noted at the time of the survey. If you plan to make any structural alterations to the party walls in the future, you must serve a party wall notice on the adjoining owner, and if the neighbouring property wishes to perform certain works on the party wall, they must serve you notice. If you

dispute and proposed works, you should commission a party wall surveyor to manage the process at the neighbouring owner's expense.

The walls of the rooms were decorated with painted plaster. and lining wallpaper finished with emulsion paint.

The walls were tapped to determine whether there may be any blown plaster. The plaster was found to be blown in parts and may require patch repairs during the next programme of decoration.

The external walls of this building are solid masonry walls and uninsulated. Therefore, the risk of dampness and condensation and heat loss is high. You may, therefore, wish to insulate the walls internally. If you would like to increase the thermal resistance of the walls, you are advised to install a 30-50mm thermal board which will increase thermal resistance, thus reducing energy consumption. To install a thermal board, you would have to apply the thermal boarding to the internal side of the external walls. This is quite an extensive job and involves having to build a frame up against the original walls. You would need to extend the window reveals and any wiring to accommodate the new wall thicknesses and supply and fit new skirting boards (unless the existing can be salvaged) and apply a fresh skim of plaster to all new walls. Alternatively, you could install an external insulating render subject to planning approval.

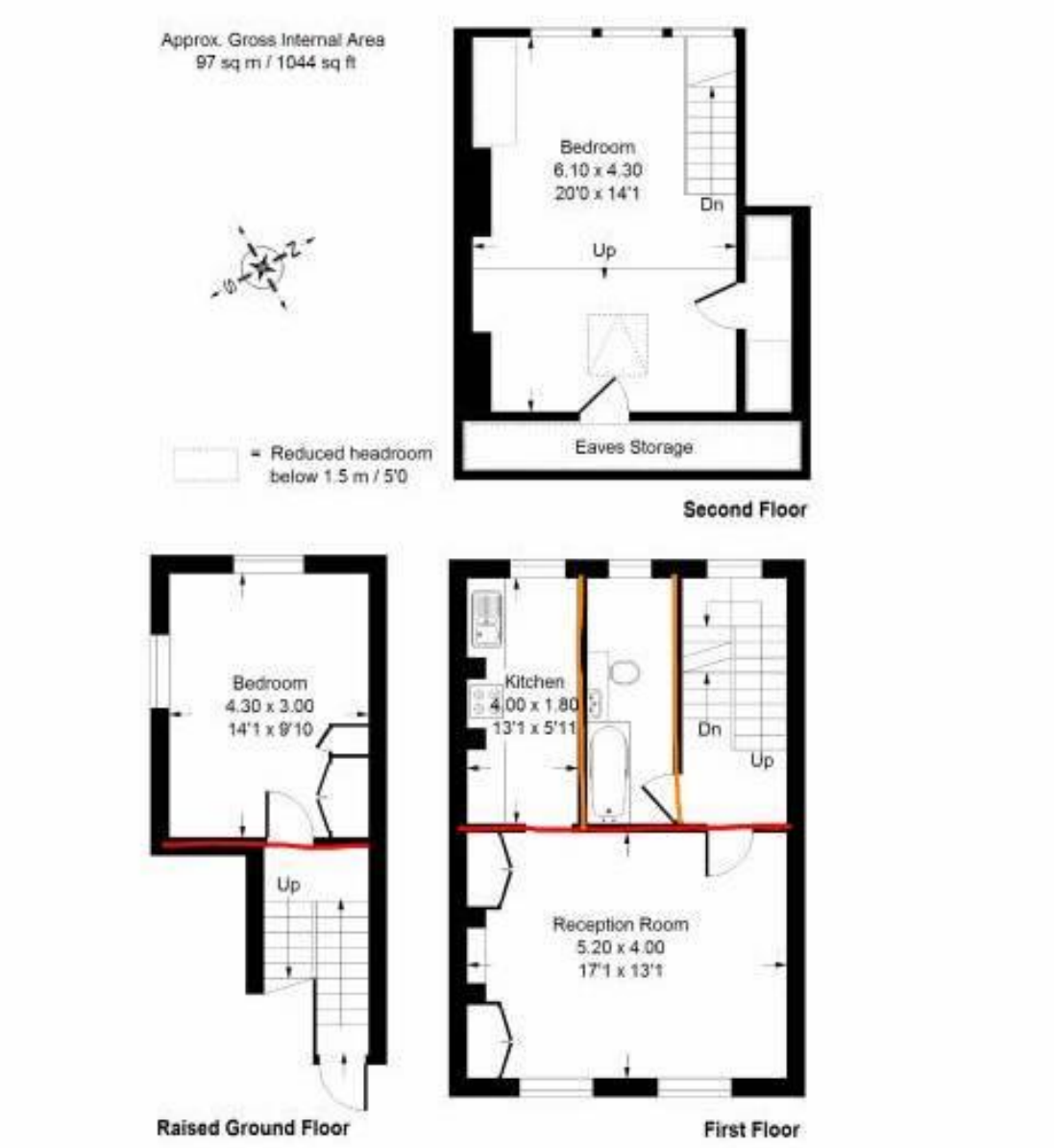
Approx. Gross Internal Area
97 sq m / 1044 sq ft
Bedroom
6.10 x 4.30
20'0 x 14'1
Dn
Up
Eaves Storage
= Reduced headroom
below 1.5 m / 5'0
Second Floor
Bedroom
4.30 x 3.00
14'1 x 9'10
Up
Raised Ground Floor
Kitchen
4.00 x 1.80
13'1 x 5'11
Dn
Up
Reception Room
5.20 x 4.00
17'1 x 13'1
First Floor

