Fletton s

LEVEL 3 BUILDING SURVEY REPORT

Flat 24, Tenby Court, Tenby Road, London, E17 7AT

PREPARED ON BEHALF OF:
Mrs Saba Al-Shohaty

SURVEY DATE:
Thursday 4th December 2025

REF:
24E177AT

Regulated by RICS

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

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Flettons Surveyors 20-22 Wenlock Road, London, N1 7GU
E: info@flettons.com | T: 0330 043 4650 | W: www.flettons.com

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1.0 Introductory Details

1.1 Scope and Details of Instruction

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

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

This report aims to provide a general overview of the property's condition and enable you to plan for future maintenance and repair.

Recommendations for further investigation have been made so that you are fully aware of the financial commitment when purchasing the property. The report must be read in its entirety and considered in detail. 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. Before exchanging contracts, you should conclude all the recommended further investigations in this report.

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

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

1.2 Limitations of Building Survey

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

There may be signs of hidden defects, in which case recommendations are made for further investigation. Without such evidence, The surveyor will assume that such areas are free from defects in producing this report. If assurance is required on these matters, it will be necessary to carry out exposure works. Unless these are done before the exchange of contracts, there is a risk that additional defects and consequential repair costs will be incurred if discovered later.

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

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

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

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

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

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

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

This report reflects on the condition of the various parts of the property at the survey time. It is possible that defects could arise between the survey date 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.

1.3 Desk Study

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

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

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1.4 Condition Ratings

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

- **High Risk** - Urgent attention is required. Further deterioration or disrepair may occur if repairs are not undertaken immediately.
- **Medium Risk** - Overall, this part of the property is in satisfactory condition, but some repairs are required to ensure that the component continues to perform its purpose and maximize its remaining life.
- **Low Risk** - The component is in a satisfactory condition and has a remaining life of at least 5 - 10+ years, subject to regular maintenance. Where an item may be old, but in an adequate condition.
- **Not applicable** – Due to limitations, this component was not inspected or does not exist. Therefore, no comment could be provided. Where limitations are imposed, a further investigation is the best course of action.

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2.0 Survey Details

2.1 Company Information

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

2.2 Date of Survey

Thursday 4th December 2025

2.3 Weather Conditions

The weather at the time of the survey: Raining at the time of the survey, so roof coverings may appear in better condition. However, an inspection of the roof covering during dry weather is recommended.

2.4 Estate Holding

The property is being offered for sale on a leasehold basis, with vacant possession being provided upon completion. It would be best if you asked your Legal Advisor to confirm this point. The property was occupied at the time of inspection.

A leasehold property is a type of real estate property in which a person or entity owns the right to use and occupy the property for a specified period, subject to the terms of a lease or tenancy agreement with the freehold owner.

In other words, the leaseholder has the right to use and occupy the property for the duration of the lease, which can be for years or decades, depending on the terms of the lease agreement. However, the leaseholder does not own the property itself, as the freehold owner retains ownership of the property and has certain rights to it, such as the ability to impose restrictions on the use of the property or to charge rent.

Leasehold properties are most commonly associated with apartments or flats, but they can also apply to other types of properties, such as commercial buildings or land. The lease agreement terms can vary widely and include provisions for rent increases, maintenance responsibilities, and other conditions. At the end of the lease term, the property reverts to the freehold owner unless the lease is renewed or extended.

IMPORTANT NOTE
It is important to note that as a leasehold property, the freeholder will likely maintain the block's common areas, such as the roofs, walls, and grounds. Your Legal Advisor should check if any planned maintenance works are due for these areas.

Planned maintenance may include repairs, renovations, or improvements to the block's common areas. It is important to be aware of any upcoming maintenance works, as they may impact the property's use and result in additional costs for leaseholders.

A sinking fund is a reserve of money set aside to cover the cost of future maintenance or repairs to the property. Ensuring that the sinking fund is adequately funded to cover upcoming works is important. Your legal Advisor should also check if a sinking fund is in place to cover the cost of any planned maintenance works.

Checking for planned maintenance works and the availability of a sinking fund can help you make an informed decision about purchasing the property and ensure that you are aware of any potential costs or disruptions to its use.

A desk study has been undertaken to ascertain this property's council tax band. According to our desk study, the property is rated as a Band B. You should contact Waltham Forest Council to obtain the actual annual cost.

Council tax rates may increase annually. In England and Scotland, valuation bands are based on the value of a property on 1 April 1991, not what it is worth today. In Wales, valuation bands are based on the value of a property on 1 April 2003.

If you decide to proceed with purchasing this property, you may wish to appeal against the band. A Land Registry search may reveal the cost of the property in April 1991.

To appeal the council tax band, check out the following link:

https://flettons.com/contest-your-council-tax-band/

2.5 Planning, Conservation, and Development Guidance

PROPERTY LOCATION AND CONSERVATION STATUS ASSESSMENT

In this comprehensive level three survey, the location and conservation status of the property has been evaluated based on available information from the council's geographic information system

and other relevant sources.

NOT IN CONSERVATION AREA
- Council's Geographic Information: According to the council's geographic information system, the property is not situated within a designated conservation area. This status typically implies fewer restrictions on development and alterations compared to properties in conservation areas.
- Implications: Being outside a conservation area generally allows more flexibility in making changes to the property, subject to standard planning regulations and building controls.

NOT A LISTED PROPERTY
- Listing Status: The property is also not listed, meaning it is not recognized as being of national historic or architectural interest under the Planning (Listed Buildings and Conservation Areas) Act 1990.
- Renovation and Development: As a non-listed property, it is not subject to the stringent controls and restrictions that apply to listed buildings. However, any development or renovation still needs to comply with local planning guidelines and building regulations.

LEGAL ADVISOR'S ROLE
- Confirmation of Status: While this survey provides an initial assessment of the property's status regarding conservation and listing, your Legal Advisor must conduct formal searches. These searches will confirm the property's status and identify any specific restrictions or requirements that might apply.
- Future Searches: Your Legal Advisor should also check if there are any proposed changes to the area's conservation status or if any new listings are being considered that might affect the property.

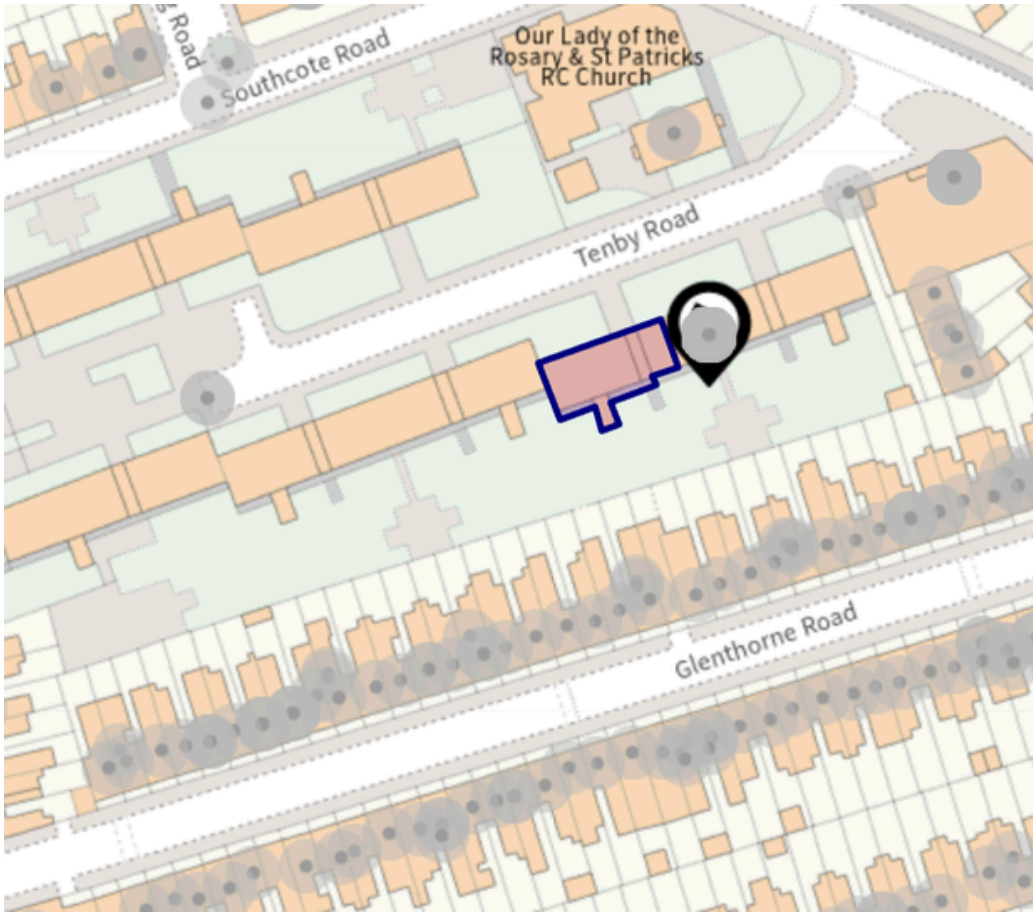
IMPORTANCE OF LEGAL ADVICE
Compliance with Regulations: Obtaining accurate and up-to-date information through your Legal Advisor ensures that any future plans for the property comply with all relevant regulations and restrictions.
- Informed Decision Making: Understanding the property's status in terms of conservation and listing helps in making informed decisions about potential renovations, extensions, or alterations.

LIMITATIONS OF THE SURVEY
- This assessment is based on the current information available and does not guarantee the property's status. Changes in conservation area designations or listing status can occur, which might not be reflected in the council's current geographic information system.
Property buyers must seek professional legal advice to verify the property's status and understand any implications for future property development or alterations. Adhering to correct legal procedures and regulations is crucial to avoid potential legal issues and ensure any property development is carried out appropriately.

2.6 Orientation and Map of Location

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

The front of the property faces north west. The respective walls will be susceptible to defects such as condensation, mould growth, and frost expansion. If such defects are identified during 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 the structure is in a condition whereby you will not suffer unexpected financial losses in the future, and significant defects identified during the inspection are included in the report.

In the surveyor's opinion, the structure was in adequate condition; however, some defects require repair. The surveyor's opinion has been provided at the end of each section, indicating whether the condition or defect would warrant a revision of your offer. This opinion assumes you are aware that the property requires work in the visible areas. However, if you were not previously aware of these issues, you may wish to revise your offer regardless of the surveyor's opinion.

The surveyor cannot provide you with an answer as to whether you should proceed with the purchase. Still, it is strongly recommended that you consider whether you can afford the time and cost to bring this property up to a proper standard where defects or design flaws are identified. You are advised to obtain quotes from contractors for a specific figure. In my opinion, you have the following options:

1. You should ensure that the defects noted in this report are remedied before purchasing the property, but the Vendor would unlikely undertake all of the work.

2. You may wish to submit a revised offer to the Vendor considering the findings in this report, which is the more common option than option one. You may wish to revise your offer based on the survey findings. It is often asked what sums would be worth putting forward to the vendors to consider a revised offer. You can revise your offer to whatever you want, but the Vendor is not obligated to accept any revised offer. However, when revising your offer, you would best use the items you would not be reasonably expected to know about as a layperson, such as defective drainage, electrical rewiring and upgrades, dampness, etc. You may use the findings to decide whether to proceed with the purchase, revising your offer with the seller.

3. Alternatively, considering the defects, you may wish not to proceed with the purchase.

PRIORITISING THE WORKS
When planning to work on a property, following a logical sequence of steps is important to ensure the work is completed efficiently and effectively. The following order of work is typically recommended and should be used where applicable:

1. Roofing: The first step is to ensure the roof is in good condition. Any repairs or replacements to the roof should be carried out before any other works are started. This will prevent any damage to the internal structure of the property.

2. Extension: If you plan to extend the property, the next step is to obtain the necessary planning permission from the local authority. Once permission has been granted, the extension should be built before any internal works are started.

3. Structural works: If any structural works are required, such as removing load-bearing walls, these should be carried out before any internal decorations are started.

4. Plumbing and electrical works: Once the structural works are completed, the next step is to carry out any necessary plumbing and electrical works. This includes installing new pipes, radiators, lighting, and electrical sockets.

5. Bathroom and kitchen installation: After the plumbing and electrical works are completed, the bathrooms and kitchen fittings should be installed. This includes cabinets, sinks, toilets, showers, and kitchen appliances.

6. Plastering: Once the bathroom and kitchen installation is complete, the walls and ceilings should be plastered to create a smooth surface for painting or wallpapering.

7. Internal decoration: Once the plastering is completed, the walls and ceilings can be decorated with paint or wallpaper. This is also the time to install any flooring, such as carpet or tiles.

Following this work order ensures that your property is extended and renovated logically and efficiently, minimising the risk of delays or complications. It is important to engage the services of experienced professionals to carry out the work to a high standard and ensure that all necessary regulations and requirements are met.

If you have any further queries about the report, you must first contact the surveyor at +447901333164 (Whatsapp, SMS) or email info@flettons.com. The surveyor's contact details are in the report submission email.

3.2 Areas of Concern

The areas of concern are listed below for ease of reference. You should refer to these sections accordingly for further information. If you want a precise figure for work, you should obtain quotes from competent contractors. A contractor should be a professional body or scheme member for their relevant trade, such as the Federation of Master Builders (FMB) and 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; plumbers and heating engineers should be Gas Safe registered.

1. Roofs (See section 4.4).
2. Other Roofs (See section 4.5).
3. Rainwater Goods (See section 4.8).
4. Windows Frames and Cills (See section 4.11).
5. External Doors Frames and Security (See section 4.12).
6. Ceilings (See section 5.4).
7. Interior Walls and Energy Efficiency (See section 5.5).
8. Internal Door and Fire Resistance (See section 5.7).
9. Woodwork and Trims (See section 5.8).
10. Kitchen Fixtures Fittings (See section 5.9).
11. Sanitary Fixtures and Fittings (See section 5.10).
12. Storage Fittings (See section 5.11).
13. Fire Alarms Smoke Alarms and Fire Suppression Systems (See section 7.2)
14. Water Supply and Plumbing (See section 7.3).
15. Electricity Supply and Installation (See section 7.4).
16. Gas Supply and Installation (See section 7.5).
17. Space heating and Hot water (See section 7.6).
18. Mechanical Trickle and Passive Ventilation (See section 7.8).
19. Drainage: Foul Surface and Underground (See section 7.9).
20. High Moisture Readings and Locations (See section 8.1).
21. Balconies (See section 10.6).
22. Deleterious Materials (See section 11.2).
23. Other Environmental Factors (See section 11.4).

3.3 Insurance Reinstatement Valuation

The reinstatement value is the cost of rebuilding the dwelling in a catastrophic failure and is calculated using the building cost information service (BCIS). The reinstatement value of this property is £248000. This figure can change with inflation or any significant material changes to the property over time. You should obtain quotes for adequate building insurance before you proceed to purchase.

3.4 Total Estimated Costs

THE ITEMS IN THE TABLE ARE NOT A SPECIFICATION OR DESIGN. THE CONTRACTORS COMMISSION ARE RESPONSIBLE FOR ALL DESIGN AND SPECIFICATION OF WORKS. YOU SHOULD ALSO ENSURE ACONTRACT IS IN PLACE FOR ANY BUILDING BEING DONE IN THE PROPERTY

This report highlights the repair items, 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 exchanging contracts.

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

Only when you have all this information before you are 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 in the tables below 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, etc.

Essential Works
We have not undertaken a detailed assessment of the cost of the repairs highlighted in the report. Still, all figures for significant essential works are categorised and estimated in the tables below. You may wish to revise your offer to absorb the cost of any work other than further investigations and any work that you would not have been expected to be aware of as a layperson at the time of making your initial offer — e.g. dampness, electrical rewiring, and roof renewals, etc.

Communal Works
Communal works in the tables below are estimated for the estate over the next ten years. Where

works are estimated in 10 years, it may be the case that repair of the element can be prolonged in the next ten years. Therefore, it is recommended that before agreeing on any major works projects in the future, a survey is performed to assess the condition every 5-7 years. This property is leasehold; therefore, you may be liable to pay a share of the repair and maintenance of the common parts. You may also have to pay a service charge to cover building insurance, cleaning and lighting costs. Your Legal Advisor should determine your share of the costs and whether any service charges are payable.

Provisional Works

Provisional works may be required subject to further investigations as the report recommends. You are strongly advised to perform further investigations as these may reveal faults. Suppose faults and defects are detected upon receipt of test reports. In that case, you will then be able to either request that the vendor undertake the remedial action or renegotiate your initial offer.

Improvement Works

Some areas of the property are identified as satisfactory, but maybe old or idiosyncratic taste has only been listed as improvement works. Improvement works are not works that would be considered points for negotiation.

Further Investigations

Section 12.0 of this report lists further investigations with links to the relevant trades' professional bodies. You may use this list to find suitable trades in your area. We do not recommend individual contractors as this would constitute a conflict of interest. You are strongly advised to conduct all further investigations as the report recommends.

IMPORTANT NOTE

When planning to have work done, it is important to understand that estimated costs for work are not quotes and should be used as a guide. An estimated cost is an approximate calculation of how much the work will likely cost based on several factors, such as the materials required, the skill level required, and the time it will take to complete the work.

However, it is important to note that estimated costs can change due to various factors, such as inflation, changes to the scope of the works, or unforeseen problems that arise during the works. This means that the final cost of the works may be higher or lower than the estimated cost.

One of the risks of relying solely on an estimated cost is that you may pay more than you anticipated. For example, if the works take longer than expected or the cost of materials increases due to inflation, you may pay more than the estimated cost.

To mitigate this risk, having a contract with the contractor before starting the work is important. The

contract should outline the scope, the timeline for completion, and the costs associated with the works, including any potential variations due to unforeseen issues or changes in scope.

One type of contract that can be used for domestic works is the JCT Homeowner Contract. This contract is designed to be user-friendly and provides a comprehensive framework for the works. It includes provisions for variations, delays, and disputes and can help protect the homeowner and the contractor.

In summary, estimated work costs are not quotes and should be used as a guide. It is important to have a contract with the contractor before starting the work to prevent unexpected variations. The JCT Homeowner Contract is useful for domestic works as it provides a comprehensive framework and includes provisions for variations and disputes.

REVISING YOUR OFFER

As the building survey report has identified any unexpected and essential works that need to be carried out, you can use this information to revise your offer with the vendor. Here's how you can do it:

1. Review the building survey report: You should carefully review the building survey report to understand the essential work needed. These may include repairs, renovations, or upgrades necessary to ensure the safety and integrity of the property.

2. Get quotes for the works: The client can obtain quotes from reputable contractors for the essential works identified in the survey report. These quotes will help them determine the cost of the works and the impact on the property's overall value.

3. Determine the revised offer: Based on the cost of the essential works, you can determine a revised offer that reflects the cost and any additional compensation they may require. This revised offer can be submitted to the vendor or via their agent.

4. Negotiate with the vendor: The vendor may accept or reject the revised offer, or they may counter with their offer. The client should be prepared to negotiate and work with the vendor to reach a mutually acceptable agreement.

Our building survey report is a comprehensive report highlighting the essential improvement and provisional works required for the property. It is important to note that the revised offer should only reflect the cost of essential works that were not expected to be known by a layperson. If the works are cosmetic or non-essential, the vendor may not be willing to negotiate on price.

Essential works are those that are required to maintain the safety and integrity of the property. For

example, essential works may include:

1. Repairing a leaking roof or damaged foundation that could lead to water damage or structural problems
2. Upgrading outdated or unsafe electrical or plumbing systems
3. Fixing a faulty heating or cooling system that could impact the habitability of the property
4. Remediating hazardous materials such as asbestos or lead-based paint
5. Addressing any fire safety issues or ensuring that the property is up to code

These are just a few examples of essential works that could impact the property's value and its occupants' safety. If the building survey report identifies any of these issues, the client can use this information to revise their offer with the vendor to reflect the cost of the essential works.