Photo 70

5.6 Floors

Overall, the timber floors were level, there were no bulges, bowing or sponginess to the floors at the time of the survey. The floors appeared to be in a satisfactory condition 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.

The staircase has been inspected and appears to be in a satisfactory condition. The treads and risers all appear to be in a satisfactory condition and free from excessive creaking.

5.9 Kitchen Fixtures and Fittings

The kitchen fixtures and fittings appear to be recently installed 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.

5.10 Sanitary Fixtures and Fittings

The sanitary fixtures and fittings appear to be dated but are functional. The faucets will require adjustment to ensure perfect function. You should ensure that all silicone abutment seals are renewed upon occupation to prevent dampness to below areas. An upgrade of the fixtures and fitting would probably be the best course of action.

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 recessed 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

Not applicable.

6.4 Outbuildings

Not applicable.

7.0 Building Services

7.1 Limitations of Observations of Services

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

7.2 Fire Alarms, Smoke Alarms and Fire Suppression Systems

There are no smoke alarms in this property. Smoke alarms should be installed. It is recommended that you install hard-wired smoke alarms which will have a mains supply. When rewiring a property smoke alarms should be installed.

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 is in the communal hallway

The main consumer unit is in the communal hallway.

The fuses to the consumer are the old block type fuses appears more than 40 years old. This system is potentially dangerous and does not offer the same protection as mini circuit breakers and an RCDs and poses a risk of fires and electric shock.

The circuits are not protected by Residual Current Devices (RCDs). An RCD is for high-risk circuits such as in the kitchen, bathroom, and external sockets. These devices provide additional protection against faults, and in the event of an electrical fault, such as a cut cable, the RCD will isolate the supply.

Earthing-circuit protective conductors are the green and yellow cables that should run from lamp switches and socket back to the consumer unit. If they are not connected correctly, your supply may not function correctly, potentially posing the risk of electric shock. It was not possible to check for adequate earthing as switches require removal. Therefore, you should either obtain an up to date test certificate from the vendor or arrange for an approved electrician to inspect and test all circuits.

Supplementary bonding should be installed in areas such as around gas boilers, immersion heaters. All metallic pipes should be linked with supplementary bonding to the current regulations 17th Edition Wiring Regulations. Adequate supplementary bonding was not identified at the time of the survey.

The wiring installation is very old and may be unsafe. A rewire would be the best course of action. You should commission an Approved Electrician to check the wiring. A sum for the cost of wiring is included in the summary of repair costs. You can find a qualified electrician by visiting the following link: http://www.niceic.com/find-a-contractor/find-contractors [Survey Photographs - Photo 71]

7.5 Gas Supply and Installation

The gas meter could not be accessed at the time of the survey. The gas meter may be in the cupboard under the front stairs which is accessible via the ground floor flat.

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. The boiler for the heating system is in the kitchen. and appears to have been installed within the last 10 years. The boiler appears to be in a satisfactory condition. The hot water cylinder is in bedroom 1. and has two thermostats which appear to be satisfactory but have not been tested. The heating controls for the central heating are in the cupboard containing the cylinder.

The fixed thermostat for the central heating is in the hallway. The heating was activated at the time of the survey but did not heat the water or central heating. You are advised to have the system tested by an approved heating engineer. Your Legal Advisor should obtain any test or installation certificates relating to this installation.

The pipe at the top of the cylinder extends through the ceiling and leads into the loft area. This pipe is an expansion pipe. The purpose of this pipe is to relieve pressure from the cylinder in the event of a thermostat failure. At present this pipe extends into the tank situated in the loft. It is recommended that the pipe is rerouted to the external parts of the property via a Tundish to reduce the risk of both scalding from above should the cylinder expand into the tank and reduce the risk of warming the water to a point which may encourage the proliferation of Legionella bacteria in the water

supply.

There are steel radiators or convection heaters in each of the rooms unless where stated otherwise. The radiators appeared to be in a satisfactory condition.