WATCH THE VIDEO GUIDE HERE
https://youtu.be/c4j3oi_LAps

3.5 Summary of Repair Costs

Essential works

Description of Works	Due	Estimated Cost
Electricity Supply and Installation		
Commission an approved electrician to undertake a full test and inspection of the electrical installation. To find an electrical visit: https://www.niceic.com/contractor	Now	£150
Space Heating and Hot water		
Commission a Gas Safe, approved Heating Engineer to undertake a full test and inspect the gas installation. To find a qualified heating engineer, visit: https://www.gassaferegister.co.uk/	Now	£150
Drainage: Foul, Surface, and Underground		
Commission a drainage specialist to undertake a CCTV survey of the drainage system and locate any chambers. To find a drainage contractor, visit: https://nadc.org.uk/search1/?geodir_search=1&stype=gd_place&s	Now	£250
Deleterious Materials		
Commission a specialist asbestos surveyor to undertake an asbestos management survey. To find a qualified asbestos surveyor, visit: https://www.ukas.com/find-an-organisation/	Now	£450
Windows, Frames, and Cills		
Commission a Fensa Approved contractor to service the windows. To find a qualified contractor, visit: https://www.fensa.org.uk/find-installers	2026	£500
External Walls		
REDECORATE ALL PREVIOUSLY PAINTED SURFACES - Commission a skilled builder to undertake decoration to all previously painted surfaces as recommended. To find a skilled builder visit: https://www.fmb.org.uk/	2032	£10,000
THE DWELLING: Contingency sum for unforeseen and all minor works identified at the time of the survey.	2026	£5,000

Description of Works	Due	Estimated Cost
COMMUNAL COSTS: Contingency sum for unforeseen and all minor works identified at the time of the survey. (Overall cost to be shared between leaseholders)	2031	£10,000
Subtotals for Essential works		**Sum: £ 26,500**
Totals Combined Costs		**Sum: £ 26,500**

Improvement Works

Description of Works	Due	Estimated Cost
Interior Walls and Energy Efficiency		
(option 1) Commission a skilled general builder to redecorate the property throughout, and any patch repairs, ceilings, walls, and woodwork, including all materials and workmanship. To find a skilled contractor, visit: https://paintingdecoratingassociation.co.uk/	2026	£8,000
(option 2) Commission a skilled drywalling specialist to supply and fit a 50mm thermal board to increase the thermal resistance to the inner side of solid perimeter walls. Including all associated works such as electrical and UPVC window cill extension where applicable and by the guarantees of previous damp proofing systems, skimming and final decoration (including plaster boarding to the walls and ceilings in bedroom 2). (either select this option or just decoration in the above row). To find a dry lining specialist, visit: https://www.nia-uk.org/ To find a skilled decorating contractor visit https://paintingdecoratingassociation.co.uk/	2026	£15,000
Kitchen Fixtures and Fittings		
Commission a skilled kitchen installer to upgrade the kitchen with fitted appliances complete with floor and wall tiling. To find a skilled contractor, visit: https://www.bikbbi.org.uk/find-a-member/	2026	£8,000
Sanitary Fixtures and Fittings		
Commission a skilled bathroom installer to upgrade the bathroom suite with floor and wall tiling and underfloor heating. To find a skilled contractor, visit: https://www.bikbbi.org.uk/find-a-member/	2026	£8,000
Mechanical, Trickle and Passive Ventilation		
Commission an approved electrician to supply and fit a humidistat fan in the bathroom. To find a skilled builder, visit: https://www.fmb.org.uk/	2026	£650
Internal Doors and Fire Resistance		
Commission a skilled general builder to supply and fit new 30-minute fire doors with intumescent strips to all rooms except the bathroom. Adjust all door liners, stops and architraves as required. To find a skilled builder, visit: https://www.fmb.org.uk/	2026	£3,500

Description of Works	Due	Estimated Cost
External Doors, Frames and Security		
Subject to freeholder approval: Commission a FENSA Approved contractor to upgrade the old door to modern insulated and fire resistant type: To find a skilled builder, visit: https://www.fmb.org.uk/ To find a qualified contractor, visit: https://www.fensa.org.uk/find-installers	2026	£2,000
Subtotals for Improvement Works		**Sum: £ 45,150**
Totals Combined Costs		**Sum: £ 71,650**

Communal works

Description of Works	Due	Estimated Cost
Roof		
Commission a skilled roofing contractor to supply and fit new roof coverings to the main roof as recommended. To find a skilled contractor, visit: https://www.nfrc.co.uk/	2035	£20,000
Commission a skilled builder to undertake main roof remedial works as the report recommends. To find a skilled contractor, visit: https://www.nfrc.co.uk/	2026	£3,000
Other Roofs		
As recommended, commission a skilled roofing contractor to supply and fit new roof coverings to the other roofs. To find a skilled contractor, visit: https://www.nfrc.co.uk/	2026	£3,500
Chimney Pots and Stacks		
Subjec to further inspection: Commission a skilled builder to undertake all necessary chimney repairs. To find a skilled contractor, visit: https://www.nfrc.co.uk/	2030	£2,000
Subtotals for Communal works		**Sum: £ 28,500**
Totals Combined Costs		**Sum: £ 100,150**

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Provisional works

Description of Works	Due	Estimated Cost
Drainage: Foul, Surface, and Underground		
Subject to the CCTV drainage survey results, commission a drainage specialist to undertake all necessary repairs to the drainage system. To find a drainage contractor, visit: https://nadc.org.uk/search1/?geodir_search=1&stype=gd_place&s	Now	£3,500
Electricity Supply and Installation		
Subject to results of test and inspection: Commission an approved electrician to undertake a full rewire to the IET 18th 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. To find an electrical visit: https://www.niceic.com/contractor	2026	£6,500
If the cables are satisfactory, commission an approved electrician to update the consumer unit only to conform to the IET 18th Edition Wiring Regulations.	2026	£1,500
Windows, Frames, and Cills		
Subect to section 20 cnsultation Commission a Fensa Approved contractor to upgrade all the older windows as stated to timber framed double-glazed UPVC. To find a qualified contractor, visit: https://www.fensa.org.uk/find-installers	2035	£8,000
Space Heating and Hot water		
Subject to test and inspection commission, a Gas Safe approved engineer to upgrade the heating system. To find a qualified heating engineer, visit: https://www.gassaferegister.co.uk/	2030	£3,000
Water Supply and Plumbing		
Commission a skilled plumber to remove the sections of lead pipe and renew them to a UPVC pipe, including all associated works such as repairs to decorations and excavations as necessary. To find a qualified plumber, visit: https://www.ciphe.org.uk/consumer/find-a-plumber/	2026	£1,500
Subtotals for Provisional works		**Sum: £ 24,000**

Description of Works	Due	Estimated Cost
Totals Combined Costs		**Sum: £ 124,150**

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E: info@flettons.com | T: 0330 043 4650 | W: www.flettons.com

4.0 The Main Building - Exterior

4.1 Limitations of Exterior Observations

The external surface of the roof(s)was not physically accessible at the time of the survey due to a lack of access points and the appropriate climbing apparatus. Therefore, it was impossible to physically check any components. You should commission a skilled roofer to perform an invasive inspection using a two-person crew with appropriate equipment to access the roof(s) to undertake an invasive inspection.

4.2 Period of Property and Construction Principles

The flat is within a purpose-built block of flats constructed in the 1960s. The construction principles used are typical for a property built in this era.

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

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

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

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

4.3 Construction Type

Solid construction (Stone or brick)

4.4 Roof

The main roof covering to Tenby Court consists of fibre slate sheets fixed over the primary roof structure. Fibre slate is a manufactured cement-based product reinforced with fibres and formed to replicate the appearance of natural slate. Its performance relies on the integrity of the sheets, fixings, and laps to provide weather resistance. Fibre slate roofs of this type typically have an expected service life of around 30 to 40 years from new, subject to maintenance and exposure. Based on visual assessment, the roof covering appeared to be approximately 20 to 25 years old, placing it into the latter half of its serviceable life. Inspection was carried out from ground level only, during rainfall at the time of survey, and the roof surface was not physically accessed. The roof coverings appeared generally adequate, with no obvious widespread displacement or failure noted from accessible vantage points. However, fibre slate of this age is known to become more brittle over time, with increased susceptibility to cracking, delamination, and fixings loosening, particularly under thermal movement and wind loading. Ongoing exposure to weathering means that localised failures can develop without being immediately visible from ground level. Maintenance typically involves periodic inspection, replacement of any cracked or slipped sheets, and checking fixings, which must be undertaken by a competent roofing contractor experienced in fibre cement products. Based on age and observed condition, the estimated remaining life of the main roof covering is up to 10 years, subject to maintenance and repair.

SURVEYOR'S OVERALL OPINION

The main roof covering is an ageing fibre slate system that is performing adequately at present but is approaching the latter stage of its typical lifespan. While no immediate failure was identified from ground-level inspection, the age of the covering increases the risk of brittle sheet failure, water ingress, and progressive deterioration if defects are not identified early. A detailed, invasive inspection by a qualified roofing contractor is advised within the next 12 months to confirm the condition of the sheets, fixings, and underlay and to carry out any localised repairs. Failure to monitor and maintain the roof could lead to undetected water penetration, resulting in damage to the concrete structure below and costly remedial works. The condition and age of the roof may also represent a reasonable point for future maintenance planning and negotiation, given that replacement is likely to be required within the medium term rather than immediately.

[Survey Photographs 3 - 24]

Description of Works	Due	Estimated Cost
Communal works		
Commission a skilled roofing contractor to supply and fit new roof coverings to the main roof as recommended. To find a skilled contractor, visit: https://www.nfrc.co.uk/	2035	£20,000
Commission a skilled builder to undertake main roof remedial works as the report recommends. To find a skilled contractor, visit: https://www.nfrc.co.uk/	2026	£3,000
Totals		**Sum:** **£ 23,000**

4.5 Other Roofs

The other roof identified serves the communal stairwell at the rear of the block and consists of a flat roof construction finished with a cold-applied liquid waterproofing system that has been overcoated with a solar reflective paint. Cold-applied liquid roofing systems are typically resin-based products designed to form a seamless waterproof membrane over a prepared substrate, relying on adhesion, correct thickness, and continuity to provide effective weather protection. When correctly installed and maintained, these systems can offer a typical service life of around 15 to 25 years, depending on exposure, detailing, and ongoing maintenance. Inspection was undertaken from accessible internal and external viewpoints only, and the roof surface was not physically accessed. The covering appeared aged, with visible bubbling and localised blistering to the reflective coating. Bubbling within liquid-applied systems usually indicates trapped moisture beneath the coating, loss of adhesion, or degradation of the underlying waterproof layer. This reduces the effectiveness of the waterproofing and increases the risk of water ingress, particularly during prolonged rainfall. While no immediate internal water penetration was confirmed in this area at the time of inspection, the visible defects indicate that the roof covering is no longer performing optimally and will deteriorate further if left unaddressed. Maintenance of this type of roof typically involves periodic inspection, localised repairs to failed areas, and, where widespread defects are present, overcoating or full replacement by a specialist flat roofing contractor. Based on the observed condition and age-related deterioration, the estimated remaining life of this roof covering is up to 5 years, subject to maintenance and repair.

SURVEYOR'S OVERALL OPINION

The flat roof covering over the communal stairwell is showing clear signs of deterioration, with bubbling and loss of adhesion evident to the liquid-applied waterproofing system.

Although it appears to be functioning at present, the defects increase the likelihood of water ingress and progressive failure if not addressed. An invasive inspection by a competent flat roofing contractor is required as soon as possible to determine whether localised repairs are sufficient or whether more extensive refurbishment or replacement is necessary. Failure to act may result in leaks into the communal stairwell, damage to internal finishes, and increased repair costs. Given the age and condition, this roof should be regarded as a medium-term liability, and its condition may be a relevant consideration when planning future maintenance contributions under the lease.

Description of Works	Due	Estimated Cost
Communal works		
As recommended, commission a skilled roofing contractor to supply and fit new roof coverings to the other roofs. To find a skilled contractor, visit: https://www.nfrc.co.uk/	2026	£3,500
Totals		**Sum: £ 3,500**

4.6 Chimney Pots and Stacks

The block is served by multiple chimney pots and stacks constructed in traditional masonry, with brick-built stacks rising above roof level and accommodating flues serving the flats. Brick chimney stacks of this era are typically formed from fired clay bricks bedded in cement-based mortar, with their performance dependent on the condition of the masonry, mortar joints, and the integrity of the flue liners within. From accessible viewpoints at ground level, the chimney stacks appeared visually straight and stable, with no obvious signs of leaning, major cracking, or advanced masonry failure. The brickwork appeared to be weathered in keeping with age but generally adequate in condition, and the flues appeared to be intact at roof level. Inspection was limited to visual assessment only, and no physical access or internal flue inspection was undertaken. Chimney masonry is exposed to severe weathering, and over time mortar joints can erode, bricks can spall, and flue liners can deteriorate, leading to water ingress and potential instability if not maintained. Routine maintenance normally includes periodic repointing, checking the condition of pots and caps, and ensuring that unused flues are correctly capped and ventilated.

SURVEYOR'S OVERALL OPINION

The chimney pots and stacks serving the block appear to be performing adequately at present, with no immediate defects identified from ground-level inspection. However, due to

their exposed position and age, they require ongoing monitoring and periodic maintenance to prevent deterioration of brickwork and mortar joints. A more detailed, invasive inspection by a competent roofing or chimney contractor is recommended within the next 2 years, or sooner if water ingress or masonry defects become apparent. Failure to maintain chimney stacks can result in falling masonry, water penetration into the building, and costly remedial works. Their generally adequate condition does not remove the need for planned maintenance, which is an important consideration for future communal repair liabilities under the lease.

Description of Works	Due	Estimated Cost
Communal works		
Subjec to further inspection: Commission a skilled builder to undertake all necessary chimney repairs. To find a skilled contractor, visit: https://www.nfrc.co.uk/	2030	£2,000
Totals		**Sum: £ 2,000**

4.7 Soffits, Fascias, and Bargeboards

The soffits and fascias to the block form part of the original concrete frame construction typical of 1960s ex-local authority buildings, with modern uPVC cladding installed beneath the window zones and at roof edge locations where visible. The primary structure supporting the eaves is concrete, which provides inherent durability, fire resistance, and long-term structural stability when adequately protected from water ingress. The applied uPVC cladding acts as a low-maintenance weathering layer and provides a degree of insulation and protection to the concrete substrate. uPVC is a rigid plastic material that does not rot and generally performs well against moisture exposure, with a typical service life in excess of 25 to 30 years from installation. From accessible viewpoints, the soffit and fascia areas that were visible appeared to be intact, clean, and securely fixed, with no signs of distortion, cracking, or detachment. Inspection was limited to visual assessment only from ground level and communal areas, and no high-level or invasive inspection was undertaken. Routine maintenance for this type of installation is minimal and normally limited to periodic cleaning and checking joints and fixings to ensure continued weather resistance.

SURVEYOR'S OVERALL OPINION

The soffits and fascias appear to be performing adequately, benefitting from the durability of the concrete frame and the low-maintenance properties of the uPVC cladding. No immediate defects were identified from the areas accessible during the inspection. Ongoing visual monitoring is advised as part of routine communal maintenance to ensure that fixings remain secure and that water is not allowed to penetrate behind the cladding. Failure to maintain these elements could allow moisture to reach the concrete structure, leading to staining, corrosion of any embedded metal reinforcement, and more extensive remedial works over time. At present, no urgent works are required, but planned inspection within the next 2 years would be appropriate given the age of the building and the communal nature of these components.

4.8 Rainwater Goods

The rainwater goods serving the block consist of large-section uPVC guttering discharging into approximately 110 mm diameter uPVC downpipes, arranged to collect and convey roof water away from the building. uPVC rainwater systems are lightweight plastic components designed to resist corrosion and provide efficient drainage when correctly aligned, jointed, and maintained. They typically have an expected service life of around 25 to 35 years from new, subject to exposure, joint integrity, and regular clearance of debris. From accessible ground-level viewpoints, the guttering and downpipes appeared securely fixed, correctly aligned, and free from obvious fractures, significant sagging, or joint separation. The system appeared to be discharging as intended, and no active overflow, staining, or evidence of water tracking down the external walls was noted at the time of inspection. Inspection was visual only, and no testing or high-level access was undertaken. Routine maintenance for uPVC rainwater goods includes regular clearing of leaves and debris, checking joints and brackets for movement, and ensuring downpipes remain free-flowing to prevent blockages.

SURVEYOR'S OVERALL OPINION

The rainwater goods appear to be performing adequately at present, with no immediate defects identified from the areas accessible during the inspection. Continued maintenance is essential, as blocked or leaking gutters can quickly lead to water saturation of external walls, penetration into the structure, and secondary defects such as dampness and staining. Periodic inspection and cleaning must be carried out as part of routine communal maintenance, particularly given the age of the block and the reliance on shared drainage systems. Failure to maintain the rainwater goods could result in avoidable water ingress and increased repair costs to the building fabric over time.

4.9 External Walls

The external walls to the building are of 1960s ex-local authority construction, formed around a reinforced concrete frame with concrete block infill panels to the front and rear elevations. This type of construction relies on the concrete frame to provide the primary load-bearing function, with the infill walls acting as enclosure rather than structural support. Concrete frame buildings of this period generally perform well in terms of strength and fire resistance, provided the concrete remains protected from prolonged moisture exposure. The external wall surfaces have been finished with a masonry paint coating, which acts as a weather-resistant decorative layer designed to limit rain penetration while allowing a degree of breathability. From visual inspection during rainfall, the painted concrete and masonry surfaces appeared intact and generally adequate, with no significant cracking, spalling, or exposed reinforcement noted from accessible viewpoints. Inspection was limited to visual assessment only, and no invasive inspection of the concrete or reinforcement was undertaken.

Beneath the window openings, uPVC cladding panels have been installed. These panels appear to be of an insulated type and are fixed over the original wall construction to improve thermal performance and reduce cold bridging at vulnerable locations. uPVC cladding is a low-maintenance plastic product that does not rot and offers reasonable resistance to moisture when correctly detailed. The cladding appeared securely fixed and in adequate condition, with no obvious distortion, cracking, or detachment visible at the time of inspection. However, cladding systems conceal the underlying structure, and their performance is dependent on correct installation and ongoing maintenance of joints and fixings. The infill walls beneath windows and to the elevations are understood to be solid concrete block construction with an internal gypsum skim finish, which is typical of this form of construction and explains the noted tendency for cold bridging and surface condensation internally.

Concrete and masonry external walls of this nature have a long inherent lifespan, commonly exceeding 60 years, provided that protective finishes are maintained and water ingress is controlled. The masonry paint coating will require periodic renewal as it weathers and loses effectiveness over time, typically on a cycle of 10 to 15 years depending on exposure. Failure of surface coatings can allow increased moisture penetration, which in concrete-framed buildings may lead to corrosion of embedded steel reinforcement and progressive deterioration if left unaddressed.

SURVEYOR'S OVERALL OPINION

The external walls appear to be performing adequately, benefitting from the inherent

durability of the concrete frame and the generally good condition of the masonry paint finish and uPVC cladding. No immediate defects were identified from the areas accessible during inspection. Ongoing maintenance of decorative coatings and regular inspection of cladding fixings and joints are essential to prevent moisture penetration and long-term deterioration of the concrete structure. Failure to maintain these elements could result in corrosion of reinforcement, internal dampness, and expensive remedial works. Planned cyclical maintenance is therefore important and represents a normal communal responsibility for a building of this age and construction.

[Survey Photographs 25 - 42]

Description of Works	Due	Estimated Cost
Essential works		
REDECORATE ALL PREVIOUSLY PAINTED SURFACES - Commission a skilled builder to undertake decoration to all previously painted surfaces as recommended. To find a skilled builder visit: https://www.fmb.org.uk/	2032	£10,000
Totals		**Sum: £ 10,000**

4.10 Lintels and Window Heads

The lintels and window heads throughout the flat and the block are consistent with 1960s ex-local authority construction, where openings are typically formed within a reinforced concrete frame or concrete block infill panels. In this form of construction, lintels are commonly constructed from in-situ reinforced concrete or precast concrete elements rather than steel or timber. Concrete lintels rely on embedded steel reinforcement to provide strength and distribute loads above window and door openings. When adequately protected from moisture and carbonation, reinforced concrete lintels can have a service life exceeding 60 years. From internal and external visual inspection of accessible areas, the window heads appeared straight and true, with no evidence of significant cracking, distortion, or differential movement above openings. No stepped cracking, sagging, or deformation was noted that would suggest lintel failure or excessive loading. Inspection was visual only, and no finishes were removed to confirm construction details.

Externally, the window heads are concealed behind masonry paint finishes and, in some locations, uPVC cladding panels beneath and around the window openings. These finishes

provide weather protection but also limit direct inspection of the underlying lintels. Internally, the window heads are finished with plaster or gypsum skim, which appeared intact with no visible cracking or staining that would indicate water ingress or corrosion-related expansion of reinforcement. In reinforced concrete lintels, prolonged moisture exposure can lead to corrosion of embedded steel, which expands and causes cracking or spalling of the surrounding concrete. No such defects were identified at the time of inspection. The solid wall construction and concrete frame explain the presence of cold bridging around window openings, which contributes to surface condensation internally but does not indicate failure of the lintels themselves.

Routine maintenance of lintels in buildings of this type is largely preventative and focused on maintaining external wall finishes, sealants, and cladding to prevent water ingress. Where concrete lintels remain dry and protected, deterioration is typically slow.

SURVEYOR'S OVERALL OPINION
The lintels and window heads appear to be performing adequately, with no visible signs of structural distress, movement, or moisture-related deterioration noted during inspection. The concrete construction typical of this period provides long-term durability, provided external finishes are maintained to limit water penetration. Continued neglect of external coatings or sealants could allow moisture to reach reinforced concrete lintels, leading to corrosion of reinforcement and costly repairs over time. No immediate action is required, but these elements should continue to be monitored as part of routine communal maintenance, particularly during external redecoration cycles.

4.11 Windows, Frames, and Cills

The windows throughout the flat are modern uPVC double-glazed units installed within the original concrete block infill walls of the 1960s ex-local authority structure. uPVC windows are manufactured from rigid polyvinyl chloride extrusions with sealed double-glazed units, designed to provide thermal insulation, reduce air infiltration, and require minimal maintenance compared with older timber or steel frames. When correctly installed and maintained, uPVC windows typically have an expected service life of around 25 to 35 years. All window frames appeared securely fixed, free from distortion, and generally adequate in condition at the time of inspection. The majority of the glazing units appeared intact; however, one double-glazed unit to the living room window adjacent to the balcony showed evidence of blown glazing, indicated by failure of the sealed unit. Blown glazing reduces thermal performance and can increase condensation risk internally but does not usually pose an immediate safety concern. Replacement of the sealed unit by a competent

glazing contractor is required to restore thermal efficiency.

The opening mechanisms to several windows were stiff and require servicing. uPVC window hardware relies on metal hinges, friction stays, and locking mechanisms which can seize over time if not lubricated, leading to difficulty in operation and potential failure. All window seals are uPVC gaskets which appeared intact and generally effective at preventing water ingress and draughts. Moisture meter checks beneath accessible window areas did not identify dampness, indicating that the frames and seals are currently performing adequately in terms of weather resistance. However, inspection was limited where furniture restricted access, and concealed defects cannot be ruled out.

Window sills appear to be integrated with the uPVC window systems or finished in compatible materials typical of replacement installations. These sills are designed to shed water away from the wall face and protect the underlying masonry. The sills appeared intact and adequately detailed, with no visible cracking, staining, or signs of water penetration noted at the time of inspection. Internally, the window heads and reveals are finished with plaster over solid wall construction, which contributes to cold bridging. This has resulted in condensation mould around window reveals in several rooms, caused by warm, moisture-laden air meeting colder wall surfaces. This is a performance limitation of the building fabric rather than a defect with the window units themselves, but it highlights the importance of ventilation and correct use of trickle vents and night ventilation settings.

The French doors to the balcony are uPVC double-glazed units with multi-point locking systems. These appeared securely fixed and generally adequate in condition, providing improved security and weather resistance compared with older door types. The multi-point locks are a positive feature, although regular servicing is required to ensure continued smooth operation and security. One glazed panel forming the divider between neighbouring balconies is formed from Perspex and was found to be damaged, requiring replacement to maintain privacy, safety, and weather protection.

Based on observed condition, age, and typical performance of uPVC window systems, the estimated remaining life of the windows, fittings, and sills is up to 10 years, subject to maintenance and repair.

SURVEYOR'S OVERALL OPINION

The windows, fittings, and sills are generally performing adequately and benefit from being modern uPVC double-glazed installations. Localised defects are present, including a blown double-glazed unit and stiff operating mechanisms, which must be addressed within the next 12 months to maintain thermal efficiency, usability, and security. Condensation mould

around window areas highlights the need for improved ventilation rather than window replacement. Failure to maintain window hardware or replace failed glazing units could lead to increased heat loss, condensation, and accelerated wear of fittings. These items are manageable maintenance issues rather than immediate major concerns but should be factored into early post-purchase works.