It is recommended that you upgrade the single radiators to double convector heat emitters, which will increase the heat output and save space. You may also find that the cost of heating the property is reduced.

Another point to consider is that where possible if installing new radiators, you should ensure that they are installed underneath windows. The reason for this is so that the cold air entering the building through the windows is heated as it passes the radiator. These radiators heat the internal space by convection, which means that as the air is warmed and rises, colder air is pulled through the bottom of the radiator, resulting in a circular motion of heat waves. This convection process results in a build-up of dust behind radiators. You should regularly clean the backs of the radiators to reduce the volume of dust within the dwelling. This can be done by using a standard vacuum cleaner with a narrow fitting.

There are thermostatic radiator valves (TRV) to the radiators, which allow you to control the heat output of each individual radiator.

7.7 Fireplaces, Chimney Breasts, and Flues

The chimney breast to reception 1 is housing a gas fire. The appliance was not tested at the time of the survey. 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 no extractor fan in the bathroom 1. An extractor fan should be installed in this area to extract water vapour from the property and reduce the risk of condensation mould and dampness occurring.

There is an electric extractor fan in the kitchen. The ducting for the fan extends through the window. 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 could not be found at the time of the survey. Your Legal Advisor should undertake the necessary drainage searches and inform you of the location of your liability for the repair of any drainage chambers.

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

8.1 High Moisture Readings and Locations

Using a calibrated moisture meter (Protimeter MMS2), high moisture levels were detected in the ceiling as shown by the red line in the below floor plan in bedroom 2. The level of moisture is above the maximum acceptable level of 20% WME (wood moisture equivalent and is up to 100% WME.

The source of this moisture appears to be caused by roof leak. The roof requires renewal.

You are advised to commission a skilled builder to undertake the works the cause of dampness is not due to a defective damp proof course.

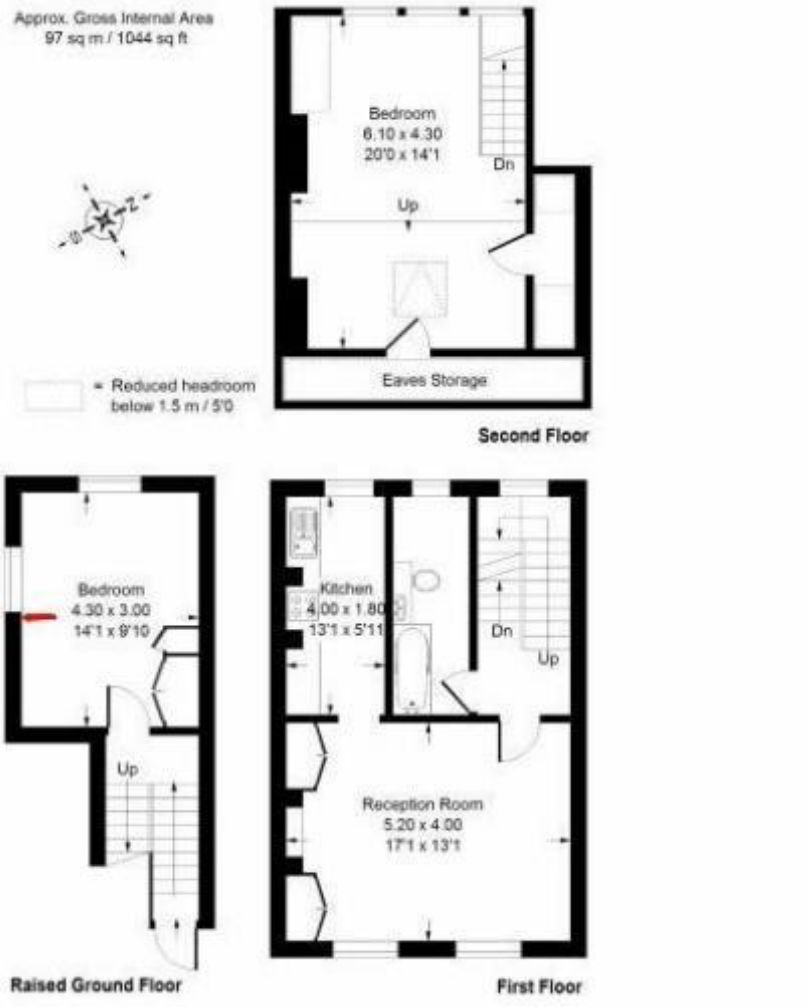

Photo 72

8.2 Timber Defects and Locations

Although no timber defects were identified at the time of the survey, where dampness was identified there is a possibility that rot may have affected concealed timbers. It is therefore recommended that any dampness identified is remedied as soon as possible. You are also advised to commission a PCA approved damp and timber specialist to undertake an inspection of the adjacent timbers to check the condition of the timbers, such as joists.

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 18: Slowly permeable seasonally wet slightly acid but base-rich loamy and clayey soils. Soils are susceptible to shrinkage during periods of extremely dry weather, as the volume of the clay changes in proportion to its moisture content. The risk of foundation damage increases significantly when trees or shrubs are planted near buildings. As a general policy, it is recommended that no shrubs or trees with high water demand are planted close to any buildings. It should be ensured that your building insurance policy includes adequate cover for subsidence and heave damage.

9.2 Evidence and Risks of Structural Movement

There was no evidence of structural movement at the time of the survey. All external walls were free of 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 out on or after 11th November 1985, you might wish to have the Vendor apply for a Building Control Certificate of Regularisation.

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

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

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

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

- Loft conversion.
- Newly installed fenestration (Windows and Doors).
- Heating system.

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.

The gardens are demised to the lower flat.

10.2 Driveway

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

10.3 Retaining Walls, Boundary Walls, and Fences

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

The 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 10 years.

10.4 Paths and Patios

The stone paving slabs at the front of the property appear to be well-laid, level and free of excessive cracks and are deemed to be in a satisfactory condition.

10.5 External Steps and Ramps

The mastic asphalt covered stone steps at the front of the property were in a satisfactory condition at the time of the survey.

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

No deleterious were identified at the time of the survey.

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, it would be the best course of action to commission a Japanese knotweed specialist to thoroughly inspect the grounds and the surrounding areas within at least a 10-metre radius. Japanese Knotweed is a hardy bamboo-like perennial plant that grows quickly and strongly. It spreads through its underground rhizomes or roots, and thick clumps or stands can quickly grow to a height of over two metres. It was introduced into the United Kingdom in the mid-19th Century and was initially popular with landscapers because of its ability to grow quickly and form dense screens. However, it soon became a problem because of its ability to out-compete indigenous flora and their associated fauna. For further information, you may wish to check out the RICS IP 27/2012:

http://www.rics.org/Global/Japanese_Knotweed_and_residential_property_1st_edition_PGguidance_2012.pdf

11.4 Other Environmental Factors

This is a period property; the shared structural surfaces are not sound insulated. Therefore you may be affected by neighbour noise such as footsteps, flushing toilets and general conversation. Such factors may impact value.

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 will have the opportunity to renegotiate the purchase price.

The vendor may need to give authorisation to carry out the further investigation as minor damage may be caused to the decorations. The following further investigations are recommended you should, therefore:

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

- Commission a roofer to access the roof to inspect all abutments and materials closely. https://www.fmb.org.uk/find-a-builder/find-a-builder-in-your-area/
- 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/

13.0 Legal and Other Matters

Your Legal Advisor is responsible for checking relevant documents relating to the property. These might include servicing records, guarantees, reports, specifications on previous repair works and all the standard searches and inquiries. If any matters identified by the surveyor, which your Legal Advisors should investigate on your behalf, these are reported in this section.

Your Legal Advisor should:

The Land and Property

1. Check whether any restrictive Covenants, Easements, Rights of Way, Chancel repair Liability or Wayleaves exist.
2. Determine exact boundary and your liability to upkeep any boundary fences and walls.
3. Determine any responsibilities for the maintenance and upkeep of any jointly or sole-use drainage systems.
4. 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.
5. Check whether Land Charges have been applied.
6. Check whether it is necessary to obtain a ground stability report for this property to assess the likelihood of subsidence caused by mines below ground.
7. 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.
8. If extensions exist, ensure that approval documents to build over any drainage runs were obtained from the water undertaker and all building control and where necessary planning approval documents or certificates of lawfulness are obtained.

Certificates and Warranties

1. Obtain up to date electrical, and gas certificates where applicable.
2. Where applicable if noted in the section ‘Damp proof Courses,' check that warranties exist in respect any retrospective damp proof course installations and whether such warranties will transfer to the new owner of the property.
3. Obtain any Certificates of Regularisation for any retrospective applications for building control approval for extensions where applicable.
4. Obtain any CIGA certificates that may exist for any cavity wall and loft insulation
5. Check whether any guarantees and warranties exist for the installation of alarm systems, gas boiler, CCTV, and electrical system and whether this would transfer to the new owner of the property.
6. Check whether there are any service agreements in place for the management of systems such as fire, security alarms where applicable.
7. 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.

Checks for Leasehold properties

1. Determine the number of leaseholders in the block and what your contribution would be for the cost of works to communal areas.
2. Check whether there are any planned maintenance or improvement programmes in place, and if any, when the actions are due and the estimated costs to you as a Leaseholder.
3. Check when the last cyclical decorations were undertaken and what was included as part of the works.
4. Determine the boundary of any gardens and estate and the liability for the upkeep.
5. Check if the block has a valid building insurance and check whether there is adequate cover for heave and subsidence.
6. Check whether there are any service agreements in place for the management of systems such as fire, security alarms where applicable.