Description of Works	Due	Estimated Cost
Essential works		
Commission a Fensa Approved contractor to service the windows. To find a qualified contractor, visit: https://www.fensa.org.uk/find-installers	2026	£500
Provisional works		
Subect to section 20 cnsultation Commission a Fensa Approved contractor to upgrade all the older windows as stated to timber framed double-glazed UPVC. To find a qualified contractor, visit: https://www.fensa.org.uk/find-installers	2035	£8,000
Totals		**Sum: £ 8,500**

4.12 External Doors, Frames and Security

The external doors to the flat include the main front entrance door and the external doors providing access to the balcony. The main entrance door is a timber-framed door fitted with Georgian wired glass panels. Timber external doors rely on the integrity of the timber frame, glazing, and locking hardware to provide security, weather resistance, and fire separation between the flat and communal areas. The presence of wired Georgian glass provides a degree of impact resistance but does not offer the same level of security or thermal performance as modern laminated or toughened safety glazing. The door is fitted with a night latch and a deadlock, together with an overhead door closer. While this configuration offers basic security, it falls below modern expectations for flat entrance doors, particularly in relation to resistance to forced entry, draught-proofing, and fire performance. The door appeared generally adequate in condition, with no obvious signs of significant distortion or decay at the time of inspection, but its age and design mean it does not meet current standards for fire resistance or security in a purpose-built block.

In flats of this age and type, the entrance door ideally provides a minimum level of fire resistance to slow the spread of fire and smoke into the communal escape routes. The existing timber door is not a certified fire door and therefore does not provide the level of protection expected under current guidance for compartmentation in blocks of flats. This represents a safety risk, particularly given the shared stairwells and escape routes serving multiple dwellings. Upgrading to a modern FD30-rated fire door with self-closing device, intumescent strips, and cold smoke seals would significantly improve fire safety, acoustic performance, and security. Any replacement would normally require approval from the freeholder or managing agent, as the door forms part of the fire strategy for the block.

The external balcony doors consist of uPVC double-glazed French doors with multi-point locking systems. These doors are designed to provide improved thermal insulation, weather resistance, and security compared with older timber or steel alternatives. The frames appeared securely fixed, and the multi-point locking mechanism is a positive feature that enhances resistance to forced entry when properly maintained. The doors appeared generally adequate in condition, with no evidence of distortion or water ingress noted at the time of inspection. Regular lubrication and servicing of the locking mechanisms and hinges are required to ensure continued smooth operation and security.

Weather performance of external doors depends heavily on the condition of seals and thresholds. The uPVC balcony doors benefit from modern seals which appeared intact, reducing draughts and limiting water penetration. The timber entrance door is more vulnerable to draughts and heat loss due to its construction and age, which can affect internal comfort and energy efficiency over time. Routine maintenance of painted finishes to the timber door is required to prevent moisture ingress and timber deterioration.

Based on the observed condition and typical performance of the materials present, the estimated remaining life of the uPVC external balcony doors is up to 10 years, subject to maintenance and repair. The timber entrance door may continue to function in the short to medium term, but its suitability in terms of fire safety and security is limited by its design rather than its physical condition.

SURVEYOR'S OVERALL OPINION

The external doors are mixed in performance, with the uPVC balcony doors providing an adequate level of security and weather resistance, while the timber front entrance door falls short of modern expectations for a flat within a communal block. The lack of a certified fire-resistant entrance door represents a safety concern that should be addressed as soon as possible after purchase, subject to freeholder consent. Upgrading the entrance door

would improve fire safety, security, energy efficiency, and overall comfort. Failure to address this issue could increase risk to occupants in the event of fire and may also affect future compliance with block-wide fire safety requirements.

Description of Works	Due	Estimated Cost
Improvement Works		
Subject to freeholder approval: Commission a FENSA Approved contractor to upgrade the old door to modern insulated and fire resistant type: To find a skilled builder, visit: https://www.fmb.org.uk/ To find a qualified contractor, visit: https://www.fensa.org.uk/find-installers	2026	£2,000
Totals		**Sum:** **£ 2,000**

4.13 Floor Ventilation

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

4.14 The Damp Proof Course

The damp proof course provision to this 1960s ex-local authority maisonette reflects the construction methods typical of reinforced concrete frame buildings of that period. In buildings of this type, a traditional visible damp proof course at low level is often absent or concealed, as moisture resistance is generally achieved through a combination of concrete floor slabs, dense masonry or concrete block infill walls, and the inherent moisture resistance of concrete when correctly detailed. The lower floor areas are formed with solid concrete floors, which act as a barrier to rising ground moisture when intact. Where damp proof courses are incorporated, they are usually built into the wall construction at the time of original construction and are not readily visible externally due to rendered finishes, masonry paint coatings, and later alterations to ground levels.

External ground levels around the building are communal and were not noted to be excessively high relative to internal floor levels, reducing the likelihood of direct bridging of any original damp proof course. However, inspection was limited to visual assessment only, and no finishes were removed internally or externally to confirm the precise form,

condition, or continuity of any damp proof course. In concrete-framed buildings, dampness at low level is more commonly associated with penetrating damp from defective rainwater goods, wall coatings, or junctions, rather than true rising damp. It is also common for surface condensation to be misinterpreted as damp proof course failure in solid wall construction, particularly where thermal bridging and poor ventilation are present.

Internally, elevated moisture readings were identified to the ceiling and party wall areas of the lower hallway, indicating an ongoing leak from above rather than moisture rising from ground level. No evidence was identified to suggest classic rising damp, such as consistent low-level dampness, salt contamination, or decay to skirting boards attributable to ground moisture. As such, the damp proof course arrangement appears to be performing adequately for its design, subject to the condition of associated elements such as floors, external wall finishes, and rainwater disposal systems.

Concrete and masonry damp proofing systems of this nature do not have a finite lifespan in the same way as injected chemical damp proof courses, provided they remain intact and unbridged.

SURVEYOR'S OVERALL OPINION
The damp proof course arrangement is typical of a 1960s concrete-framed block and appears to be performing adequately, with no evidence identified of active rising damp affecting the flat. Moisture issues noted within the property are attributable to leaks and condensation rather than failure of ground moisture protection. Ongoing control of water ingress from above and management of internal humidity are essential to maintain effective damp resistance. Failure to address leaks, defective finishes, or ventilation issues could lead to misdiagnosis of damp problems and unnecessary remedial works. Responsibility for the integrity of the damp proofing system and external ground levels is normally a communal matter under the lease, and any future concerns would need to be addressed in conjunction with the freeholder or managing agent.

4.15 Foundation Type

The foundations to the building are consistent with a 1960s ex-local authority, purpose-built concrete frame construction. Buildings of this period are typically founded on mass concrete strip foundations or reinforced concrete ground beams bearing onto competent ground, designed to distribute loads from the concrete frame evenly into the subsoil. This form of foundation construction provides robust load-bearing capacity and long-term stability when ground conditions remain consistent. The foundations are concealed below ground

and were not exposed or tested as part of this inspection. Assessment has therefore been based on the age of the building, construction type, and the presence or absence of visible indicators of distress elsewhere in the structure.

No evidence of foundation-related movement was identified during inspection of the flat or the communal areas. There were no signs of stepped cracking to external walls, distortion around window or door openings, sloping floors attributable to ground movement, or cracking patterns typically associated with subsidence, heave, or settlement. The concrete frame and infill walls appeared visually straight and true, indicating that the foundations are performing as intended. The communal grounds around the building did not present signs of significant ground instability, erosion, or waterlogging that would commonly increase foundation risk.

Concrete foundations of this nature generally have a very long service life, often exceeding 60 years, provided they are not adversely affected by changes in ground conditions such as prolonged water saturation, leaking underground drainage, nearby tree root influence, or future excavation works. In ex-local authority developments, foundation design was usually conservative, reflecting standardised engineering approaches of the time. The presence of solid concrete floors at lower levels also contributes to the overall rigidity of the structure and helps distribute loads effectively.

Inspection limitations apply, as the foundations were not visible and no trial pits, soil investigation, or drainage testing was undertaken. Any concealed defects, such as localised soft ground, historical settlement, or deterioration caused by long-term water ingress, cannot be ruled out. However, in the absence of visible symptoms, the risk of foundation failure is considered low.

SURVEYOR'S OVERALL OPINION

The foundations appear to be performing adequately, with no visible evidence of structural movement or instability identified during inspection. The concrete frame construction typical of this period relies on robust foundation design, which has evidently supported the building effectively for several decades. Ongoing control of water around the building, including maintenance of underground drainage and rainwater disposal systems, is essential to protect foundation performance. Failure to manage water ingress or future ground disturbance could increase the risk of settlement or movement and lead to expensive remedial works. At present, no further action is required in relation to the foundations, beyond routine monitoring as part of communal maintenance responsibilities under the lease.

5.0 The Main Building - Interior

5.1 Limitations of Interior Inspection

KITCHEN CABINETS
The presence of cabinets affixed against the kitchen walls restricted a comprehensive evaluation of the concealed wall areas. These cabinets, while functional for storage, can obscure potential issues like dampness or structural damage in the wall behind them.

FLOOR COVERINGS
The floor coverings, securely fitted onto the floors, were not removed during the survey. As a result, the exact nature of the underlying materials and any potential defects remain undetermined. Despite this, an assessment of the floors' sturdiness and levelness was conducted, offering some insight into their general condition.

FURNITURE AND FITTINGS
Large pieces of furniture, fixtures, and fittings placed against the walls were not relocated for the survey. This limitation hindered the thorough inspection of the walls for issues like dampness or structural damage.

RECOMMENDATIONS AND NEXT STEPS
Given these limitations, it is advisable to arrange for a follow-up inspection once the vendor has cleared the moveable items. This subsequent survey can offer a more detailed evaluation of previously inaccessible areas. If you wish for us to undertake this additional inspection, please be aware that a fee will be applicable.

LIMITATIONS OF THE ASSESSMENT
It's important to note that the accessibility of areas within the property constrains this survey's scope. Our assessment is based on the visible and accessible elements at the time of inspection. Inaccessible areas may conceal defects that are not apparent in this initial survey.

For a comprehensive understanding of the property's condition, a full inspection, including these previously inaccessible areas, is recommended. The decision to proceed with this additional inspection should be based on the client's discretion and in consultation with their legal and real estate advisors. The client should weigh the potential benefits of uncovering hidden issues against the associated costs of the additional survey.

5.2 Configuration of Accommodation

Room/Area	Location	Front/Rear/Center	Photos and Observations
Bedroom 1	3rd Floor	Front	Located at the front of the maisonette on the upper floor. Ceiling formed in concrete and finished with polystyrene ceiling tiles, which present a fire risk and conceal the underlying surface. Walls are solid construction with plaster finish and painted decoration; finishes are dated and require updating. Evidence of condensation mould present to wall areas near the windows, linked to cold bridging and inadequate ventilation rather than penetrating damp. No elevated moisture readings were detected beneath the window during testing at accessible locations. Windows are modern uPVC double glazed units; frames and glazing appeared adequate, but opening mechanisms require servicing and oiling. Trickle vents were closed at the time of inspection, contributing to poor air circulation. A noticeable smell of stagnant air was present, indicating insufficient ventilation. Floor is a timber suspended construction covered with carpet; the floor felt stable underfoot with no signs of excessive deflection noted. Fitted wardrobes are very old, timber constructed, and at the end of their functional life; replacement or removal would improve space and ventilation. Heating is provided by a pressed steel radiator beneath the window, which appeared operational and adequate, though dated. Internal door is a hollow core type, offering no fire resistance and requiring upgrading to improve safety. Service the windows. Decoration required. Service the room door. **[Photos 43 - 74]**
Bedroom 2	3rd Floor	Rear	Located on the upper floor of the maisonette and used as a secondary bedroom. Ceiling formed in concrete with a gypsum skim finish and painted decoration; no visible cracking or staining identified. Walls are solid masonry construction with plaster

Flettons Surveyors 20-22 Wenlock Road, London, N1 7GU
E: info@flettons.com | T: 0330 043 4650 | W: www.flettons.com

Room/Area	Location	Front/Rear/Center	Photos and Observations
			finish and painted decoration; finishes are dated but generally intact. Evidence of condensation mould present around window areas, associated with cold bridging and inadequate ventilation rather than water ingress. A noticeable musty smell was present, indicating stagnant air and insufficient background ventilation. Window is uPVC double glazed and appeared adequate in condition; access to the underside of the window was restricted by furniture, limiting full moisture testing. No elevated moisture readings were detected at accessible locations beneath the window. Trickle vents were closed at the time of inspection, reducing effective ventilation to the room. Floor is a timber construction covered with carpet; the floor felt stable underfoot with no excessive deflection noted. Heating is provided by an older-style pressed steel radiator dating from approximately the 1970s–1980s, which is operational but inefficient compared with modern units. A built-in storage cupboard of timber-framed construction is present; it is dated, occupies usable floor space, and could be removed subject to invasive structural confirmation. Internal door is a hollow core type, which provides no meaningful fire resistance and would benefit from upgrading. Service the windows. Decoration required. Service the room door. **[Photos 75 - 93]**
Bathroom 1	3rd Floor	Rear	Located on the upper floor of the maisonette. Ceiling formed in concrete with a textured decorative coating and a suspended illuminated plastic ceiling feature; finish is dated, poorly executed, and unsuitable for a high-humidity environment. Textured ceiling coating may contain asbestos due to age; disturbance during refurbishment would present a health risk without prior testing. Walls are solid masonry with mixed finishes, including lining paper and poorly constructed cupboard enclosures around sanitary fittings; finishes are not moisture resistant and are at the end of their serviceable life.

Room/Area	Location	Front/Rear/Center	Photos and Observations
			Floor finished with ceramic tiles; several tiles are cracked, compromising water resistance and increasing the risk of moisture penetration below. Bath is an older metal unit dating from approximately the 1980s; it is worn and lacks grab handles, increasing slip and fall risk. Wash hand basin and taps are dated; no active leaks noted, but overall condition reflects age and reduced efficiency. WC is a ceramic close-coupled unit and appeared intact and functional at the time of inspection. Heating is provided by an older-style pressed steel radiator dating from the 1970s–1980s; operational but inefficient by modern standards. Window is uPVC double glazed and appeared adequate; however, ventilation is insufficient for bathroom use. No effective mechanical extract ventilation identified; reliance on passive ventilation is inadequate and contributes to condensation risk. General condition of the bathroom indicates the need for complete strip-out and refurbishment rather than localised repairs. Service the windows. Decoration required. Service the room door. **[Photos 94 - 122]**
Hallway	3rd Floor, 2nd Floor	Rear, Centre	Hallway arranged over both upper and lower floor levels, providing the main circulation route within the maisonette. Upper floor hallway ceiling formed in concrete and finished with lining paper and painted decoration; straight joint lines visible, indicating dated finishes that would benefit from renewal. Battery-operated smoke alarm mounted to the upper hallway ceiling; provides basic fire detection but is not interlinked or mains powered. Evidence of historic electrical conduit routes visible through finishes, indicating older wiring layouts beneath current decoration. Staircase constructed in concrete with masonry balustrades finished with plaster; no guarding gaps identified, and the balustrade appeared stable and adequate. Lower floor hallway ceiling formed in plasterboard and showed visible staining; moisture meter readings were elevated, confirming active or recent

Room/Area	Location	Front/Rear/Center	Photos and Observations
			water ingress from above. Moisture readings of approximately 21.7 percent to the ceiling and up to 29.7 percent to adjacent party wall areas indicate an ongoing leak requiring urgent investigation. Lower floor hallway floor assumed to be solid concrete, finished with laminate flooring; laminate shows gaps between boards and is dated, indicating shrinkage and wear. Pressed steel radiator located in the lower hallway; appeared intact and operational but dated in style. Consumer unit located within the under-stairs cupboard off the hallway; modern unit present, but the cupboard lacks fire stopping to the underside of the stairs. Gas meter also located within the under-stairs cupboard; arrangement is common but increases fire risk without adequate fire separation. General circulation space is restricted by the volume of stored possessions, reducing airflow and contributing to poor ventilation and stagnant air. Decoration required. Service the room door. **[Photos 123 - 171]**
Kitchen	2nd Floor	Rear	Located on the lower floor of the maisonette. Ceiling formed in plasterboard with painted finish; appeared intact with no visible staining at the time of inspection. Walls are solid masonry with plaster finish and painted decoration; generally adequate but dated. Kitchen units date largely from the 1980s, with some minor later alterations; units are worn, inefficient, and at the end of their practical life. Worktops are laminated composite boards showing age-related wear; moisture resistance is reduced compared with modern alternatives. Splashback area finished with vinyl material, which is unsuitable for a cooking environment and presents a hygiene and heat-resistance concern. Stainless steel sink installed within a dated base unit; sink itself appeared serviceable. uPVC waste pipework and copper supply pipes present beneath the sink; condensation noted on pipework, indicating poor ventilation. Floor finished with vinyl covering, with evidence of multiple layers; high risk that older vinyl or adhesives may contain asbestos.

Room/Area	Location	Front/Rear/Center	Photos and Observations
			Gas-fired combination boiler (Main Eco Elite) located within a concrete block recess; boiler was operational with pressure within normal range at the time of inspection. Boiler cupboard has no door; surrounding pipework has been painted, which can conceal early leaks. Boiler flue discharges through the front elevation; no testing of flue integrity was undertaken. Kitchen window is uPVC double glazed top-hung casement; appeared adequate, although laminated glazing prevented confirmation of sealed unit condition. No dedicated mechanical extract ventilation identified; reliance on window opening is inadequate for moisture and odour control. Door between kitchen and hallway is a hollow core type and not fire resisting; this is a fire safety concern given the presence of gas and cooking appliances. Overall kitchen layout, fixtures, and fittings are outdated and unsuitable for modern use without comprehensive refurbishment. Service the windows. Decoration required. Service the room door. **[Photos 172 - 223]**
Reception 1	2nd Floor	Front	Located on the lower floor at the front of the maisonette and used as the main living space. Ceiling formed in plasterboard with a textured decorative coating; finish is dated and may contain asbestos due to age, presenting a health risk if disturbed. Walls are solid concrete block infill with gypsum skim plaster; walls appeared generally intact with no evidence of structural cracking. Sealed fireplace present to one wall; chimney breast appeared intact with no visible staining or movement, but the redundant flue lacks visible ventilation. Floor formed in solid concrete, finished with laminate flooring; laminate is dated, exhibits wear, and has gaps between boards. Radiator mounted on the wall between the kitchen and reception room; pressed steel type, operational but dated and less efficient than modern units. uPVC double glazed windows present; frames and glazing generally adequate.

Room/Area	Location	Front/Rear/Center	Photos and Observations
			One glazed unit to the window leading towards the balcony was identified as blown, reducing thermal performance. Evidence of condensation mould present to wall areas around window openings, linked to cold bridging and poor ventilation rather than damp penetration. Moisture testing beneath windows found the walls to be dry at accessible locations. French doors provide access to the balcony; uPVC double glazed units with multi-point locking and generally adequate security and condition. Trickle vents to windows were closed at the time of inspection, contributing to poor air circulation. Room is heavily furnished, restricting airflow and exacerbating condensation risk. Internal door to the reception room is an older timber framed glazed door; glass is unlikely to be toughened and does not meet modern safety standards. Service the windows. Decoration required. Service the room door. **[Photos 224 - 257]**

5.3 Roof Void

The roof void serving the building was not accessed during the inspection. The construction of the block is a 1960s ex-local authority concrete frame structure with fibre slate roof coverings, and in buildings of this type the roof voids are commonly shallow, compartmentalised, and formed around reinforced concrete roof slabs rather than traditional timber trussed roofs. Where roof voids exist, they typically contain limited timber elements, service runs, and ventilation openings, with the primary structure formed in concrete.

No access hatches, inspection points, or internal roof void openings were available within the flat or communal areas at the time of inspection, and no invasive inspection was undertaken.

Because the roof void was not entered, the condition of any concealed elements such as insulation, waterproof membranes, concealed drainage details, or service penetrations could not be confirmed. In concrete-framed buildings, roof voids generally present a lower risk of timber decay compared with traditional pitched timber roofs, but they remain vulnerable to defects associated with water ingress from roof coverings, condensation due

to inadequate ventilation, and deterioration of any ancillary materials. The presence of ageing fibre slate coverings and an ageing flat roof elsewhere in the building increases the importance of monitoring the roof void for signs of leakage or moisture ingress over time, even where no internal signs are currently evident.

Ventilation provision to roof voids in buildings of this era is often basic and reliant on original design assumptions. Inadequate ventilation can allow moisture-laden air to condense on colder concrete or any concealed timber components, potentially leading to long-term deterioration. Insulation levels within roof voids of 1960s buildings are frequently below modern standards, which can contribute to heat loss and condensation risk if not upgraded as part of communal improvement works. No evidence was available to confirm insulation type, thickness, or continuity.

Given the concrete-based construction and the absence of reported internal defects directly attributable to the roof void, no immediate defect can be identified. However, the lack of inspection means that concealed risks remain. Concrete roof structures typically have a long service life, often exceeding 60 years, provided water ingress is controlled.

SURVEYOR'S OVERALL OPINION
The roof void could not be inspected, and its condition therefore remains unconfirmed. While the concrete frame construction typical of this building reduces the likelihood of serious concealed defects, undetected water ingress or condensation within the roof zone could lead to deterioration of finishes, insulation, or services if left unchecked. An invasive inspection of the roof void by a competent contractor is recommended within the next 2 years, or sooner if signs of leakage, staining, or increased condensation become apparent internally. Failure to confirm the condition of concealed roof elements could result in delayed identification of defects and increased repair costs for the leaseholder through communal maintenance liabilities.

5.4 Ceilings

The ceilings throughout the maisonette vary by level and room, reflecting the original construction and later alterations typical of a 1960s ex-local authority building. On the upper floor bedrooms, the ceilings are formed in concrete and finished with polystyrene ceiling tiles. Concrete ceilings provide excellent fire resistance, load-bearing capacity, and long-term durability; however, polystyrene tiles are a lightweight decorative finish that performs poorly in fire, as they can ignite easily and contribute to rapid flame spread and toxic smoke. These tiles also conceal the underlying ceiling surface, limiting inspection and increasing

the risk that defects such as cracking or moisture staining may go unnoticed. The tiles appeared aged and dated, and while no direct signs of water penetration were identified in these rooms, their continued presence represents an avoidable fire safety risk. Polystyrene ceiling tiles typically have a limited practical lifespan and are no longer considered suitable in residential accommodation.