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

14.0 Surveyor's Declaration

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

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

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

Simon Hanchard BSc (Hons), AssocRICS, MCIOB

(Director and Building Surveyor)

Chartered Construction Manager

Date: 18th April 2018

Survey Photographs

Photo 2

Photo 3

Photo 4

Photo 5

Photo 6

Photo 7

Photo 8

Photo 9

Photo 10

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Photo 13

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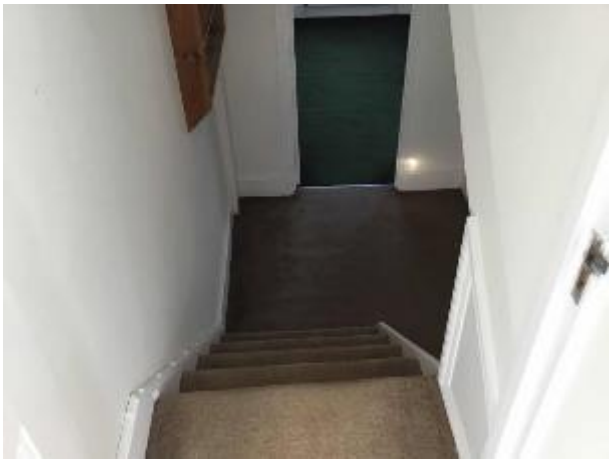

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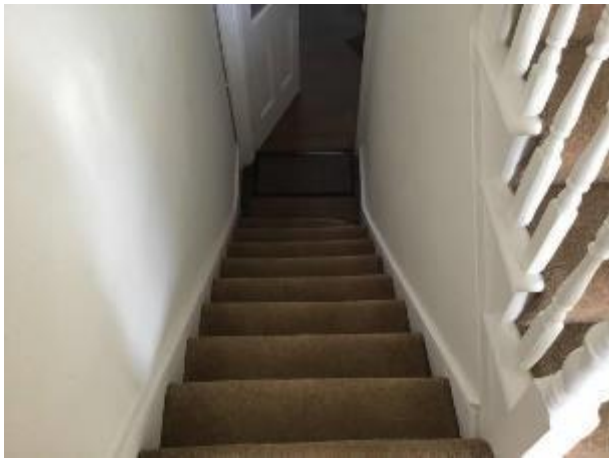

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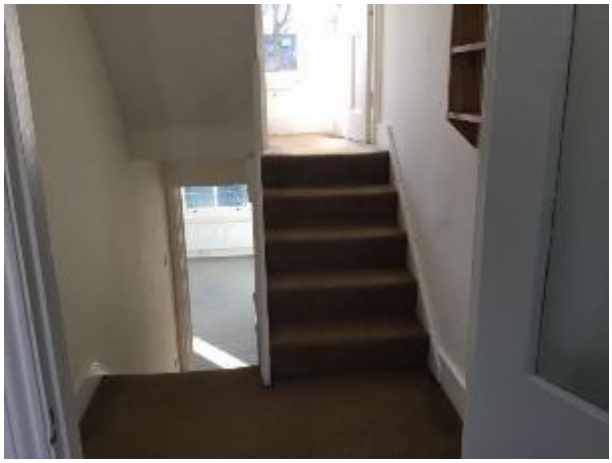

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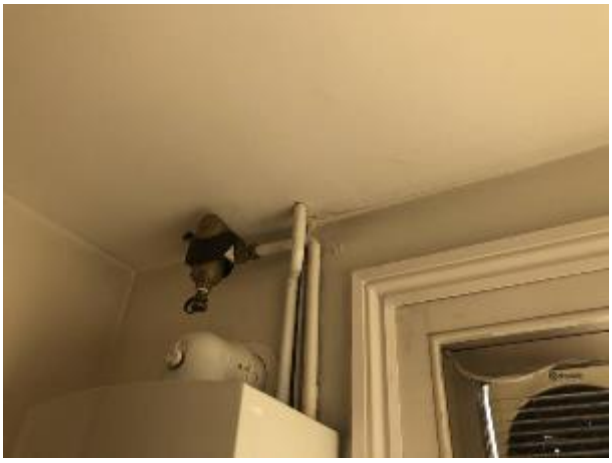