In bedroom two, the ceiling is concrete with a gypsum-based skim finish and painted decoration. This type of ceiling finish performs well when kept dry and generally offers good durability and fire resistance. The ceiling surface appeared visually intact, with no significant cracking or staining noted. The finish is consistent with the age of the building and appears to be performing adequately at present.

Within the bathroom on the upper floor, the ceiling is concrete with a textured decorative coating and incorporates a suspended illuminated ceiling arrangement using translucent plastic sheets. Textured ceiling coatings of this era can contain asbestos, and although no sampling was undertaken, this risk must be assumed until proven otherwise. The suspended illuminated ceiling feature appeared poorly executed and dated, with reduced durability and limited moisture resistance in a high-humidity environment. Bathrooms generate significant water vapour, and ceiling finishes in these spaces must resist condensation to prevent deterioration. The current arrangement increases the risk of trapped moisture, mould growth, and concealed defects.

The hallway on the upper floor has a concrete ceiling finished with lining paper and paint. The straight joint lines visible through the decoration indicate the use of lining paper, which can mask minor cracking but does not address underlying defects. The ceiling appeared generally intact, although the finish is dated and would benefit from renewal.

On the lower floor, the hallway ceiling is finished in plasterboard. In this area, visible staining was present, and moisture meter readings elsewhere in the hallway indicated elevated moisture levels consistent with an ongoing leak from above. Plasterboard ceilings are vulnerable to water damage, and prolonged exposure to moisture leads to loss of strength, sagging, and eventual failure. The staining indicates that the ceiling finish has already been compromised, and continued moisture exposure will accelerate deterioration.

The kitchen ceiling is plasterboard with painted decoration and appeared visually intact at the time of inspection. Plasterboard ceilings perform adequately in kitchens when ventilation is sufficient and moisture levels are controlled. No staining or distortion was identified, indicating that the ceiling is currently performing as intended.

In the reception room, the ceiling is plasterboard with textured decorative coatings. As with the bathroom, textured coatings of this age may contain asbestos, and disturbance without appropriate testing would present a health risk. The ceiling appeared generally intact, with no obvious staining or sagging noted. However, textured finishes are dated, difficult to maintain, and can conceal minor defects.

SURVEYOR'S OVERALL OPINION

The ceilings across the property are structurally supported by durable concrete and plasterboard substrates, which are generally performing adequately. However, several ceiling finishes are outdated and present avoidable risks, particularly the widespread use of polystyrene tiles and textured coatings, which pose fire and potential health hazards. Active staining to the lower hallway ceiling confirms moisture damage and requires urgent resolution of the leak source, followed by replacement of the affected ceiling finish. Removal of polystyrene tiles and refurbishment of bathroom and textured ceilings should be prioritised within the next 12 months to improve fire safety, hygiene, and long-term performance. Failure to address these issues could result in accelerated deterioration, increased repair costs, and elevated safety risks to occupants.

5.5 Interior Walls and Energy Efficiency

The interior walls throughout the maisonette are of solid construction consistent with a 1960s ex-local authority concrete frame building. The primary structure comprises reinforced concrete with concrete block infill panels forming the front and rear walls, and masonry block walls forming the internal partitions between rooms. These walls provide good inherent strength, fire resistance, and acoustic separation, but they perform poorly in thermal terms when compared with modern cavity wall construction. The internal wall finishes are predominantly gypsum skim plaster with painted decoration, with some areas finished in lining paper. In the bedrooms and reception room, the walls appeared generally intact, with no evidence of significant cracking, bulging, or detachment that would indicate structural distress. Decorative finishes are dated and worn in several areas and would benefit from renewal, but this is a cosmetic matter rather than a defect in the wall construction itself. The party walls between the maisonette and adjoining properties are solid masonry, which is typical of this building type and provides good acoustic separation. Any future alterations to these walls would be classed as building work and would require structural assessment and Building Control approval, as well as compliance with party wall legislation where applicable.

Cold bridging was evident at the junctions between external walls and internal finishes,

particularly around window reveals and at the interface between front elevation walls and internal partitions. This is a known performance characteristic of solid concrete and block construction, where there is no cavity or insulation to interrupt heat flow. The cold bridging contributes directly to the condensation mould observed internally around window areas, especially where ventilation is poor and internal humidity levels are elevated. The mould growth identified on internal wall surfaces adjacent to windows is therefore attributable to condensation rather than penetrating damp or rising damp. While the walls themselves are performing adequately in structural terms, the internal environment and thermal performance are suboptimal and require management to prevent recurrent mould growth and surface deterioration.

Decoration throughout the property is generally old and worn, with areas of lining paper and painted finishes that are no longer performing effectively. Lining paper can conceal minor cracking but does not address underlying thermal or moisture-related issues. In some areas, particularly in the bathroom and hallway, decorative finishes are poorly executed and nearing the end of their serviceable life. Renewal of decoration should only be undertaken after moisture sources and ventilation deficiencies have been addressed, otherwise finishes are likely to deteriorate again prematurely. Where walls are redecorated, breathable paints should be used to reduce the risk of trapping moisture on solid wall surfaces.

The Energy Performance Certificate confirms that the dwelling currently has an energy efficiency rating of D, with a score of 65, and a potential improvement to C with a score of 75 if recommended measures are implemented. The EPC identifies the walls as system-built, as built, with no insulation assumed, and rates wall energy performance as very poor. This aligns with the observed solid wall construction and the presence of cold bridging and condensation internally. The roof is also identified as flat with no insulation assumed and rated as very poor, which further contributes to overall heat loss and internal surface cooling. Ventilation is listed as natural only, which explains the reliance on window opening and trickle ventilation and the problems experienced when these are not used effectively.

Thermal efficiency of the perimeter walls is therefore poor by modern standards, leading to higher heating costs, reduced comfort, and increased condensation risk. Improvement options must be carefully considered in the context of a leasehold ex-local authority flat. External wall insulation would normally offer the greatest improvement in thermal performance, but this is a communal matter requiring freeholder consent and coordinated works across the block. Internal wall insulation may be possible on a room-by-room basis, but this reduces internal space and carries a risk of interstitial condensation if not correctly designed and installed. Any internal insulation system would need to be vapour-controlled and designed following a moisture risk assessment to avoid transferring damp problems into

the wall fabric. Improving ventilation, upgrading heating controls, and ensuring correct use of existing window ventilation are essential first steps to improve internal conditions without invasive alterations.

SURVEYOR'S OVERALL OPINION

The interior walls are structurally adequate and typical of a 1960s concrete-framed maisonette, but their thermal performance is very poor and directly contributes to condensation mould and reduced comfort. The EPC rating of D accurately reflects the limitations of the uninsulated solid walls and natural ventilation strategy. Addressing ventilation and internal humidity is a priority now to reduce condensation and protect wall finishes. Any redecoration must follow improvements to ventilation to avoid repeated failure. Longer-term thermal upgrades to the walls would significantly improve comfort and efficiency but will require careful design and, in the case of external insulation, coordination with the freeholder and other leaseholders. Failure to manage the thermal and moisture performance of the walls will result in ongoing condensation, mould growth, and accelerated deterioration of internal finishes.

Description of Works	Due	Estimated Cost
Improvement Works		
(option 1) Commission a skilled general builder to redecorate the property throughout, and any patch repairs, ceilings, walls, and woodwork, including all materials and workmanship. To find a skilled contractor, visit: https://paintingdecoratingassociation.co.uk/	2026	£8,000
(option 2) Commission a skilled drywalling specialist to supply and fit a 50mm thermal board to increase the thermal resistance to the inner side of solid perimeter walls. Including all associated works such as electrical and UPVC window cill extension where applicable and by the guarantees of previous damp proofing systems, skimming and final decoration (including plaster boarding to the walls and ceilings in bedroom 2). (either select this option or just decoration in the above row). To find a dry lining specialist, visit: https://www.nia-uk.org/ To find a skilled decorating contractor visit https://paintingdecoratingassociation.co.uk/	2026	£15,000
Totals		**Sum: £ 23,000**

5.6 Floors

Calculations of the load-bearing capacity of floors were not carried out, and I can give no opinion on their strength or suitability for your purposes.

The floors within the maisonette are of mixed construction, reflecting the typical arrangement for a 1960s ex-local authority concrete-framed building. At lower level, including the hallway, reception room, and kitchen, the floors are formed in solid concrete. Concrete floors are robust, durable, and inherently resistant to rot and vermin, and they do not rely on underfloor ventilation. Their performance is generally long-term, often exceeding 60 years, provided they are protected from prolonged moisture exposure and water ingress from leaks or defective services. These concrete floors have been overlaid with modern finishes including laminate flooring in the hallway and reception room and vinyl flooring in the kitchen. The laminate flooring exhibits visible gaps between boards and appears dated, indicating shrinkage and wear over time. While this does not affect the underlying concrete structure, it reduces durability, appearance, and may allow moisture to penetrate beneath the finish if spills occur.

In the kitchen and some circulation areas, vinyl flooring is present, with evidence suggesting multiple layers of flooring. In properties of this age, there is a known risk that older vinyl floor tiles or adhesives may contain asbestos-containing materials. The presence of layered vinyl flooring means the underlying materials could not be inspected, and disturbance without prior testing would present a health risk. Vinyl flooring itself provides a degree of moisture resistance but is vulnerable to damage, lifting, and trapping moisture beneath if poorly bonded or aged. The current vinyl finishes appear old and are at the end of their serviceable life. Any removal works must be undertaken following appropriate asbestos testing and control measures by a suitably qualified contractor.

At upper level, including the bedrooms, the floors are of timber construction with carpet finishes. Timber floors provide a resilient walking surface and are typical above lower accommodation. Their performance depends on keeping the timber dry and adequately ventilated. The timber floors appeared generally level and adequate in use, with no significant deflection or bounce noted during inspection. The carpet finishes are worn and dated but do not affect the performance of the timber structure beneath. However, timber floors in buildings of this type often have joist ends built into masonry walls, making them vulnerable to increased moisture content where internal humidity is high. The presence of condensation issues elsewhere in the property increases the long-term risk of elevated moisture levels within concealed timber elements if ventilation is not improved.

No invasive inspection was undertaken, and no floorboards were lifted to inspect concealed joists, bearings, or the condition of any damp proofing beneath the concrete slabs. As such, concealed defects cannot be ruled out. However, no visual signs of active floor-related dampness, decay, or structural movement were identified at the time of inspection. Floor finishes throughout the property are largely cosmetic in nature and reflect age and wear rather than failure of the underlying structure.

SURVEYOR'S OVERALL OPINION

The floor structures are typical for a 1960s ex-local authority maisonette and appear to be performing adequately, with durable concrete floors at lower level and timber floors above. The primary issues relate to ageing and worn floor finishes rather than the structural floors themselves. Replacement of laminate and vinyl finishes should be anticipated within the next 12 months as part of refurbishment works, with asbestos testing required before disturbing older vinyl flooring layers. Improving ventilation and controlling internal humidity is important to protect the long-term performance of the timber floors. Failure to address moisture management and worn finishes could lead to avoidable deterioration, hidden decay to timber elements, and increased repair costs over time.

5.7 Internal Doors and Fire Resistance

The internal doors throughout the maisonette are predominantly of lightweight hollow core construction, consistent with the original fittings typically installed in 1960s ex-local authority housing. Hollow core doors are formed from thin timber facings bonded to a lightweight honeycomb or cardboard core. While this type of door is economical and lightweight, it offers very limited fire resistance, poor acoustic performance, and reduced durability compared with solid core or fire-rated doors. In bedroom one and bedroom two, the doors were confirmed to be hollow core types and appeared old, with general wear consistent with age. Although they remain functional, their performance in terms of fire containment and smoke resistance is inadequate by modern standards.

The door between the kitchen and the hallway is also a hollow core type and has not been upgraded to a fire-resisting door. In flats of this nature, the kitchen represents a higher fire risk due to the presence of cooking appliances and gas services. A fire-resisting door to the kitchen is a key element in limiting the spread of fire and smoke into escape routes. The absence of a fire-rated kitchen door significantly reduces the level of fire protection within the flat and increases risk to occupants, particularly during night-time conditions when early detection and escape may be compromised.

The bathroom door on the upper floor is a hollow core door and appeared dated, with signs of age-related wear. Bathrooms are not typically required to be fitted with fire-resisting doors; however, hollow core doors in high-humidity environments are prone to warping, delamination, and reduced lifespan. The condition of this door reflects general age rather than active failure, but replacement would improve durability and appearance as part of refurbishment works.

Fire resistance within the flat is therefore limited, with no internal doors providing certified fire performance. In modern standards for flats, internal compartmentation relies on a combination of fire-resisting entrance doors, fire-resisting kitchen doors, and appropriate smoke detection. While the flat benefits from a smoke alarm, the lack of internal fire-resisting doors reduces the available time for safe escape in the event of a fire originating within the dwelling. Hollow core doors typically fail rapidly when exposed to fire, allowing flames and smoke to spread quickly through the accommodation.

Inspection was visual only, and door leaves were not removed to inspect cores, seals, or frame construction. No intumescent strips, cold smoke seals, or self-closing devices were present to any internal doors. Hinges, latches, and ironmongery appeared serviceable but would benefit from general servicing and adjustment to ensure proper closing and alignment.

SURVEYOR'S OVERALL OPINION

The internal doors are outdated hollow core units that provide little to no fire resistance and fall short of modern safety expectations for a maisonette. The absence of a fire-resisting door to the kitchen is a significant safety concern and must be addressed as soon as possible. Replacement of key internal doors with certified FD30 fire doors, incorporating intumescent strips and smoke seals, would materially improve fire safety and provide additional time for escape in the event of a fire. Failure to upgrade internal fire compartmentation increases risk to occupants and could lead to rapid fire and smoke spread, with serious consequences. These works should be prioritised early following purchase and coordinated with other refurbishment activities.

Description of Works	Due	Estimated Cost
Improvement Works		
Commission a skilled general builder to supply and fit new 30-minute fire doors with intumescent strips to all rooms except the bathroom. Adjust all door liners, stops and architraves as required.	2026	£3,500

Description of Works	Due	Estimated Cost
To find a skilled builder, visit: https://www.fmb.org.uk/		
Totals		**Sum:** **£ 3,500**

5.8 Woodwork and Trims

The woodwork and trims throughout the maisonette consist primarily of softwood components typical of 1960s ex-local authority construction. These include skirting boards, architraves, door linings, cupboard linings, fitted wardrobes, and timber trim finishes to stair balustrades and internal blockwork. Softwood joinery of this period was generally factory-primed and site-painted, offering reasonable durability when kept dry but limited resistance to impact damage and moisture. The skirting boards and architraves throughout the property appeared intact and serviceable, with no visible signs of rot, significant splitting, or active timber decay. Their condition reflects age-related wear rather than structural failure, and performance is currently adequate. Decorative finishes are tired and would benefit from renewal as part of refurbishment works.

Fitted wardrobes within bedroom one are timber-framed and appear original or early additions. These units are very dated and nearing the end of their functional life, with limited storage efficiency and worn finishes. While no active timber decay was identified, the units do not make effective use of space and detract from the overall condition of the room. Replacement or removal would improve usability and allow inspection of concealed wall and floor junctions.
Timber trims and linings within cupboards, including the under-stairs cupboard and storage areas, are basic softwood constructions with laminated or painted finishes. In the under-stairs cupboard, the timber finishes are exposed and lack fire stopping to the underside of the stairs, which is a safety concern rather than a defect in the timber itself. The timber linings appeared dry and intact, with no visible signs of decay, but their continued performance is dependent on controlling moisture levels within the property.

The stair balustrade is primarily masonry-formed, with timber trim elements applied as finishing details. These trims appeared securely fixed and intact, with no evidence of looseness or failure. Timber trims in circulation areas are prone to impact damage over time, but no immediate defects were identified. Their performance is adequate, although cosmetic improvement would be expected as part of refurbishment.

The bathroom contains limited exposed timber, but any timber trims or door linings in this high-humidity environment are vulnerable to moisture-related deterioration over time. Given the poor condition of the bathroom and the intention for full refurbishment, existing timber trims in this area are considered to be at the end of their serviceable life.

As the building predates 1992, there is a risk that older paint finishes to timber joinery may contain lead. Disturbance of painted woodwork during refurbishment works could present a health risk if appropriate precautions are not taken. Specialist testing or controlled removal methods should be adopted where extensive sanding or stripping of old paint is proposed.

SURVEYOR'S OVERALL OPINION
The woodwork and trims are generally adequate in structural terms but are dated and worn, reflecting the age of the property rather than active failure. Several elements, including fitted wardrobes and bathroom timber trims, are nearing the end of their practical lifespan and should be replaced as part of planned refurbishment. Attention must be given to moisture control and fire safety detailing, particularly around cupboards and stair areas, to protect timber components from premature deterioration and safety risks. Failure to upgrade worn timber elements and manage humidity could lead to accelerated decay, reduced fire performance, and increased maintenance costs over time.

5.9 Kitchen Fixtures and Fittings

The kitchen fixtures and fittings are predominantly of original or early replacement vintage, dating largely from the 1980s with some minor later alterations. The kitchen units comprise a combination of timber-framed carcasses with laminated doors and drawer fronts. These units were manufactured using chipboard-based panels with plastic laminate finishes, a common construction method of the period. While functional when new, this type of kitchen construction is vulnerable to moisture ingress, particularly around sinks and appliances, leading to swelling, loss of fixings, and reduced durability over time. The kitchen units are visibly worn, dated, and nearing the end of their practical service life. Several sections show signs of age-related deterioration and no longer meet modern expectations for hygiene, storage efficiency, or durability.

The work surfaces appear to be laminated composite boards, which rely on intact surface seals to resist moisture penetration. In this kitchen, the work surfaces are old and show evidence of wear consistent with long-term use. The splashback to the work surface area has been covered with vinyl material, which is not suitable for prolonged exposure to heat and moisture associated with cooking. Vinyl splashbacks can soften, peel, and trap moisture

behind, increasing the risk of concealed dampness and hygiene issues. This arrangement does not perform adequately for a kitchen environment and should be replaced with a heat-resistant and washable finish such as ceramic tiling or a purpose-made kitchen panel system.

The sink is a stainless steel inset unit, which is a durable and hygienic material when correctly supported and sealed. The sink itself appeared serviceable, but the surrounding unit beneath shows age-related wear. The waste pipework below the sink is uPVC, which performs well in domestic drainage applications, while the water supply pipework appears to be copper. Evidence of condensation was noted to pipework, attributed to poor ventilation within the property. Condensation on cold water pipes can lead to localised moisture damage to adjacent units and finishes if not managed. Improving kitchen ventilation is essential to protect fittings and finishes from further deterioration.

The kitchen floor is finished with vinyl flooring, with indications of multiple layers present. In properties of this age, there is a known risk that older vinyl floor tiles or adhesives may contain asbestos-containing materials. As the flooring could not be lifted or inspected beneath the visible layer, the presence of asbestos cannot be ruled out. Vinyl floor finishes of this age are generally beyond their intended lifespan and offer limited durability. Replacement of the kitchen flooring is recommended as part of refurbishment, but any disturbance must be preceded by appropriate asbestos testing and carried out by suitably qualified contractors.

The gas boiler is located within the kitchen in a recessed concrete block cupboard arrangement. The boiler was operational at the time of inspection and appeared to be a modern unit relative to the rest of the kitchen. The cupboard surrounding the boiler has no door, and the enclosing blockwork is not considered load-bearing. While this arrangement is functional, the surrounding kitchen layout is inefficient and dated. Any future kitchen refurbishment provides an opportunity to rationalise the layout and improve access, ventilation, and compliance with current standards. All pipework associated with the boiler has been painted, which can conceal early signs of leakage or corrosion and should be monitored.

The kitchen door is a hollow core internal door and does not provide fire resistance. Given the increased fire risk associated with kitchens, this represents a safety concern linked to the kitchen arrangement rather than the fixtures themselves. The absence of a fire-resisting door reduces the overall safety performance of the kitchen space within the flat.

SURVEYOR’S OVERALL OPINION

The kitchen fixtures and fittings are outdated, worn, and approaching the end of their serviceable life, with performance that falls below modern expectations for hygiene, safety, and durability. Complete strip-out and replacement of the kitchen should be anticipated as soon as possible after purchase. This should include new units, work surfaces, splashbacks, and flooring, together with improved ventilation and appropriate fire separation. Any flooring removal must be preceded by asbestos testing. Failure to upgrade the kitchen will result in ongoing deterioration of fittings, increased moisture-related damage, and continued safety and hygiene shortcomings.

Description of Works	Due	Estimated Cost
Improvement Works		
Commission a skilled kitchen installer to upgrade the kitchen with fitted appliances complete with floor and wall tiling. To find a skilled contractor, visit: https://www.bikbbi.org.uk/find-a-member/	2026	£8,000
Totals		**Sum: £ 8,000**

5.10 Sanitary Fixtures and Fittings

The sanitary fixtures and fittings within the maisonette are concentrated within the bathroom located on the upper floor. The bathroom contains a ceramic close-coupled WC, a metal bath dating from approximately the 1980s, a wash hand basin, and associated plumbing fittings. Ceramic sanitary ware is a durable, non-porous material designed to provide long-term hygienic performance when correctly installed and maintained. The WC pan and cistern appeared intact and functional, with no visible cracking or instability noted at the time of inspection. Subject to maintenance and repair, ceramic sanitary ware of this type typically has a service life in excess of 30 years, and the WC is considered to be performing adequately at present.

The bath is an older metal unit, likely enamelled steel or cast iron, which was commonly installed in properties of this age. While metal baths are robust and long-lasting, their performance depends on the condition of the enamel coating and the adequacy of supporting structure and fittings. The bath is dated and does not include grab handles, making safe access and egress more difficult, particularly for children, elderly occupants, or those with reduced mobility. The absence of modern safety features increases the risk of slips and falls.

The basin and associated taps appear to be of similar age to the bath and WC. Older taps and fittings are more prone to internal wear, leaks, and inefficiency compared with modern fittings, particularly where hard water is present. Although no active leaks were observed at the time of inspection, the overall condition and age of the fittings indicate reduced reliability and efficiency. Pipework serving the sanitary fittings includes uPVC waste pipes and copper supply pipes. Condensation was noted to pipework elsewhere in the property due to poor ventilation, which increases the long-term risk of moisture damage to adjacent fittings and finishes if not addressed.

The bathroom walls are lined with dated finishes, including lining paper and poorly executed cupboard enclosures around the bath and basin. These finishes are not suitable for a high-humidity environment and increase the risk of trapped moisture, mould growth, and concealed deterioration. The floor is finished with ceramic tiles, which are generally suitable for bathroom use; however, cracking was identified to several tiles. Cracked tiles compromise water resistance and can allow moisture to penetrate beneath the surface, leading to damage to the substrate below. This represents a defect that will worsen if left unresolved.