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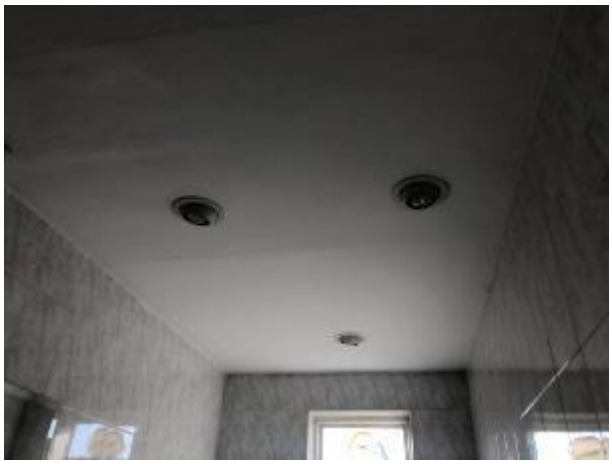

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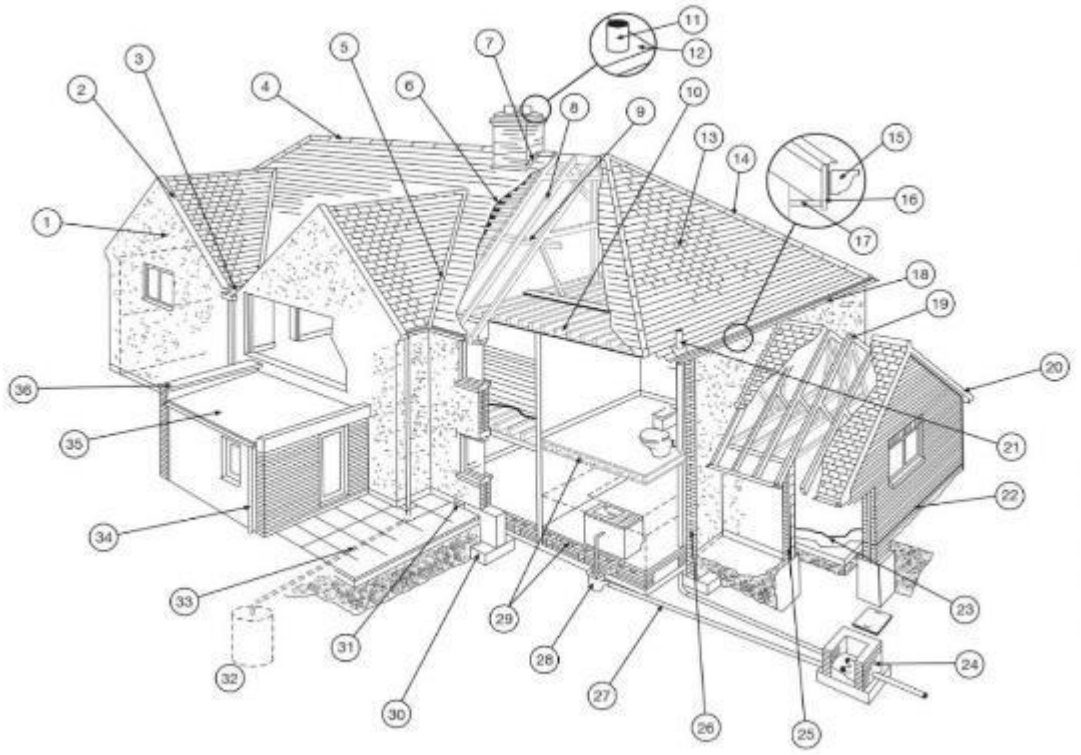
House Diagram and Glossary of Terms



KEY

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

Aggregate	Pebbles, shingle, gravel, etc. used in the manufacture of concrete, and in the construction of "soakaways."
Air Brick	Perforated brick or metal/plastic grille used for ventilation, especially to floor voids (beneath timber floors) and roof spaces.
Architrave	Joinery moulding around window or doorway.
Asbestos	A fibrous mineral used in the past for insulation. Can be a health hazard.Specialist advice should be sought if asbestos is found.
Asbestos Cement	Cement with 10-15% asbestos fibre as reinforcement. Fragile - will not bear heavy loads. Hazardous fibres may be released if cut or drilled.
Ashlar	Finely dressed natural stone: the best grade of masonry
Asphalt	Black, tar-like substance, strongly adhesive and impervious to moisture used on flat roofs and floors.
Barge Board	See "Verge Board."
Balanced Flue	The typical metal device attached to gas appliances which allow air to be drawn by the appliance while also allowing fumes to escape (see also "Fan-Assisted Flues").
Batten	Thin lengths of timber used in the fixing of roof tiles or slates.
Beetle Infestation	(Wood-boring insects: e.g. woodworm) Larvae of various species of beetle, which tunnel into timber causing damage. Specialist treatment is generally required. Can also affect furniture.
Benching	Smoothly contoured concrete slope beside drainage channel within an inspection chamber. Also known as "Haunching."
Bitumen	A black, sticky substance, related to asphalt, used in sealants, mineral, felts and damp proof courses.

Breeze Block	Originally made from cinders ("breeze") - the term now commonly used to refer to various types of concrete and cement building blocks.
Carbonation	A natural process, which affects the outer layer of concrete. Metal reinforcement within that layer is liable to early corrosion, with the consequent fracturing of the concrete.
Cavity Wall	The standard modern method of building external walls of houses comprising two leaves of brick or block work separated by a gap ("cavity") of about 50mm (2 inches).
Cavity Wall Insulation	Filling of wall cavities by one of the various forms of insulation material: Beads: Polystyrene beads pumped into the holes. Will easily fall out if the wall is broken open for any reason. Fibreglass: can lead to problems if it becomes damp. Foam: Urea-formaldehyde form, mixed on site, and pumped into the cavities where it sets. Can result in problems of dampness and make investigation/replacement of wall ties more difficult. Rockwool: Inert mineral fibre pumped into the cavity
Cavity Wall Tie	Metal device bedded into the inner and outer leaves of the cavity wall. Failure by corrosion can result in the wall becoming unstable - specialist replacement ties are then required.
Cesspool	A simple method of drainage which comprises a holding tank which needs frequent emptying. Not to be confused with "Septic Tank."
Chipboard	Also, referred to as "Particle Board." Chips of wood compressed and glued into sheet form. A cheap method of decking to flat roofs and (with Formica or melamine surface) furniture, especially kitchen units. Also, commonly used on floors. Tends to swell if moisture content increased.

Collar	Horizontal timber member intended to restrain opposing roof slopes. Absence, removal, or weakening can lead to roof spread.
Combination Boiler	A gas boiler there is no need for water storage tanks, hot water cylinders, etc. but are complex and can be expensive to repair. Water supply rate can be slow
Coping/Coping Stone	Usually, stone or concrete laid on top of a wall as a decorative finish and to stop rainwater soaking into the wall.
Corbel	Projection of stone, brick, timber, or metal is jutting out from a wall to support the weight.
Coving	Curved junction piece to cover the join between wall and ceiling surfaces.
Dado Rail	Wooden moulding fixed horizontally to a wall, about 1 metre (3ft 4in) above the floor, originally intended to protect the wall against damage by chair backs.
Damp Proof Course	A layer of impervious material (mineral felt, PVC, etc.) incorporated into the lower section of a wall to prevent dampness around windows, doors, etc. Various proprietary methods are available for damp proofing existing walls including "electro-osmosis" and chemical injection.
Damp Proof Membrane	Usually, polyethene incorporated within ground floor slabs to prevent rising dampness.
Deathwatch Beetle	Serious insect pest in structural timbers usually affects old hardwoods with fungal decay already present.
Double Glazing	A method of thermal insulation usually either: Sealed unit: Two panes of glass fixed and hermetically sealed together, or Secondary: In effect, a second "window" placed inside the original window.

Dry Rot	A fungus, which attacks structural and joinery timbers, often with devastating results. Can flourish in moist, unventilated areas.
Eaves	The overhanging edge of a roof at gutter level.
Efflorescence	Salts crystallised on the surface of a wall because of moisture evaporation.
Engineering Brick	Particularly strong and dense type of brick sometimes used as a damp proof course. Usually blue in colour.
Fan Assisted Flues	Like "Balanced Flue" but with fan assistance to move air or gases.
Fibreboard	Cheap, lightweight board material of little strength, used in ceilings or as insulation to attics.
Fillet	Mortar used to seal the junction between two surfaces, i.e. between a slate roof and a brick chimney stack
Flashing	Building technique used to prevent leakage at a roof joint. Normally metal (lead, zinc, or copper).
Flaunching	Contoured cement around the base of cement pots, to secure the pot and allow rain to run off.
Flue	A smoke duct in a chimney, or a proprietary pipe serving a heat producing appliance such as a central heating boiler.
Flue Lining	Metal (usually stainless steel) tube within a flue - essential for high output gas appliances such as boilers. May also be manufactured from clay and built into the flue.
Foundations	Normally concrete laid underground as a structural base for a wall; in older buildings, may be brick or stone.
Frog	A depression imprinted on the upper surface of the brick, to save clay, reduce weight and increase the strength of the wall.