Ventilation within the bathroom is poor, contributing to condensation and increased moisture levels. Sanitary fittings rely on effective ventilation to prevent moisture-related deterioration and maintain hygiene. Without adequate extraction, even otherwise serviceable fixtures will deteriorate more rapidly. No mechanical extraction was identified, and reliance on passive ventilation is insufficient for a bathroom environment.

SURVEYOR'S OVERALL OPINION

The sanitary fixtures and fittings are dated and nearing the end of their functional life, with several elements falling below modern standards for safety, hygiene, and durability. While the WC remains serviceable, the bath, basin fittings, cracked floor tiles, and poor surrounding finishes present avoidable risks and ongoing maintenance issues. A full bathroom refurbishment is required as soon as possible, incorporating modern sanitary ware, improved safety features, effective ventilation, and water-resistant finishes. Failure to upgrade the bathroom will result in increased risk of slips, leaks, mould growth, and concealed moisture damage, leading to higher repair costs over time.

Description of Works	Due	Estimated Cost
Improvement Works		
Commission a skilled bathroom installer to upgrade the bathroom suite with floor and wall tiling and underfloor heating. To find a skilled contractor, visit: https://www.bikbbi.org.uk/find-a-member/	2026	£8,000
Totals		**Sum: £ 8,000**

5.11 Storage Fittings

The storage fittings within the maisonette comprise a combination of original built-in cupboards, later timber-framed storage units, and communal storage provisions typical of a 1960s ex-local authority development. These fittings are primarily functional rather than decorative and are constructed from basic softwood framing, plywood, chipboard panels, and laminated finishes. Their performance depends on keeping the materials dry, adequately ventilated, and protected from excessive loading and fire risk.

At upper floor level, bedroom two contains a built-in storage cupboard of timber-framed construction. This cupboard is formed from lightweight softwood framing with sheet linings and is integrated into the room layout. The cupboard appeared structurally intact, with no visible signs of timber decay, distortion, or moisture damage at the time of inspection. However, the construction is basic and dated, and the cupboard occupies valuable floor area within a relatively small bedroom. Its location and form mean it restricts flexibility of room use. While removal is physically feasible, the wall forming the cupboard enclosure is masonry, and any alteration would require confirmation that it is not providing load-bearing support to the floors above. This would require an invasive inspection involving lifting floor finishes upstairs to establish joist bearing positions.

The hallway at upper floor level does not contain dedicated fitted storage beyond circulation space, and reliance is therefore placed on freestanding furniture. This contributes to overcrowding, which was evident throughout the property and reduces effective air circulation. While this is not a defect in the storage fittings themselves, the lack of efficient built-in storage has a direct impact on ventilation performance and contributes to condensation issues elsewhere in the dwelling.

At lower floor level, a significant storage fitting is located beneath the staircase. The under-stairs cupboard is enclosed with timber linings and basic finishes. The cupboard contains

the consumer unit and the gas meter, both mounted on the wall within this enclosed space. The timber linings appeared intact and dry, with no visible signs of rot or infestation. However, the cupboard lacks fire stopping to the underside of the stairs. This is a safety concern, as the void beneath the stairs can act as a route for rapid fire and smoke spread in the event of ignition within the cupboard or adjacent areas. From a performance perspective, the timber linings themselves are adequate, but the overall arrangement is deficient in terms of fire protection rather than material condition.

Additional storage cupboards are located at ground floor level within communal areas and were noted to be in adequate condition. These appear to be original or long-standing fittings associated with the block and are formed from simple masonry enclosures with timber doors or linings. No signs of instability or significant deterioration were identified during inspection. Responsibility for these storage areas normally rests with the freeholder or managing agent, and their condition appears consistent with age and use.

Within the kitchen, storage is provided by wall-mounted and base units rather than dedicated storage cupboards. These have been addressed separately under kitchen fixtures and fittings. However, the lack of effective pantry-style or ventilated storage contributes to clutter and limits the safe storage of food and household items. The kitchen layout does not provide adequate modern storage solutions and increases reliance on ad hoc storage elsewhere in the flat.

Across the property, many storage fittings and cupboards are lined with laminated boards or older finishes. In properties of this age, older laminates, adhesives, and coatings can conceal defects and are less tolerant of moisture. While no active moisture damage was identified within storage cupboards at the time of inspection, elevated humidity levels elsewhere in the flat increase the long-term risk of condensation forming within enclosed storage spaces, particularly where ventilation is poor. This can lead to mould growth on stored items and gradual deterioration of timber linings if not managed.

The property predates 1992, and there is therefore a risk that older painted finishes to timber storage fittings may contain lead. Disturbance of painted cupboard linings, doors, or frames during refurbishment could present a health risk if appropriate precautions are not taken. Where storage fittings are removed, altered, or refurbished, controlled methods and appropriate testing should be adopted.

Overall, the storage fittings are functional but outdated, inefficiently arranged, and in some cases contribute indirectly to poor ventilation and fire safety shortcomings. Their condition reflects age and basic original specification rather than active failure.

SURVEYOR'S OVERALL OPINION

The storage fittings throughout the property are generally adequate in material condition but are dated and inefficient in layout, with some arrangements presenting safety concerns rather than defects of construction. The under-stairs storage cupboard requires fire stopping as soon as possible to reduce fire and smoke spread risk. Built-in storage within bedroom two is serviceable but poorly configured and may be removed subject to invasive structural confirmation. Overcrowding linked to limited storage capacity is contributing to poor air circulation and condensation elsewhere in the flat. Upgrading or reconfiguring storage as part of refurbishment would improve safety, ventilation, and usability. Failure to address fire stopping and inefficient storage layouts may increase safety risk and accelerate deterioration of finishes due to ongoing moisture and condensation.

5.12 Basements and Cellars

Not applicable.

6.0 Conservatories, Extensions, and Outbuildings

6.1 Porch and Portico

Not applicable.

6.2 Conservatories, Extensions, and Lean-To

Not applicable.

6.3 Garage and Carports

Not applicable.

6.4 Outbuildings

Not applicable.

Flettons Surveyors 20-22 Wenlock Road, London, N1 7GU
E: info@flettons.com | T: 0330 043 4650 | W: www.flettons.com

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

The fire detection provision within the maisonette consists of a battery-operated smoke alarm mounted to the ceiling within the upper floor hallway. Battery-operated smoke alarms are designed to detect smoke particles and provide an audible warning to occupants, offering an early alert in the event of a developing fire. The alarm appeared securely fixed and appropriately positioned within the circulation space, which is a suitable location for warning occupants of fire originating in adjacent rooms. However, battery-powered alarms rely entirely on regular testing and battery replacement to remain effective.

There was no indication of interlinking with other alarms within the flat or the wider block, and no evidence of mains-powered backup. As a result, the system provides only basic protection and does not meet modern expectations for enhanced fire detection in multi-level dwellings.

No heat detector was identified within the kitchen. Kitchens are a higher-risk area for fire due to cooking activities, and the absence of a dedicated heat alarm reduces early warning capability while increasing the likelihood of nuisance alarms if a standard smoke detector were installed instead. The lack of a kitchen heat detector limits the overall effectiveness of the fire detection strategy within the flat.
There was no evidence of a carbon monoxide alarm located near the gas boiler or within habitable spaces. Given the presence of a gas-fired boiler within the kitchen, the absence of a carbon monoxide alarm presents a safety risk, as carbon monoxide is a colourless and odourless gas that can cause serious injury or death if appliances malfunction or ventilation is inadequate.

No fire suppression systems, such as sprinklers, misting systems, or fixed fire extinguishing installations, were identified within the flat. This is typical for residential properties of this age, as such systems were not commonly installed at the time of construction. While the

absence of fire suppression is not unusual, it places greater reliance on early detection, compartmentation, and safe escape routes. In this case, reliance on a single battery-operated smoke alarm and limited internal fire resistance reduces the overall level of fire safety.

Within the communal areas, emergency lighting was observed to the staircases, which supports safe evacuation in the event of a power failure during an emergency. The presence of emergency lighting is a positive feature, although it forms part of the communal fire strategy and remains the responsibility of the freeholder or managing agent rather than the leaseholder.

SURVEYOR'S OVERALL OPINION
Fire detection and alarm provision within the flat is basic and falls below modern safety expectations for a multi-level maisonette. Reliance on a single battery-operated smoke alarm provides limited protection and increases risk if the alarm is not regularly tested or maintained. Upgrading the system as soon as possible is advised, including the installation of mains-powered, interlinked smoke alarms to circulation spaces, a heat detector within the kitchen, and a carbon monoxide alarm near the gas boiler. Failure to improve fire detection and warning systems increases the risk of delayed alert in the event of fire or carbon monoxide release, with potentially serious consequences for occupant safety.

7.3 Water Supply and Plumbing

The water supply and plumbing installation within the maisonette comprises a combination of copper supply pipework and uPVC waste pipework, typical of properties of this age that have undergone partial upgrades over time. The incoming water supply enters the flat via concealed pipework, with distribution to the kitchen and bathroom fixtures. Copper pipework is a durable material with good resistance to internal corrosion and long service life when correctly installed and protected from freezing and mechanical damage. The visible copper pipework appeared intact and serviceable, with no signs of active leakage noted at the time of inspection. However, condensation was evident on pipework beneath the kitchen sink, indicating cold water pipes running through an environment with elevated humidity and insufficient ventilation. Persistent condensation can lead to secondary moisture damage to adjacent fittings, cabinets, and floor finishes if not addressed.

The kitchen sink is served by uPVC waste pipework, which is lightweight, corrosion-resistant, and commonly used in domestic drainage installations. The waste pipe appeared

adequately connected and functional, with no visible leaks observed during inspection. uPVC waste systems rely on correct jointing and adequate support to prevent sagging and long-term failure. While no immediate defects were identified, continued condensation and poor ventilation increase the risk of joint deterioration and localised moisture damage over time. Routine inspection and improved ventilation are necessary to maintain performance.

The bathroom sanitary fittings are supplied via concealed pipework within wall and floor zones. While no active leaks were detected at the time of inspection, the age of the installation and the poor condition of surrounding finishes increase the likelihood of concealed defects developing or remaining undetected. The cracked ceramic floor tiles within the bathroom increase the risk of water penetration to the substrate below, which can affect concealed plumbing and lead to dampness spreading beyond the immediate area. This represents an indirect risk to the plumbing system rather than a defect in the pipework itself.

No water storage tanks were identified within the flat, and water supply appears to be delivered directly via the mains system, which is common for ex-local authority flats that have been modernised. Direct mains-fed systems generally provide improved water pressure and reduced risk of contamination compared with older gravity-fed arrangements. No visible lead pipework was identified; however, given the age of the building, the presence of concealed lead components within communal supply pipework cannot be completely ruled out. Responsibility for any communal pipework rests with the freeholder or managing agent.

The location of plumbing pipework within cupboards and service zones, including beneath the kitchen sink and within bathroom enclosures, limits visibility and increases reliance on early detection of leaks through staining or odour. Painted pipework beneath the boiler further reduces the ability to identify early signs of corrosion or seepage. No isolation valves were clearly identified during inspection, which may complicate emergency shut-off in the event of a leak.

Inspection of the plumbing installation was visual only and non-invasive. Pipework concealed within floors, walls, and service risers could not be inspected, and no pressure testing was undertaken. As such, the condition of concealed joints and fittings cannot be confirmed.

SURVEYOR’S OVERALL OPINION

The water supply and plumbing installation appears to be functioning adequately, with no

active leaks identified at the time of inspection. The primary concern relates to condensation on pipework and the poor condition of surrounding finishes, which increase the risk of secondary moisture damage and concealed deterioration if left unmanaged. Improving ventilation, renewing bathroom finishes, and ensuring accessible isolation valves are provided should be treated as priorities within the next 12 months. Failure to address condensation and ageing finishes may lead to hidden leaks, damage to adjacent building elements, and increased repair costs over time.

Description of Works	Due	Estimated Cost
Provisional works		
Commission a skilled plumber to remove the sections of lead pipe and renew them to a UPVC pipe, including all associated works such as repairs to decorations and excavations as necessary. To find a qualified plumber, visit: https://www.ciphe.org.uk/consumer/find-a-plumber/	2026	£1,500
Totals		**Sum:** **£ 1,500**

7.4 Electricity Supply and Installation

The electrical installation within the maisonette comprises a modern consumer unit located within the under-stairs cupboard on the lower floor, together with fixed wiring, sockets, switches, and associated accessories distributed throughout the accommodation. The consumer unit appears to be of circa 2018 design, incorporating a main switch with a single Residual Current Device. An RCD is a safety device intended to rapidly disconnect the electrical supply in the event of an earth fault, reducing the risk of electric shock and fire. The presence of RCD protection represents a significant improvement over older fuse-based systems and provides an enhanced level of occupant safety. However, the use of a single RCD protecting multiple circuits means that a fault on one circuit may result in loss of power to several areas of the flat simultaneously, which is less convenient and less resilient than modern consumer units fitted with individual RCBOs for each circuit.

Miniature Circuit Breakers are fitted within the consumer unit to protect individual circuits from overload and short circuit. MCBs automatically disconnect the supply when excessive current is detected, preventing overheating of cables and reducing fire risk. The presence of MCBs is a positive feature and indicates that the installation has been partially upgraded from older wired fuse arrangements. Based on the style and configuration of the consumer

unit and accessories observed, the installation appears broadly consistent with the 18th Edition of the BS 7671 Wiring Regulations, although full compliance cannot be confirmed without testing.

The fixed wiring throughout the property is concealed within walls and floors and was not exposed for inspection. No signs of overheating, burning, or damage to visible accessories were identified at the time of inspection. Socket outlets and switches appeared generally intact and serviceable, although several fittings are dated and would benefit from replacement as part of general refurbishment works. The imprint of older surface conduit was visible in some areas, indicating that the electrical installation has evolved over time and may include sections of older wiring concealed within the structure. Painted-over conduit routes and accessories limit the ability to inspect the condition of cables and junctions beneath.

Electrical equipment is located within the under-stairs cupboard alongside the gas meter. While this arrangement is common in properties of this type, under-stairs locations present an increased fire risk if not adequately fire stopped. No fire stopping was present to the underside of the stairs, which increases the potential for fire and smoke spread should an electrical fault occur in this area. This is a safety concern linked to the installation environment rather than the electrical components themselves.

No Electrical Installation Condition Report was available for inspection, and no testing of circuits, earthing, or bonding was undertaken as part of this survey. The adequacy of earthing arrangements, main protective bonding to water and gas services, and compliance of bathroom electrical zones with current regulations could not be confirmed. Older ex-local authority properties can contain mixed-age wiring, and without formal testing there remains a risk of concealed defects, particularly where previous alterations have been carried out.

SURVEYOR'S OVERALL OPINION

The electrical installation benefits from a relatively modern consumer unit with RCD and MCB protection and appears to be performing adequately based on visual inspection. However, the absence of recent certification and the likelihood of mixed-age wiring mean that the condition and safety of the system cannot be fully confirmed. A full Electrical Installation Condition Report by a NICEIC or NAPIT registered electrician is required as soon as possible after purchase to assess compliance, confirm earthing and bonding, and identify any concealed defects. Failure to obtain proper certification and carry out any necessary remedial works could increase the risk of electric shock, fire, and unplanned disruption due to electrical faults.

Description of Works	Due	Estimated Cost
Essential works		
Commission an approved electrician to undertake a full test and inspection of the electrical installation. To find an electrical visit: https://www.niceic.com/contractor	Now	£150
Provisional works		
Subject to results of test and inspection: Commission an approved electrician to undertake a full rewire to the IET 18th 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. To find an electrical visit: https://www.niceic.com/contractor	2026	£6,500
If the cables are satisfactory, commission an approved electrician to update the consumer unit only to conform to the IET 18th Edition Wiring Regulations.	2026	£1,500
Totals		**Sum: £ 8,150**

7.5 Gas Supply and Installation

There is a gas supply to 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. Your Legal Advisor should ascertain the supplier so you can set up an account with your chosen provider. To get competitive rates, you may wish to check out the the various comparison websites for energy supply, such uswitch.com

7.6 Space Heating and Hot water

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

The space heating and hot water system within the maisonette is provided by a gas-fired combination boiler located within the kitchen. The boiler is a Main Eco Elite model, which is a wall-mounted, fan-assisted condensing boiler designed to provide both central heating and instantaneous domestic hot water without the need for a separate hot water cylinder or storage tank. Combination boilers of this type are compact, energy efficient compared with older non-condensing boilers, and well suited to flats where space is limited. The boiler was operational at the time of inspection, and the pressure gauge was within the normal operating range, indicating that the sealed system was functioning adequately on the day of inspection. The boiler flue discharges through the front elevation, which is a common arrangement for properties of this type.

The boiler is located within a recessed cupboard formed in concrete blockwork. The cupboard currently has no door, which provides unrestricted airflow to the appliance. While this may assist ventilation, the surrounding pipework has been painted, which can conceal early signs of leakage or corrosion and limits ease of inspection. No evidence of active leaks or corrosion was identified at the time of inspection. The age of the boiler was not confirmed, but its appearance suggests it is a more recent installation relative to the original building fabric and kitchen units. Modern condensing boilers typically have an expected service life of around 10 to 15 years, subject to regular servicing and correct operation.

Heat distribution within the flat is via wall-mounted pressed steel panel radiators located beneath windows and within circulation spaces. These radiators are of mixed age, with several appearing to date from the 1970s or 1980s. Pressed steel radiators provide effective convective and radiant heat output when correctly sized and balanced, but older units are generally less efficient and slower to respond than modern equivalents. The radiators appeared intact and were heating at the time of inspection, indicating that the central heating circuit is functioning. However, the age and basic design of the radiators reduce overall system efficiency and comfort.

Heating controls were not fully inspected, and no programmable room thermostat, smart controls, or thermostatic radiator valves were confirmed during inspection. Modern heating systems rely on effective controls to regulate temperature, reduce energy consumption, and improve comfort. The absence or limited provision of modern controls reduces efficiency and increases running costs. Pipework serving the heating system is largely concealed, with visible sections painted over. Painted pipework limits inspection and can hide early signs of leaks. No evidence of active leakage was identified at accessible points.

The hot water supply is provided on demand by the combination boiler. This system delivers hot water directly from the mains supply, which generally results in good pressure and eliminates the risks associated with stored hot water, such as stagnation or bacterial growth. The performance of the hot water system depends on boiler condition and incoming mains pressure. No hot water flow or temperature testing was undertaken, and concealed pipework could not be inspected. There is no separate hot water cylinder, which reduces maintenance requirements and frees internal space.
Ventilation to the boiler area relies on the open cupboard arrangement and general kitchen ventilation. While this may be adequate for appliance operation, the lack of a carbon monoxide alarm near the boiler represents a safety risk. Gas appliances can produce carbon monoxide if they malfunction or if flues become blocked, and early warning is essential to occupant safety.

Inspection of the gas installation was non-invasive. The boiler casing was not removed, no flue gas analysis was undertaken, and no service records were available for inspection. As such, the internal condition of the boiler, safety of the flue installation, and adequacy of combustion air supply cannot be confirmed.

SURVEYOR'S OVERALL OPINION
The space heating and hot water system benefits from a relatively modern gas-fired combination boiler that was operating adequately at the time of inspection. However, the absence of service records, the age of several radiators, and limited heating controls reduce efficiency and confidence in long-term reliability. A full service and safety inspection by a Gas Safe registered engineer is required as soon as possible after purchase, including confirmation of flue integrity and combustion performance. Upgrading radiators and heating controls should be considered within the next 12 months to improve comfort and reduce running costs. Failure to properly service and maintain the boiler and heating system could lead to reduced efficiency, unexpected breakdowns, or safety risks associated with gas appliances.

Description of Works	Due	Estimated Cost
Essential works		
Commission a Gas Safe, approved Heating Engineer to undertake a full test and inspect the gas installation. To find a qualified heating engineer, visit: https://www.gassaferegister.co.uk/	Now	£150
Provisional works		
Subject to test and inspection commission, a Gas Safe approved engineer to upgrade the heating system. To find a qualified heating engineer, visit: https://www.gassaferegister.co.uk/	2030	£3,000
Totals		**Sum:** **£ 3,150**

7.7 Fireplaces, Chimney Breasts, and Flues

The property contains a sealed fireplace located within the reception room on the lower floor. The fireplace opening has been infilled and closed off, and there is no evidence of an active open fire, gas fire, or solid fuel appliance in use. Fireplaces in 1960s ex-local authority blocks were commonly constructed with masonry chimney breasts formed from concrete block or brickwork, tied into the main structure. These chimney breasts provide enclosure to the flue and contribute to fire separation between dwellings. The chimney breast within the flat appeared intact, with no visible cracking, distortion, or signs of movement noted to the surrounding wall surfaces. The finish to the chimney breast is plastered and decorated, and while dated, it appeared adequate in condition at the time of inspection.

The flue serving the sealed fireplace runs vertically within the chimney breast and connects to the communal chimney stack serving the block. As the fireplace is no longer in use, the flue is inactive. Inactive flues require appropriate ventilation to prevent condensation forming internally, which can otherwise lead to damp staining, salts, and deterioration of masonry finishes over time. No dedicated flue vent was identified at the sealed fireplace opening, and the internal condition of the flue could not be inspected. Where flues are left unventilated, moisture-laden air can become trapped, increasing the risk of condensation and long-term degradation of the flue lining and surrounding masonry.

No other fireplaces were identified within the flat. There is no evidence of gas fires, solid fuel appliances, or associated hearths in any room. The absence of active combustion appliances within the chimney breast reduces immediate fire risk but does not remove the

need to manage the condition of the redundant flue. Chimney flues, even when unused, remain exposed to external weathering at roof level, and defects such as failed flashings, caps, or pots can allow rainwater to enter the flue, leading to dampness internally. While no active damp staining was identified to the chimney breast at the time of inspection, concealed moisture issues cannot be ruled out.

Inspection of the chimney breast and flue was visual and non-invasive only. No flue integrity testing, CCTV inspection, or intrusive opening-up was undertaken. The presence, condition, and continuity of any flue lining could not be confirmed. Given the age of the building, flues may be unlined or lined with older materials that are vulnerable to deterioration over time. The condition and lifespan of the flue itself cannot be confirmed without invasive inspection but is also likely to be 10+ years provided it remains dry and adequately ventilated.

SURVEYOR'S OVERALL OPINION
The sealed fireplace and associated chimney breast appear to be performing adequately in structural terms, with no visible defects identified during inspection. However, the lack of visible flue ventilation presents a medium-term risk of condensation and damp development within the redundant flue. Installation of a suitable ventilated grille to the sealed fireplace opening is recommended within the next 12 months to allow airflow and reduce moisture risk. Any future intention to reinstate a fire or install a new appliance would require an invasive flue inspection and certification by a competent specialist to confirm suitability and safety. Failure to ventilate or maintain the flue could lead to damp staining, deterioration of masonry finishes, and avoidable repair costs over time.

7.8 Mechanical, Trickle and Passive Ventilation

The ventilation strategy within the maisonette relies primarily on passive and background ventilation, with limited mechanical assistance. Natural ventilation is provided through opening windows and the use of trickle vents integrated into the uPVC window frames. Trickle vents are designed to allow a continuous, low-level supply of fresh air into habitable rooms, reducing humidity and helping to control condensation without the need to fully open windows. While trickle vents were present to the windows, they were found to be closed at the time of inspection. Closing these vents significantly reduces background airflow and limits the effectiveness of the passive ventilation strategy, particularly in a property with solid walls and limited thermal insulation.

There is no evidence of a whole-dwelling mechanical ventilation system, such as mechanical extract ventilation or mechanical ventilation with heat recovery. The absence

of a coordinated mechanical system means that the property relies heavily on occupant behaviour, including regular window opening, to manage internal air quality and moisture levels. This reliance is problematic in practice, especially during colder months when windows are less likely to be opened, leading to a build-up of moisture-laden air internally. The stagnant air and musty odours noted within several rooms confirm that ventilation is currently insufficient for the level of occupation and internal moisture generation.

Mechanical extract ventilation was not identified within the bathroom or kitchen. Bathrooms and kitchens are high-moisture environments and normally require dedicated mechanical extraction to remove humid air at source. The lack of effective extract ventilation in these spaces contributes directly to elevated humidity levels throughout the flat. This has resulted in visible condensation mould growth on internal wall surfaces around windows and cold external wall junctions. Condensation was also noted on glazing and on cold water pipework, further confirming that moisture is not being adequately dispersed or expelled from the dwelling.

Passive ventilation through the building fabric is limited due to the solid wall construction and modern airtight uPVC windows. While this improves thermal comfort and reduces draughts, it also restricts uncontrolled air leakage that older buildings relied upon for ventilation. Without compensatory mechanical or managed background ventilation, internal humidity increases. The property was also noted to be heavily furnished and cluttered, which restricts air circulation within rooms and reduces the effectiveness of whatever ventilation is present. Furniture placed tightly against external walls reduces surface temperatures locally and encourages condensation behind and around furnishings.

No evidence was identified of ventilation grilles serving redundant chimney flues or internal air transfer vents between rooms. The absence of these features further limits air movement through the property and reduces the ability of moisture to escape naturally. While emergency lighting and communal ventilation arrangements exist within shared stairwells, these do not contribute to ventilation within the flat itself.

Inspection of ventilation provision was visual only and non-invasive. No airflow measurements were taken, and concealed ductwork or vents could not be confirmed. However, the internal environmental conditions observed provide clear evidence that the current ventilation strategy is not performing adequately for the building type and occupancy.

SURVEYOR’S OVERALL OPINION

Ventilation within the flat is inadequate and is a primary contributing factor to condensation, mould growth, and poor internal air quality. Immediate action is required to improve ventilation, including consistent use of existing trickle vents and the installation of mechanical extract ventilation to the kitchen and bathroom by a competent contractor. Without intervention, ongoing moisture build-up will continue to damage internal finishes, increase the risk of mould-related health issues, and potentially affect concealed building elements such as timber floors and joinery. Improving ventilation must be treated as a priority now to protect the property and occupant wellbeing.

Description of Works	Due	Estimated Cost
Improvement Works		
Commission an approved electrician to supply and fit a humidistat fan in the bathroom. To find a skilled builder, visit: https://www.fmb.org.uk/	2026	£650
Totals		**Sum: £ 650**

7.9 Drainage: Foul, Surface, and Underground

The drainage arrangements serving the flat form part of a wider communal system typical of a 1960s ex-local authority concrete-framed block. Foul water drainage from the kitchen, bathroom, and WC is discharged via uPVC internal waste pipework into the communal foul drainage network serving the block. uPVC is a durable plastic material with good resistance to corrosion and a typical service life exceeding 40 years when correctly installed and supported. The visible internal waste connections, including those beneath the kitchen sink and bathroom fittings, appeared securely connected and functional at the time of inspection, with no active leaks observed. Inspection was visual only and non-invasive, and concealed pipework within walls, floors, and service risers could not be inspected.

Surface water drainage from the roofs and balconies is collected by uPVC rainwater goods and discharged via downpipes into the underground drainage system. These systems are designed to convey rainwater away from the building and reduce the risk of saturation to foundations and external walls. The rainwater goods appeared to be discharging appropriately, and no evidence of active overflow or backing-up was noted at the time of inspection. However, surface water drainage performance is highly dependent on the condition of underground gullies, connections, and soakaway or sewer interfaces, none of which were exposed or tested during this inspection.

Underground drainage, including foul and surface water pipes, inspection chambers, and connections to the public sewer, is concealed below ground and was not accessed or tested. No manhole covers serving the flat specifically were lifted, and no CCTV inspection of underground drainage was undertaken. As such, the condition, alignment, gradients, and integrity of the underground drainage network cannot be confirmed. In buildings of this age, underground drainage is commonly formed from vitrified clay pipes or early plastic systems, which can be susceptible over time to cracking, displacement at joints, root ingress, or collapse. Early signs of underground drainage defects often include slow drainage, foul odours, recurrent blockages, or localised ground settlement. No such indicators were noted during inspection, although the absence of symptoms does not rule out concealed defects.

The communal nature of the drainage system means that responsibility for maintenance and repair of underground foul and surface water drainage typically rests with the freeholder or managing agent rather than the individual leaseholder. However, defects within communal drainage can still have a direct impact on the flat, including internal flooding, foul water backflow, or dampness affecting lower levels if failures occur.

No evidence of surface water pooling, persistent damp ground conditions, or erosion was identified to the communal grounds that would indicate ongoing drainage failure at the time of inspection.

SURVEYOR'S OVERALL OPINION

The drainage system appears to be functioning adequately based on visual inspection, with no immediate signs of failure to foul, surface, or underground drainage components. However, the concealed nature of the underground drainage presents an inherent risk, particularly given the age of the building and communal layout. An invasive CCTV drainage survey of the underground system would be prudent within the next 2 years, or sooner if signs of slow drainage, odours, or dampness emerge. Failure to identify and address underground drainage defects at an early stage could result in blockages, flooding, damage to the building fabric, and significant communal repair costs passed on to leaseholders.

Description of Works	Due	Estimated Cost
Essential works		
Commission a drainage specialist to undertake a CCTV survey of the drainage system and locate any chambers. To find a drainage contractor, visit: https://nadc.org.uk/search1/?geodir_search=1&stype=gd_place&s	Now	£250

Description of Works	Due	Estimated Cost
Provisional works		
Subject to the CCTV drainage survey results, commission a drainage specialist to undertake all necessary repairs to the drainage system. To find a drainage contractor, visit: https://nadc.org.uk/search1/?geodir_search=1&stype=gd_place&s	Now	£3,500
Totals		**Sum:** **£ 3,750**

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

High moisture readings were identified within the lower floor hallway area of the maisonette. Staining was present to the ceiling surface, and a moisture meter reading of approximately 21.7 percent was recorded at this location. This level is significantly elevated for internal ceiling finishes and indicates active or recent moisture ingress rather than residual historic dampness. The position and pattern of staining, together with the elevated reading, indicate that moisture is penetrating from above, consistent with an ongoing leak rather than condensation alone. This poses a risk of continued deterioration to the plasterboard ceiling finish and concealed elements above if not addressed.

In the same lower floor hallway area, elevated moisture readings of approximately 29.7 percent were recorded to the party wall beneath and adjacent to the ceiling staining. Readings at this level indicate saturation beyond normal background moisture content for internal masonry or plastered wall finishes. The location of the elevated readings suggests lateral moisture migration associated with the leak source above rather than moisture rising from ground level. Prolonged exposure at this moisture level increases the risk of plaster breakdown, mould growth, and deterioration of any concealed materials within or behind the wall finish.

Moisture testing was carried out beneath window openings in habitable rooms, including the living room and bedrooms. These areas were found to be dry at the points tested, with no elevated moisture readings detected at skirting or window sill level. This confirms that, despite the presence of condensation mould elsewhere, there is no evidence of penetrating damp or rising damp affecting the wall bases at the time of inspection. Access to some window areas was restricted by furniture and stored items, which limited the extent of testing

and means that concealed localised dampness cannot be entirely ruled out.

No elevated moisture readings were detected to floors in accessible areas at the time of inspection. Floors appeared dry at surface level where tested, although inspection was non-invasive and finishes were not lifted. Areas concealed beneath laminate and vinyl floor coverings could not be assessed and remain unconfirmed.

SURVEYOR'S OVERALL OPINION
High moisture readings are localised but significant within the lower floor hallway, confirming an active moisture source that requires urgent attention. The pattern and levels recorded indicate an ongoing leak from above rather than condensation or ground-related dampness. The source of this moisture must be investigated and repaired as soon as possible by an appropriate contractor, followed by replacement of affected ceiling and wall finishes once fully dried. Failure to resolve the leak will lead to progressive damage, mould growth, and increased repair costs. Elsewhere in the property, moisture readings were within acceptable limits where accessible, and no evidence of rising damp was identified at the time of inspection.

8.2 Timber Defects and Locations

No evidence of active timber decay was identified to exposed timber elements within the maisonette at the time of inspection. Timber components inspected included internal doors, door linings, skirting boards, fitted wardrobes, cupboard linings, and visible timber trims. All exposed timber surfaces appeared dry to the touch, free from fungal growth, and showed no visible signs of softening, crumbling, or distortion that would indicate wet rot or dry rot. The condition of these elements reflects age-related wear rather than biological deterioration.

Within the upper floor bedrooms, the timber floor structures beneath carpet finishes were not exposed for inspection. No surface indicators of timber floor failure were identified, such as excessive deflection, springiness, or unevenness underfoot. While this suggests that the floors are currently performing adequately, the timber joists and bearings remain concealed and could not be inspected. Elevated internal humidity and condensation noted elsewhere in the property increase the long-term risk of moisture uptake to concealed timber elements, particularly where joist ends are built into masonry walls.
In the lower floor hallway and circulation areas, timber trims and cupboard linings were inspected, including those within the under-stairs cupboard. The timber linings appeared intact and dry, with no visible insect flight holes, frass, or staining that would indicate wood-boring insect activity. However, the under-stairs cupboard lacks fire stopping and contains

electrical and gas services, which increases the risk of future timber damage in the event of overheating or fire rather than biological decay.

In bedroom one, fitted timber wardrobes were inspected and found to be structurally intact but very dated. No visible decay or insect activity was identified. Their condition is adequate, although their age and enclosed nature mean that any future moisture issues could remain concealed without early detection.

No evidence of timber defects was identified within the bathroom; however, timber exposure in this area is limited. The bathroom environment is high in humidity, and while no current timber decay was identified, prolonged condensation and poor ventilation increase the future risk of deterioration to concealed timber elements around door linings and any timber fixings behind finishes.

Inspection was non-invasive and limited to visible and accessible areas only. No floorboards, wall linings, or ceiling finishes were removed, and concealed timber elements could not be inspected. As such, early-stage decay or insect infestation within hidden zones cannot be ruled out entirely, particularly given the condensation issues identified elsewhere in the property.

SURVEYOR'S OVERALL OPINION

No active timber defects were identified in accessible areas at the time of inspection, and exposed timber elements appear to be performing adequately. The principal risk to timber within the property arises from elevated internal humidity and condensation rather than current decay or infestation. Improving ventilation is a priority to protect concealed timber elements, particularly floor joists and built-in timber components. Failure to control moisture levels may lead to hidden timber decay over time, resulting in costly and disruptive repairs once defects become apparent.

9.0 The Structure - Alterations, Risks, and Statutory Compliance

9.1 Soil Type and Subsidence Risk

The property is situated on Soilscape 22, characterized by loamy soils with naturally high groundwater. Loamy soils, which consist of a balanced mix of sand, silt, and clay, are generally considered fertile and well-suited for a variety of plantings. However, the naturally high groundwater associated with this soil type introduces both benefits and challenges that need careful consideration, particularly concerning building foundations, landscaping, and overall land management.

One of the primary advantages of loamy soil is its good drainage and strong nutrient-holding capacity, making it ideal for gardens and agricultural uses. Despite this, the high groundwater levels can lead to the soil becoming overly moist or even waterlogged during wet seasons. This elevated water table poses significant challenges for building foundations, as the risk of water ingress and soil movement is increased, potentially compromising the stability of standard foundations.

For properties built on this type of soil, specialized foundation designs, such as pile foundations, may be required to ensure adequate support. These foundations help manage the risks associated with high groundwater levels by providing deeper, more stable anchoring points that are less affected by soil moisture variations. Additionally, comprehensive drainage systems should be installed to manage water levels around the foundation, reducing the risk of waterlogging and protecting the structure from moisture-related issues.

Another concern associated with high groundwater levels in loamy soils is the potential for subsidence and heave. This risk is particularly elevated when trees or shrubs with high water demands are planted near the property. The extraction of moisture by roots can lead to soil shrinkage (subsidence), while excess water absorption can cause the soil to swell (heave). To mitigate these risks, it is advisable to avoid planting high-water-demand vegetation close to the building. Furthermore, ensuring that your building insurance policy includes adequate coverage for subsidence and heave is crucial, as it will provide protection against foundation issues related to soil movement.

The naturally high groundwater levels also suggest an increased risk of flooding, particularly during periods of heavy rainfall or snowmelt. Effective flood risk management strategies

should be considered, such as installing robust drainage systems and possibly raising the elevation of critical areas around the property. These measures can help manage water flow and prevent flooding, thereby protecting the property from water damage.

Moreover, the environmental context of this soil type should not be overlooked. High groundwater levels in loamy soils often support unique ecosystems, such as wetlands, which are rich in biodiversity. Any development or land use in this area should consider environmental protection and sustainable practices to maintain the ecological balance. Preserving these ecosystems is important not only for biodiversity but also for the overall health of the local environment.

In summary, while loamy soil with high groundwater offers fertile conditions, it also presents challenges that require careful management. Specialized foundations and effective drainage systems are likely necessary for construction on this type of soil. Avoiding the planting of high-water-demand vegetation near the property can help reduce the risk of subsidence and heave. Ensuring comprehensive insurance coverage for subsidence and heave is essential for protecting the property, and environmental considerations should be factored into any development plans to maintain local ecosystems, especially if wetlands are present nearby.

SURVEYOR'S OVERALL OPINION

The property’s location on Soilscape 22 with loamy soils and high groundwater levels necessitates careful consideration of foundation design, drainage, and landscaping to mitigate risks associated with soil movement, water ingress, and flooding. Specialized construction methods and thoughtful land management practices are recommended to protect the property and maintain its structural integrity. Additionally, attention to environmental impacts and ensuring proper insurance coverage are important steps in managing the unique challenges posed by this soil type.

MATTERS FOR YOUR LEGAL ADVISOR

Your legal advisor should confirm the specifics of the property's foundation design and any existing drainage systems to ensure they are appropriate for the soil conditions. It is also important to verify the terms of the building insurance policy to confirm adequate coverage for subsidence and heave. Additionally, any planned landscaping or construction projects should be reviewed to ensure compliance with environmental regulations, particularly if the area includes or is near protected ecosystems such as wetlands. Lastly, check for any flood risk assessments or management plans relevant to the property.

9.2 Evidence and Risks of Structural Movement

No evidence of structural movement was identified within the flat or the accessible communal areas at the time of inspection. The property forms part of a 1960s ex-local authority concrete-framed block, and this form of construction relies on a reinforced concrete structural frame to carry loads, with concrete block infill panels forming the external and internal walls. Visual inspection of internal walls, ceilings, floors, and window and door openings did not reveal cracking patterns typically associated with structural movement, such as stepped cracking to masonry, diagonal cracking radiating from window or door heads, or differential cracking between structural elements. Wall surfaces appeared generally straight and true, with no bulging or distortion noted.

Externally, the elevations inspected did not show signs of significant movement or instability. There was no evidence of progressive cracking, bowing, or displacement to the concrete frame or infill panels that would suggest subsidence, heave, or settlement. The masonry paint finishes and cladding conceal parts of the underlying structure, which limits full assessment, but no visible defects indicative of movement were apparent at accessible locations. Window and door openings appeared square, with no signs of racking or binding that would indicate distortion of the structure.

Internally, floors appeared generally level in use, with no noticeable slopes or unevenness attributable to foundation movement. The timber upper floors did not exhibit excessive deflection or bounce, and the concrete lower floors showed no cracking or differential movement visible through the floor finishes. Ceiling finishes, aside from moisture-related staining in the lower hallway, did not show cracking patterns consistent with movement. The moisture staining identified elsewhere is linked to water ingress rather than structural distortion.

The foundations are concealed and could not be inspected directly. Assessment is therefore based on the absence of superstructure indicators of movement and the long-term performance of the building type. Ex-local authority concrete-framed blocks of this era were typically designed with conservative structural margins and have demonstrated stable performance over many decades where ground conditions remain unchanged. No nearby trees, ground instability, or drainage failures were identified during inspection that would raise immediate concern regarding foundation performance.

Inspection was visual and non-invasive only. No crack width measurements, level surveys, or intrusive investigations were undertaken. Concealed defects, historical movement that has stabilised, or future movement due to changes in ground conditions cannot be ruled out

entirely.

SURVEYOR'S OVERALL OPINION

There is no evidence of active or historic structural movement affecting the flat or the building at the time of inspection, and the structure appears to be performing adequately. The concrete frame construction and absence of characteristic movement-related defects indicate a low current risk of subsidence or settlement. Ongoing maintenance of drainage and control of water around the building is essential to preserve foundation performance. Failure to manage water ingress or future changes to ground conditions could increase the risk of movement and lead to costly remedial works, but no further investigation is required at this stage based on the evidence available.

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:

- Heating system.
- Electrical installation.

10.0 The Grounds and Estate

10.1 Gardens

The gardens serving the building are communal and form part of the wider ex-local authority estate rather than the private demise of the flat. To the front of the block, the communal garden area comprises a combination of turf, planted flower beds, concrete paths, and patio areas leading to the main entrance. The turf areas were generally even and established, and the planted areas appeared serviceable, providing a reasonable level of amenity. The concrete paths and patio surfaces to the front entrance were generally adequate in condition; however, sections of paving slabs were uneven and require re-bedding. Uneven paving presents a trip hazard, particularly in wet or icy conditions, and increases risk to occupants and visitors using the communal access routes.

Boundary treatment to the front garden consists of precast concrete panel walls stacked vertically and embedded into concrete. These boundary walls appeared straight, stable, and intact, with no visible cracking, leaning, or displacement identified at the time of inspection. Precast concrete boundary elements are durable and generally long-lasting when correctly supported, and the condition observed indicates they are performing adequately. No signs of structural distress or failure were identified in these elements.

Evidence of dumped rubbish and general litter was noted within parts of the front communal garden. While this is not a structural defect, it reflects poor ongoing maintenance and management of the communal areas. Accumulated waste can attract pests, obstruct drainage points, and detract from the overall environment and perceived security of the estate. Continued neglect of communal cleanliness can also accelerate deterioration of hard surfaces and planted areas.

To the rear of the block, the communal garden areas comprise large expanses of lawn and turf. These areas were generally level and free from obvious drainage issues, with no signs of standing water or ground instability identified at the time of inspection. However, the rear garden areas appeared poorly maintained, with long grass and overgrown vegetation. Shrubs and vegetation require trimming, and the grass requires regular mowing to prevent overgrowth. Excessive vegetation growth can restrict visibility, encourage moisture retention near the building, and contribute to pest habitation if left unmanaged.

The communal nature of the gardens means that responsibility for maintenance, repair, and management lies with the freeholder or managing agent rather than the individual

leaseholder. The performance and condition of the gardens therefore depend on the effectiveness of the estate management arrangements and the adequacy of service charge-funded maintenance. No evidence of significant ground movement, erosion, or drainage failure was identified within the garden areas at the time of inspection.

SURVEYOR'S OVERALL OPINION
The communal gardens are generally adequate in layout and condition but show clear signs of inconsistent maintenance. Uneven paving to front access routes requires attention now to reduce trip risk, and overgrown vegetation and long grass to the rear gardens should be addressed as soon as possible to prevent further deterioration and amenity issues. Improved routine maintenance and waste management are required to protect the condition of the communal grounds and reduce health, safety, and pest-related risks. Failure to maintain the gardens adequately could lead to increased hazards, accelerated surface wear, and higher future maintenance costs shared by leaseholders.

10.2 Driveway

Not applicable.

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 retaining walls, boundary walls, and fencing serving the property are communal elements associated with the wider 1960s ex-local authority estate. To the front garden area, the boundary treatment consists primarily of precast concrete panel walls stacked vertically and embedded into concrete foundations. Precast concrete panels are a robust and durable material, manufactured off-site and designed to resist ground contact and weathering when correctly installed. These boundary walls appeared straight, stable, and adequately supported, with no visible cracking, leaning, displacement, or signs of ground movement identified at the time of inspection. The panels were securely seated, and the concrete bases appeared to be performing adequately in supporting the wall structure.

No retaining walls were identified that are subject to significant lateral earth pressure. The

communal garden areas are generally level, and there was no evidence of stepped ground levels or changes in height that would necessitate substantial retaining structures. As a result, the risk typically associated with retaining wall failure, such as collapse, bulging, or drainage-related pressure build-up, does not arise in this instance. Where low-level changes in ground height occur, these are managed through simple boundary wall construction rather than engineered retaining systems.

No timber fencing forming part of the flat's demise was identified. Any fencing present within the communal garden areas is limited and ancillary, and responsibility for its condition and maintenance rests with the freeholder or managing agent. Timber fencing elements, where present, did not show visible signs of advanced decay or instability, although routine maintenance would be required to preserve their condition over time.

The condition of the boundary walls reflects age-related weathering consistent with long-term external exposure but no evidence of structural distress was identified. Precast concrete boundary elements typically have a long service life, often exceeding 40 years, provided ground conditions remain stable and physical damage is avoided.