Gable	The upper section of a wall, usually triangular, at either end of a ridged roof.
Ground Heave	Swelling of clay subsoil due to absorption of moisture; can cause an upward movement in foundations.
Gulley	An opening into a drain, normally at ground level, placed to receive water, etc. from downpipes and waste pipes.
Haunching	See "Benching." Also, a term used to describe the support for an underground drain.
Hip	The external junction between two intersecting roof slopes.
Inspection Chamber	Commonly called "manhole"; provides access to a drain comprising a chamber (of brick, concrete or plastic) with the drainage channel at its base and a removable cover at ground level.
Jamb	The side part of a doorway or window.
Joist	Horizontal structural timber used on a flat roof, ceiling, and floor construction. Occasionally also metal.
Landslip	Downhill movement of unstable earth, clay, rock, etc. often following prolonged heavy rain or coastal erosion, but sometimes due entirely to subsoil having little cohesive integrity
Lath	A thin strip of wood used as a backing for plaster.
Lintel	The horizontal structural beam of timber, stone, steel or concrete placed over window or door openings.
Longhorn Beetle	A serious insect pest mainly confined to the extreme south-east of England, which can destroy the structural strength of wood.
LPG	Liquid Petroleum Gas (or Propane). Available to serve gas appliances in areas without mains gas. Requires a storage

	tank.
Mortar	Traditionally a mixture of lime and sand. Modern mortar is a mixture of cement and sand.
Mullion	The vertical bar which divides individual lights in a window.
Newel	The post that supports a staircase handrail at top and bottom. Also, the central pillar of winding or spiral staircase.
Oversite	The rough concrete below timber ground floors; the level of the oversite should be above external ground level.
Parapet	The low wall along the edge of a flat roof, balcony, etc.
Pier	A vertical column of brickwork or other material used to strengthen the wall or to support the weight.
Plasterboard	Stiff "sandwich" of plaster between coarse papers. Now in widespread use for ceilings and walls.
Pointing	Smooth outer edge of the mortar joints between bricks, stones, etc.
Powder Post Beetle	Relatively uncommon pests, which can cause widespread damage to structural timbers.
Purlin	The horizontal beam which supports the rafters.
Quoin	The external angle of a building, or, specifically, bricks or stone blocks forming that angle.
Rafter	A sloping roof beam, usually timber, forming the carcas of a roof.
Random Rubble	The primitive method of stone wall construction with no attempt at bonding or coursing.
Rendering	The vertical covering of a wall either plaster (internally) or cement-based (externally), sometimes with pebbledash, stucco, or Tyrolean textured finishes.

Reveals	The side faces of a window or door opening.
Ridge	The apex or top line of a roof.
Riser	The vertical part of a step or stair.
Rising Damp	The moisture that soaks up a wall from the below ground, by capillary action causing rot in timbers, plaster decay, decoration failure, etc.
Roof Spread	Outward bowing of a wall caused by the thrust of a badly restrained roof structure (see "Collar").
Screed	Final, smooth finish of a solid floor; usually mortar, concrete or asphalt.
Septic Tank	Drain installation whereby sewage decomposes through bacteriological action, which can be slowed down or stopped altogether by the use of chemicals such as bleach, biological washing powders, etc.
Settlement	General disturbance in structure, showing as distortion in walls, etc., usually as the result of the initial compacting of the ground due to the loading of the building.
Shakes	Naturally occurring cracks in timber; in building timbers, shakes can appear quite dramatic, but strength is not always impaired.
Shingles	Small rectangular pieces of wood used on roofs instead of tiles, slates, etc.
Soaker	Sheet metal (usually lead, zinc or copper) at the junction of a roof with a vertical surface of a chimney stack, adjoining wall, etc. Associated with flashings which should overlay soakers.
Soffit	The under-surface of the eaves of a roof, balcony, arch, etc.
Solid Fuel	Heating fuel, normally coal, coke or one of a variety of

	proprietary fuels.
Spandrel	Space located on the sides and top of an arch; also, below a staircase.
Stud Partition	Lightweight, sometimes non-loadbearing wall construction comprising a framework of timber faced with plaster, plasterboard or other finish.
Subsidence	Ground movement possibly as a result of mining activities, clay shrinkage or drainage problems.
Subsoil	The soil below the topsoil, upon which foundations usually bear.
Sulphate Attack	Chemical reaction, activated by water, between tricalcium aluminate and soluble sulphates. Can cause deterioration in brick walls, concrete floors and external rendering.
Tie Bar	The heavy metal bar is passing through a wall or walls, to brace a structure suffering from structural instability.
Torching	Mortar applied to the underside of roof tiles or slates to help prevent moisture penetration. Not necessary when a roof is underdrawn with felt.
Transom	The horizontal bar of wood or stone across a window on top of a door.
Tread	The horizontal part of a step or stair.
Trussed Rafters	The method of roof prefabricated with the triangular framework of timbers. Now widely used in domestic construction.
Underpinning	Methods of strengthening weak foundations whereby a new, stronger foundation is placed beneath the original.
Valley Gutter	Horizontal or sloping gutter usually lead, or tile lined, at the internal intersection between two roof slopes.

Ventilation	Necessary in all buildings to disperse moisture resulting from bathing, cooking, breathing, etc. and to assist in the prevention of condensation. Floors: Necessary to avoid rot, especially dry rot, achieved by air bricks near 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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