Inspection was visual only and non-invasive. Foundations to the boundary walls and any concealed drainage details could not be inspected. No signs of ground erosion, water pooling, or soil movement were noted adjacent to the walls that would raise concern about future instability.

SURVEYOR'S OVERALL OPINION
The retaining and boundary wall arrangements appear to be performing adequately, with no visible signs of instability, movement, or deterioration that would require immediate attention. The precast concrete boundary walls are durable and suitable for their purpose, and no retaining wall risks were identified. Routine monitoring and minor maintenance should be undertaken as part of communal estate management to ensure continued stability. Failure to maintain boundary structures or manage ground conditions could, over time, lead to deterioration or localised instability, but no urgent works are required at present.

10.4 Paths and Patios

The paths and patios serving the property are communal and form part of the wider 1960s ex-local authority estate. To the front of the block, pedestrian access is provided via concrete paths and patio slabs leading to the main entrance. These hardstanding surfaces

are formed from precast concrete paving units laid onto a bedding layer over a compacted sub-base. Concrete paving of this type is durable and suitable for pedestrian use when correctly laid and maintained, with a typical service life exceeding 30 years. The general condition of the front paths and patio areas appeared adequate; however, several paving slabs were noted to be uneven and poorly bedded. Uneven slabs present a clear trip hazard, particularly during wet or icy conditions, and increase the risk of injury to occupants and visitors. Movement of paving slabs can also allow water to collect beneath them, leading to further settlement and progressive deterioration if not addressed.

The patio areas adjacent to the front entrance appeared serviceable overall, with no widespread cracking or collapse identified. The defects noted are localised rather than systemic and are consistent with age-related settlement rather than structural failure. There was no evidence of significant subsidence, drainage failure, or erosion affecting the paths or patios at the time of inspection. However, continued movement of paving slabs is likely if remedial re-bedding is not undertaken, particularly in areas subject to frequent foot traffic.

To the rear of the block, pedestrian routes are provided via communal walkways and paved areas connecting to garden spaces. These surfaces appeared generally level and intact, with no obvious signs of widespread cracking or instability. Vegetation growth adjacent to some paved areas indicates inconsistent maintenance, which can contribute to surface deterioration over time by allowing roots to disturb paving edges and joints. Routine clearance of vegetation is required to maintain the integrity and safety of these routes.

Inspection was visual only and non-invasive. The condition of the sub-base, drainage falls, and edge restraints could not be confirmed. Responsibility for maintenance and repair of paths and patios rests with the freeholder or managing agent, and the condition of these surfaces will depend on the effectiveness of ongoing communal maintenance arrangements.

SURVEYOR'S OVERALL OPINION

The communal paths and patios are generally adequate for use but are affected by localised defects, particularly uneven paving slabs to the front access areas. These defects present an immediate trip hazard and must be addressed now by re-bedding and levelling the affected slabs. Improved routine maintenance, including vegetation control, is required to prevent further deterioration. Failure to carry out timely repairs could result in increased safety risks, accelerated surface failure, and higher future maintenance costs shared by leaseholders.

10.5 External Steps and Ramps

The external steps and ramps serving the building are communal and form part of the shared access arrangements typical of a 1960s ex-local authority estate. Access to the block is provided via external concrete steps and level changes linking paths, walkways, and entrance points. These steps are formed in concrete, which is a durable and robust material suitable for external use, providing long-term resistance to weathering when adequately maintained. The steps appeared generally intact and stable, with no evidence of significant cracking, collapse, or structural failure identified at the time of inspection.

The condition of the step treads and risers appeared generally adequate, with no obvious excessive wear or deformation noted. However, the wider condition of adjacent paths and patios indicates some unevenness and settlement to hardstanding surfaces within the communal areas. This suggests that similar age-related movement may also affect steps and landings over time, particularly where ground conditions change or maintenance is inconsistent. No handrails or ramps were identified as part of the external stepped access, and there were no dedicated ramped access arrangements observed serving the flat. The absence of ramps means that level access for wheelchair users or those with reduced mobility is limited, which is typical of developments from this era but may be a consideration for future accessibility needs.

Surface finishes to the steps are plain concrete, which can become slippery when wet or icy, particularly if algae, moss, or surface contamination develops due to poor cleaning regimes. No significant biological growth was identified on the steps at the time of inspection, but the general standard of communal maintenance elsewhere suggests that regular cleaning cannot be assumed. Adequate drainage around steps and landings is essential to prevent standing water, which accelerates surface deterioration and increases slip risk. No evidence of standing water was identified during inspection.

Inspection was visual only and non-invasive. Foundations to the steps and any concealed reinforcement could not be inspected. Responsibility for the maintenance, repair, and upgrading of external steps and any ramps lies with the freeholder or managing agent as part of the communal estate infrastructure.

SURVEYOR'S OVERALL OPINION

The external steps appear to be performing adequately and remain serviceable, with no immediate structural defects identified. However, given the age of the development and evidence of uneven surfaces elsewhere within the communal areas, ongoing monitoring and routine maintenance are important to reduce trip and slip risks. Any localised settlement,

surface wear, or contamination should be addressed as soon as possible to maintain safe access. Failure to maintain steps and landings could lead to increased accident risk and higher repair costs over time, which would ultimately be shared by leaseholders.

10.6 Balconies and Walkways

The flat benefits from a private balcony located to the front elevation, together with access via communal external walkways serving the block. The balcony structure is of solid construction consistent with a 1960s ex-local authority concrete-framed building. Balconies of this type are typically formed from reinforced concrete slabs cantilevered from the main structure, designed to provide durability, fire resistance, and load-bearing capacity over a long service life when adequately protected from water ingress. The balcony floor surface is finished with an asphalt-type waterproof covering, which has been overcoated with a protective decorative paint. Asphalt is a bituminous material designed to provide a waterproof barrier when correctly detailed and maintained. The surface covering appeared intact and generally adequate at the time of inspection, with no obvious cracking, lifting, or ponding water identified. Asphalt balcony coverings typically have an expected service life of around 20 to 30 years, subject to maintenance and exposure, and based on visual condition the estimated remaining life is up to 10 years, subject to maintenance and repair.

The balcony balustrades are formed from mild steel railings fixed to the concrete structure. Mild steel balustrades provide good strength and resistance to impact when adequately protected from corrosion through paint coatings. The railings appeared secure and stable, with no signs of excessive corrosion, distortion, or looseness identified at the time of inspection. The height and arrangement appeared appropriate for fall prevention, although no dimensional measurements were undertaken. Routine maintenance of steel balustrades includes regular inspection and redecoration to prevent corrosion, particularly at fixings and joints where water can accumulate.

The wall dividing the balcony from the neighbouring balcony incorporates a glazed panel formed from Perspex. This panel was found to be damaged and no longer provides adequate separation, weather protection, or security. Perspex is a lightweight plastic material that is vulnerable to cracking and impact damage over time. The damaged condition presents a safety and security concern, as it reduces privacy and may allow access between balconies. Replacement of this panel with a suitable durable material is required to restore safe separation between dwellings.

There is an identified security risk associated with the balcony layout, as the configuration

allows the potential for unauthorised access between adjacent balconies. This is a known issue with some older balcony designs and increases vulnerability to intrusion. While this is a design-related risk rather than a defect in construction, it remains a relevant safety consideration for occupiers.

The communal external walkways serving the rear of the block are constructed with a bituminous surface laid over a concrete base. Bituminous walkway surfaces provide a weather-resistant and slip-tolerant finish when intact. The walkways appeared generally adequate in condition; however, splitting and localised cracking of the bitumen surface was identified in places. Cracks in bituminous finishes allow water ingress, which can lead to progressive breakdown of the surface and underlying substrate if not repaired. Emergency lighting is installed to the communal walkways and stair routes, which supports safe use during low-light conditions and power outages.

Inspection of balconies and walkways was visual only and non-invasive. No opening-up of surface finishes, inspection of waterproofing continuity, or testing of structural elements was undertaken. Responsibility for the maintenance and repair of balconies and communal walkways typically rests with the freeholder or managing agent, although defects can directly affect the flat.

SURVEYOR'S OVERALL OPINION
The balcony and communal walkways are generally performing adequately, but there are clear defects and risks that require attention. The damaged Perspex divider panel to the balcony must be replaced now to restore safety, privacy, and security. The asphalt balcony surface should continue to be monitored and maintained to prevent water ingress into the concrete structure, with repairs undertaken within the next 12 months if deterioration develops. Splitting to the bituminous communal walkway surfaces should be repaired as soon as possible to prevent accelerated wear and trip risk. Failure to address these issues could result in water penetration, corrosion of reinforcement, increased security risk, and higher long-term repair costs shared by leaseholders.

10.7 Significant Vegetation

The communal grounds serving the building contain areas of vegetation to both the front and rear garden spaces. To the front of the block, planting consists mainly of low-level turf and flower beds. No large trees or deep-rooted shrubs were identified close to the building footprint in this area. The vegetation here does not present a structural risk to the building, as root systems are shallow and set at a sufficient distance from foundations

and underground services. The condition of the planting reflects routine estate landscaping rather than unmanaged growth, although general cleanliness was reduced due to dumped rubbish and litter, which can indirectly affect drainage points and ground condition if not controlled.
To the rear of the block, the communal garden areas include extensive lawned spaces with areas of established vegetation and shrubs. While no large mature trees were identified immediately adjacent to the building, vegetation in the rear garden was found to be overgrown, with long grass and untrimmed planting. Overgrown vegetation can retain moisture at ground level, restrict airflow, and reduce sunlight reaching wall bases and paved areas. Prolonged damp ground conditions adjacent to buildings can increase the risk of surface water retention and may contribute to deterioration of external finishes over time, particularly in solid wall construction.

No evidence was identified of tree roots causing damage to paths, boundary walls, drainage runs, or building elements at the time of inspection. There were no signs of root heave, cracking to hard surfaces, or distortion of boundary structures attributable to vegetation growth. However, unchecked vegetation growth increases the likelihood of roots encroaching into drainage systems, blocking gullies, and obscuring early signs of defects such as cracking or settlement. Vegetation close to walkways and paths also increases slip risk when leaves, organic debris, and moss accumulate.

Inspection was visual only, and no below-ground investigation of root spread or underground drainage interaction was undertaken. Responsibility for vegetation management within the communal grounds lies with the freeholder or managing agent and is typically addressed through routine grounds maintenance funded via the service charge.

SURVEYOR'S OVERALL OPINION
No significant vegetation posing an immediate structural risk to the building was identified. However, overgrown vegetation to the rear communal gardens requires attention as soon as possible to reduce moisture retention, pest risk, and obstruction of drainage and walkways. Regular trimming, grass cutting, and removal of debris must be maintained as part of estate management. Failure to control vegetation growth could lead to increased maintenance issues, concealed defects, and avoidable deterioration to communal surfaces and drainage over time.

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 Surveyors 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

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

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

According to the Environment Agency maps, the risk of flooding from reservoirs exists but, according to the environment agency, is extremely unlikely. While there is a risk in this area, flooding from reservoirs is extremely unlikely. There has been no loss of life in the UK from reservoir flooding since 1925. This means you could pay higher 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.

According to the Environment Agency, groundwater does not significantly affect the area; This means you could pay lower insurance premiums. It is recommended that you obtain quotes for the cost of buildings and contents insurance to ensure that you can calculate the cost of living expenses for this property.

11.2 Deleterious Materials

Deleterious materials associated with the property are consistent with a 1960s ex-local authority concrete-framed maisonette and arise primarily from historic construction practices and later decorative finishes rather than from structural failure. Several materials identified or suspected within the flat and communal areas present potential health, safety, or durability risks if disturbed, altered, or allowed to deteriorate.

Polystyrene ceiling tiles are present to ceilings within the upper floor bedrooms. These tiles are a lightweight plastic material historically used as a decorative finish. Polystyrene is highly combustible and produces toxic smoke when exposed to fire, making it a deleterious material from a fire safety perspective. In addition, polystyrene tiles conceal the underlying ceiling surface, limiting inspection and potentially masking defects such as cracking or moisture staining. While no active defects were identified beneath these tiles, their continued presence represents an avoidable safety risk. Their remaining lifespan is limited, and they should be removed and replaced with a modern non-combustible ceiling finish as soon as possible.

Textured decorative ceiling coatings were identified to the bathroom and reception room ceilings. Textured coatings applied prior to the mid-1990s can contain asbestos fibres, typically chrysotile, used to strengthen the material. No sampling or laboratory testing was undertaken as part of this inspection, and therefore the presence of asbestos cannot be confirmed or ruled out. If asbestos is present, the material does not pose a significant risk while left undisturbed and in good condition. However, any drilling, sanding, scraping, or removal would release fibres and create a health hazard. These coatings are therefore considered deleterious in the context of future refurbishment and must be treated as asbestos-containing materials unless proven otherwise.

Vinyl floor finishes are present to the kitchen and other areas, with evidence of multiple layers of flooring. In properties of this age, older vinyl floor tiles and bitumen-based adhesives commonly contain asbestos. The layered nature of the flooring prevented

inspection of underlying materials. Asbestos-containing floor tiles are generally low risk while intact, but removal or disturbance without appropriate controls presents a health risk. This material is therefore considered deleterious in the context of planned replacement or refurbishment works.

The building incorporates fibre slate roof coverings. Fibre slates historically were often manufactured with asbestos cement, although later fibre slates may be asbestos-free. Based on age alone, the possibility that the roof coverings contain asbestos cannot be excluded. Asbestos cement products are generally stable and durable when intact and present a low risk if left undisturbed. However, breakage, cutting, or removal can release fibres. Any works to the roof coverings must therefore be treated as potentially involving asbestos-containing materials until confirmed otherwise.

Older painted finishes to internal woodwork, including skirting boards, architraves, doors, and cupboard linings, may contain lead-based paint, which was commonly used prior to the early 1990s. Lead paint presents a health risk if sanded, burnt off, or otherwise disturbed, particularly through inhalation of dust. While no deterioration indicating immediate risk was identified, this material becomes deleterious during refurbishment works and requires controlled preparation and removal methods.

No evidence was identified of high-risk deleterious materials such as sprayed asbestos insulation, loose-fill asbestos, or asbestos insulation board within accessible areas. However, the inspection was non-invasive, and concealed materials within service risers, behind wall linings, or within ceiling voids could not be assessed.

SURVEYOR'S OVERALL OPINION

The property contains, or is likely to contain, several deleterious materials typical of its age, including polystyrene ceiling tiles, potentially asbestos-containing textured coatings, vinyl floor finishes, and possibly asbestos cement roof coverings. These materials do not necessarily present an immediate risk while undisturbed, but they significantly affect how future maintenance, alteration, or refurbishment works must be approached. Invasive works must not be undertaken without prior asbestos and hazardous materials testing by a suitably qualified specialist. Removal of polystyrene ceiling tiles should be prioritised as soon as possible due to fire risk. Failure to properly identify and manage deleterious materials could result in serious health hazards, legal non-compliance, and increased costs arising from uncontrolled disturbance.

Description of Works	Due	Estimated Cost
Essential works		
Commission a specialist asbestos surveyor to undertake an asbestos management survey. To find a qualified asbestos surveyor, visit: https://www.ukas.com/find-an-organisation/	Now	£450
Totals		**Sum:** **£ 450**

11.3 Invasive Species

JAPANESE KNOTWEED

No Japanese knotweed was identified at the time of the survey. However, it would be best to commission a Japanese knotweed specialist to thoroughly inspect the grounds and 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 over two metres. It was introduced into the United Kingdom in the mid-19th Century and was initially popular with landscapers because it grew quickly and formed 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:

FURTHER READING & VIDEOS

https://flettons.com/japanese-knotweed-in-uk/

11.4 Other Environmental Factors

NOISE BETWEEN DWELLINGS

This house is an older property type; the shared structural surfaces are not sound-insulated; therefore, you may be affected by neighbour noise such as footsteps and general conversation; such factors may impact value. You may wish to consider sound insulation, but this is very expensive. Depending on the level of insulation required, it can cost between £130 to £370 per square metre to soundproof floors, walls and ceilings. Soundproofing is

not always enough because noise can enter through windows. It is recommended that your legal advisor undertakes searches to check for underground railways, contamination and other factors which may also impact you or the neighbourhood. It would probably be best to commission an acoustic surveyor to assess any noise over a long period of at least one week to determine if you would be comfortable living with any particular noise level. Noise levels can vary throughout the day/week. As our survey is only for a short period, it is not always possible to hear any particular noise.

The property is located within a dense urban residential environment typical of 1960s ex-local authority estates. Surrounding land use is predominantly residential, with communal open spaces, walkways, and landscaped areas forming part of the wider estate. This setting generally presents a low risk from industrial contamination or hazardous land uses. No evidence was identified during inspection to suggest that the site has been subject to historic industrial activity that would normally give rise to ground contamination concerns. However, the age and scale of the development mean that historic land use records have not been verified as part of this inspection, and no intrusive environmental testing has been undertaken.

Air quality within the property is influenced primarily by internal environmental conditions rather than external pollution sources. The surrounding road network does not appear to be heavily trafficked at immediate proximity, and no significant external sources of airborne pollutants were identified. Internal air quality was noted to be poor at the time of inspection, with stagnant and musty air present within several rooms. This is attributable to limited ventilation, closed trickle vents, and high levels of occupation and stored possessions rather than external environmental pollution. Prolonged poor internal air quality can exacerbate condensation, mould growth, and occupant discomfort if not addressed.
Noise levels were not formally measured; however, the building is of solid concrete frame construction, which provides good inherent resistance to airborne noise transmission between dwellings. Party walls are formed from solid masonry, which assists in limiting noise transfer. External environmental noise is typical of an urban residential area and is unlikely to be excessive, although this is subjective and dependent on occupant sensitivity and time of day. No obvious sources of intrusive noise, such as nearby commercial premises or transport infrastructure, were identified during inspection.

Flood risk was not formally assessed, and no Environment Agency data was reviewed as part of this survey. However, the property is located above ground floor level within the block, which significantly reduces direct flood risk to the dwelling itself. The communal grounds did not show signs of standing water, waterlogging, or poor surface drainage that would indicate a heightened local flood risk. Surface water management relies on communal

drainage systems, and failure of these systems could indirectly affect the building if not maintained, although no evidence of such failure was identified at the time of inspection.

No evidence was identified of invasive plant species, such as Japanese knotweed, within the communal grounds inspected. Overgrown vegetation was present in the rear garden areas, but this did not display characteristics associated with invasive species. The presence of unmanaged vegetation increases maintenance and moisture retention risks rather than representing a specific environmental hazard.
Radon gas risk has not been assessed as part of this inspection. Radon levels vary by geographic location, and no testing equipment was used. Flats located above ground level typically present a lower radon risk than ground floor dwellings, although this does not eliminate risk entirely. If concerns exist, low-cost radon testing can be undertaken following occupation.

SURVEYOR'S OVERALL OPINION
No significant adverse environmental factors were identified that would materially affect the suitability of the property as a residential home. The primary environmental concern relates to poor internal air quality caused by inadequate ventilation rather than external environmental hazards. Improving ventilation is essential to enhance air quality, reduce condensation, and protect internal finishes. The elevated position of the flat reduces flood risk, and the urban residential setting presents no obvious contamination or noise concerns. Failure to address internal environmental conditions may lead to ongoing mould growth, reduced comfort, and potential health impacts for occupants over time.

12.0 Further Investigations

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

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

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

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

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

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

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

Commission a qualified heating engineer to test and inspect the heating system. You can find a qualified engineer by visiting: https://www.gassaferegister.co.uk/find-an-engineer/

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

eradicating 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 radon level in the area and test for radon level inside the property. You can obtain a radon report by visiting: http://www.ukradon.org/ You can obtain a domestic test kit here: https://www.ukradon.org/services/orderdomestic

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

13.0 Legal and Other Matters

The Land and Property

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

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

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

4. Determine exact boundary and your liability to upkeep any boundary fences and walls.

5. Check whether any underpinning works may have been registered with local authority building control and whether the vendor has made any claims for subsidence. If it is found that underpinning is in situ, check whether there is a valid and transferable guarantee for the works.

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

7. Where neighbouring property may have been extended, ensure that approval documents to build over any drainage runs were obtained from the water undertaker, all building control approval and where necessary planning approval documents or certificates of lawfulness were obtained. Where applicable check that party structure notices were served upon adjoining owners.

8. Check whether any works to adjoining property have served the appropriate Party Wall Notices and awards in accordance with the Party Wall Etc Act 1996.

Certificates and Warranties

1. Obtain up to date electrical, and gas certificates where applicable.

2. Check what fixtures and fittings will be included as part of this sale and whether any guarantees or warranties are in place and whether they transfer with a change of ownership of the property.

3. Check if warranties exist in respect of any retrospective damp proof course installations and whether such warranties will transfer to the new owner of the property.

4. ROOFS: Check whether any guarantees or warranties are in place and whether they transfer with a change of ownership of the property. For the flat roofs, obtain all flood testing certificates.

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5. Professional Consultants Certificate: Be sure to obtain this so that the client has recourse in the effect of latent design issues.

6. Obtain any guarantees for pest control services that may have been performed.

7. Check if building control or FENSA certificates were obtained for all retrofitted windows and doors.

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
4th December 2025

SURVEY PHOTOGRAPHS

Flat 24, Tenby Court, Tenby Road, London, E17 7AT

PREPARED ON BEHALF OF:
Mrs Saba Al-Shohaty

SURVEY DATE:
Thursday 4th December 2025

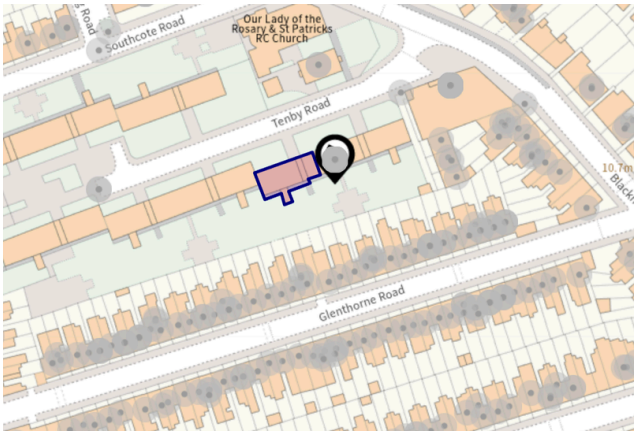
REF:
24E177AT

Regulated by RICS

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

Survey Photographs

Photo 1



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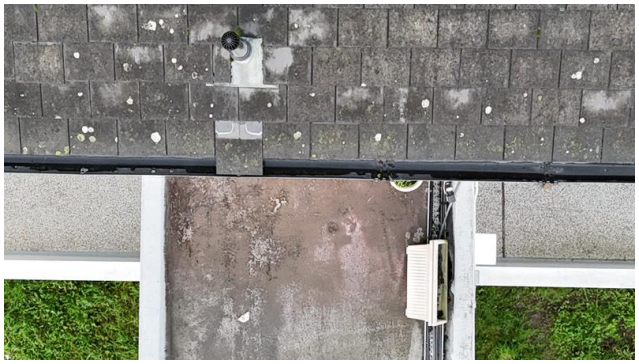

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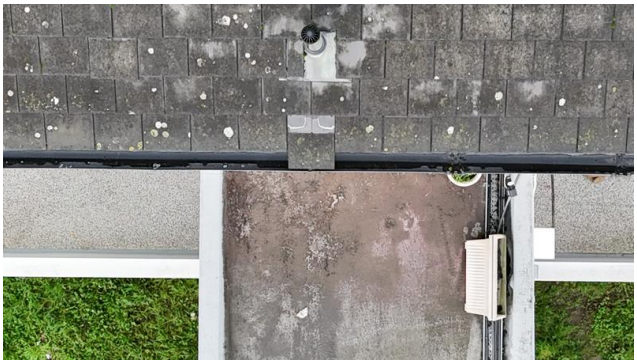

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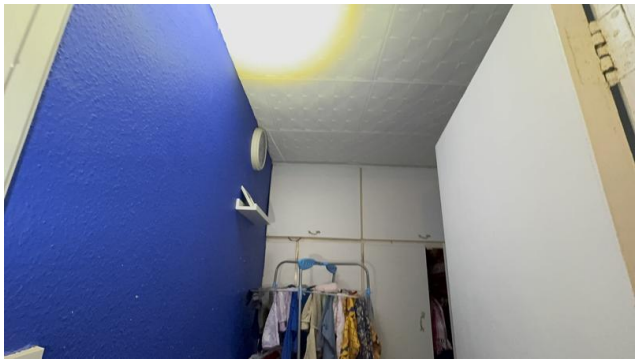

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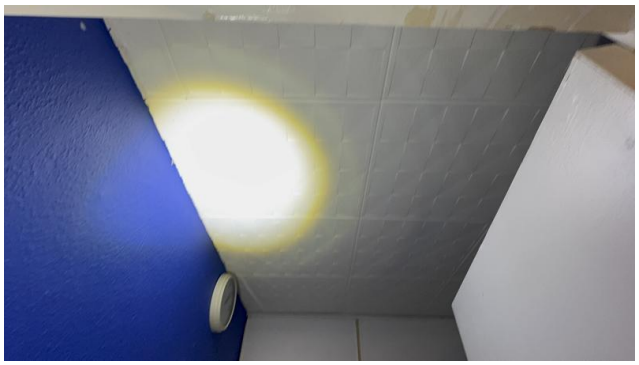

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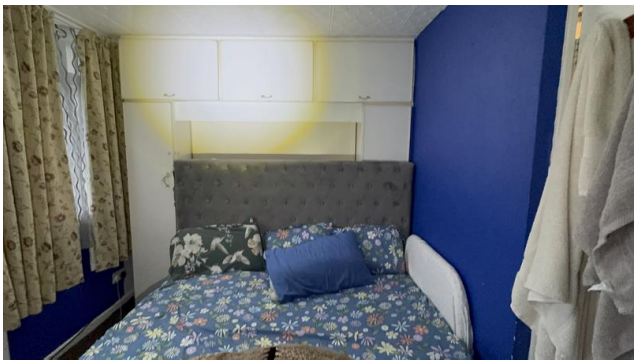

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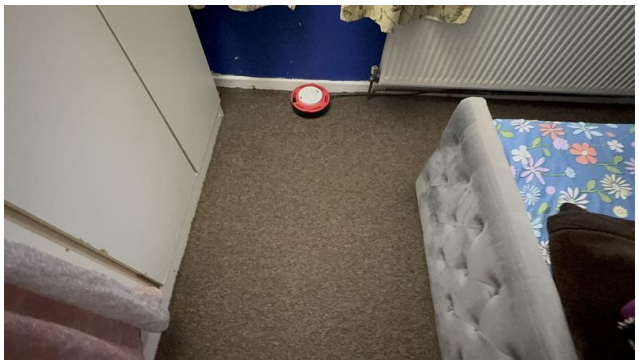

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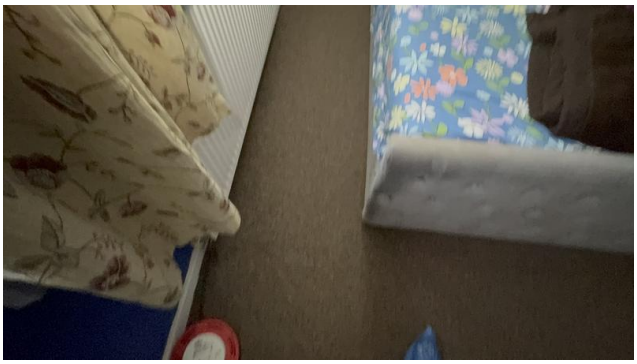

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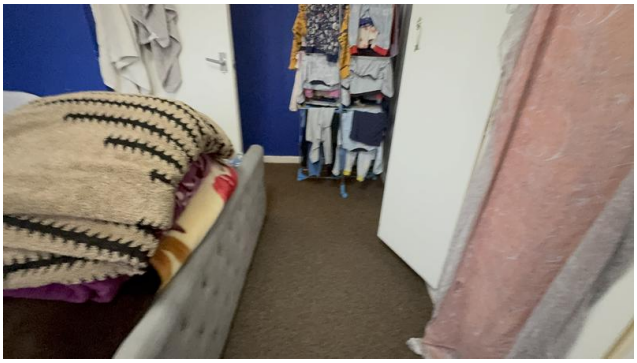

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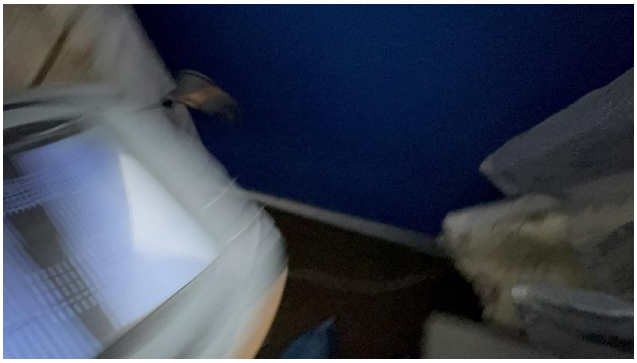

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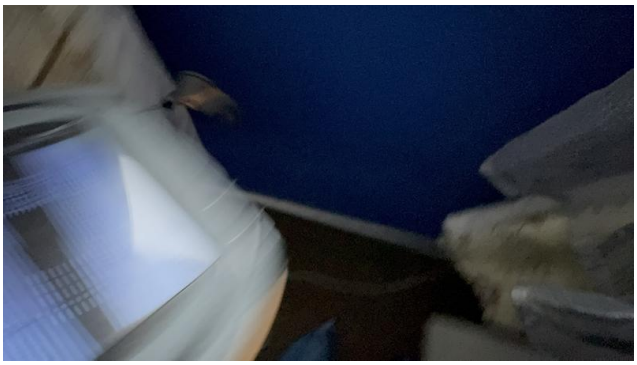

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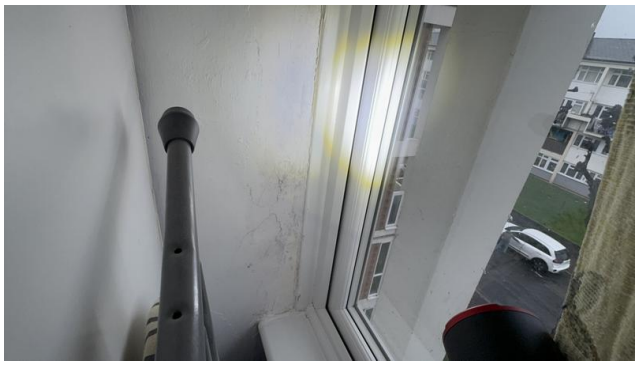

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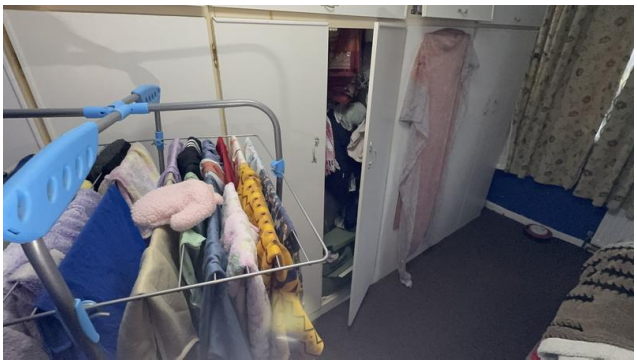

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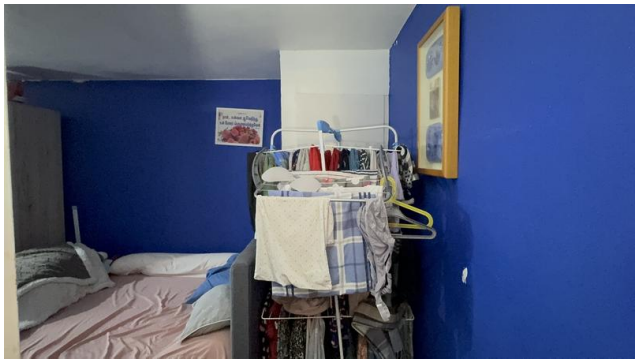

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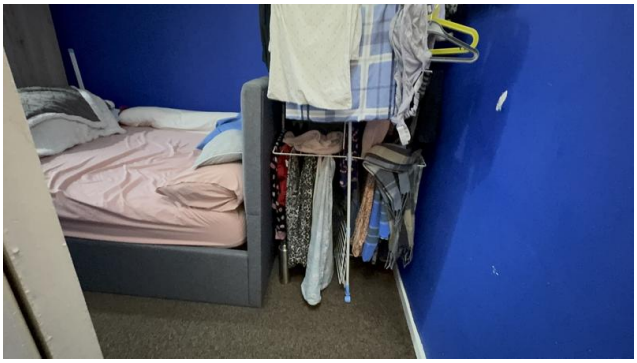

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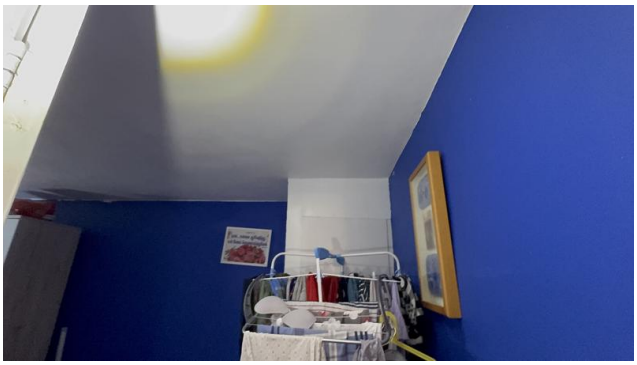

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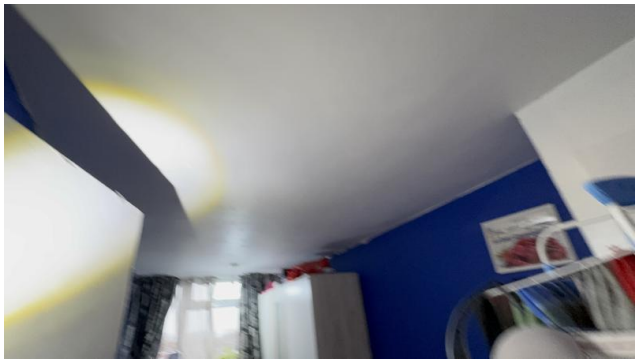

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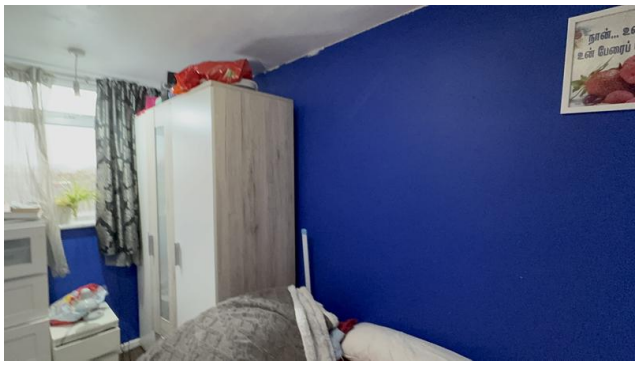

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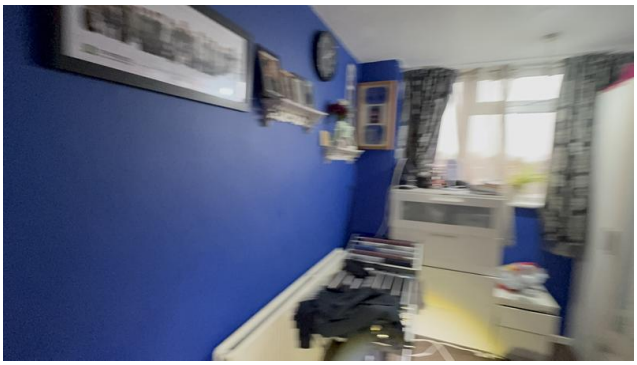

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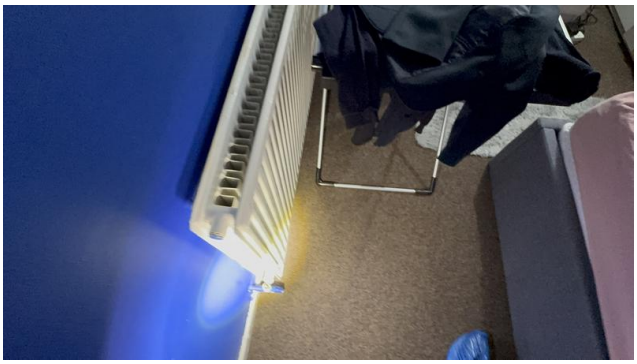

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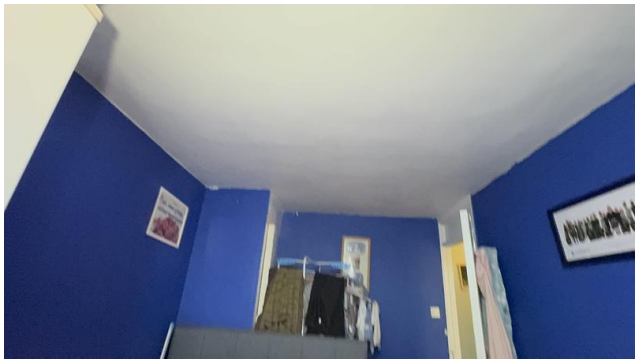

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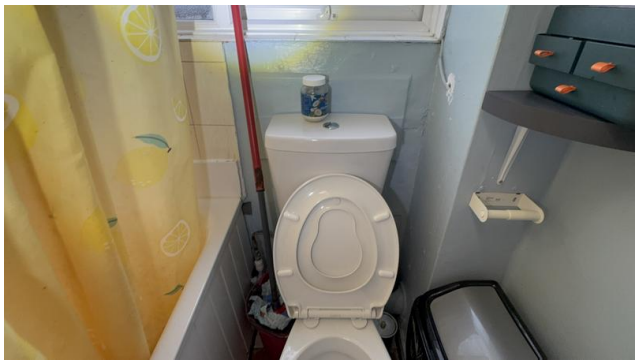

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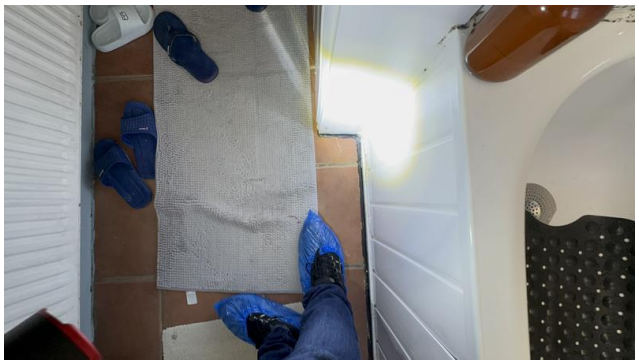

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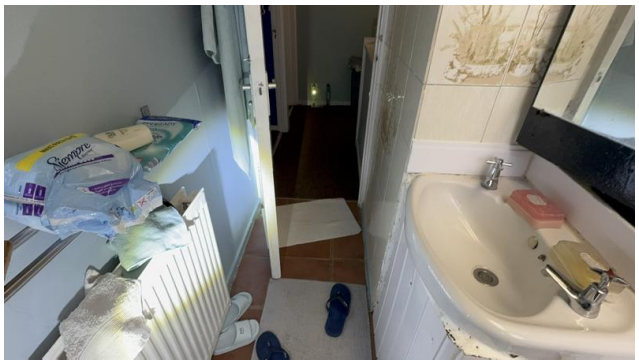

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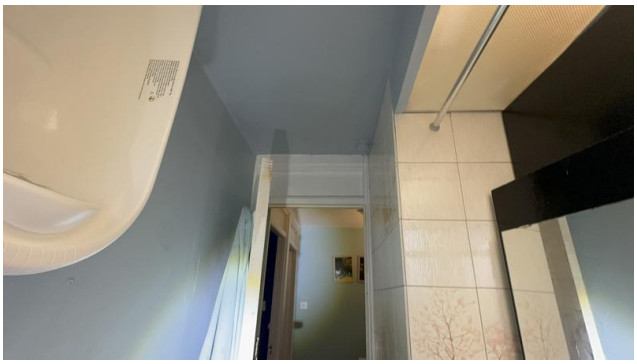

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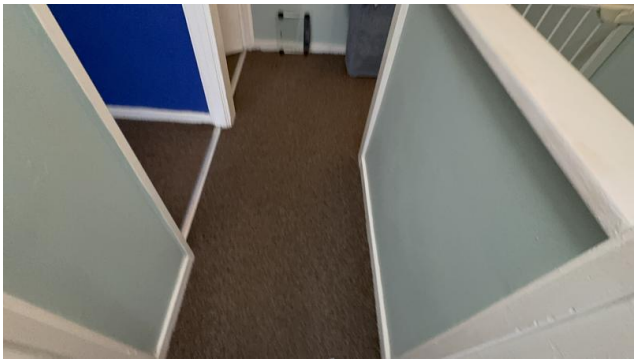

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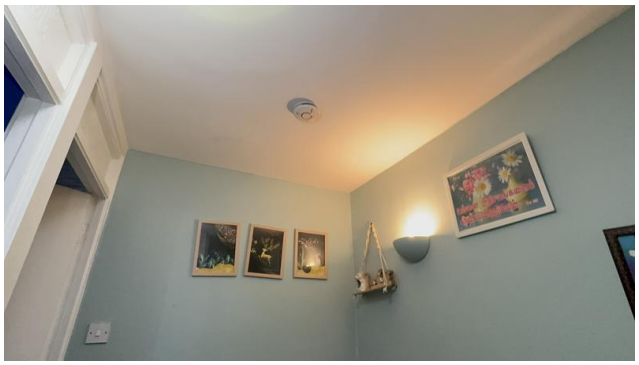

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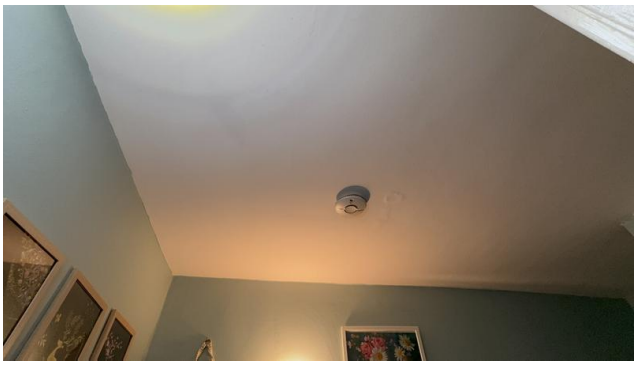

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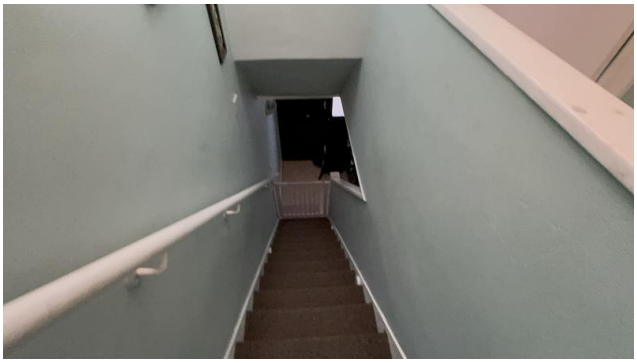

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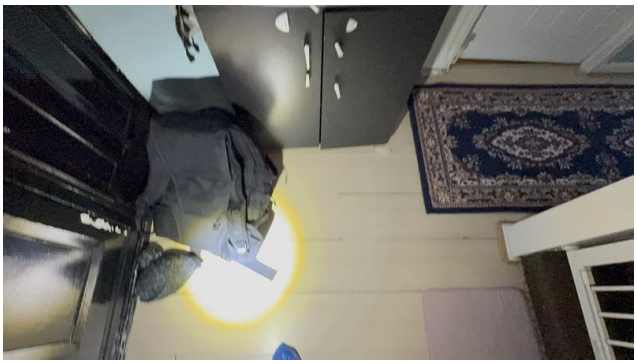

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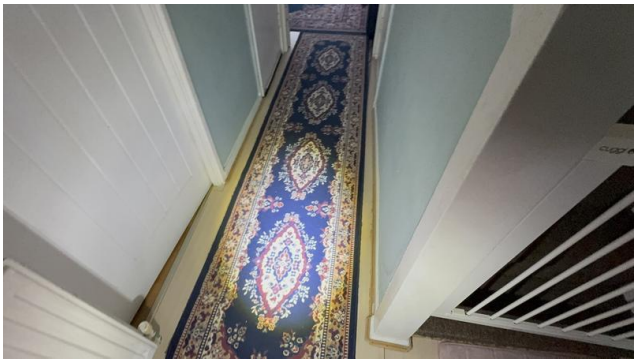

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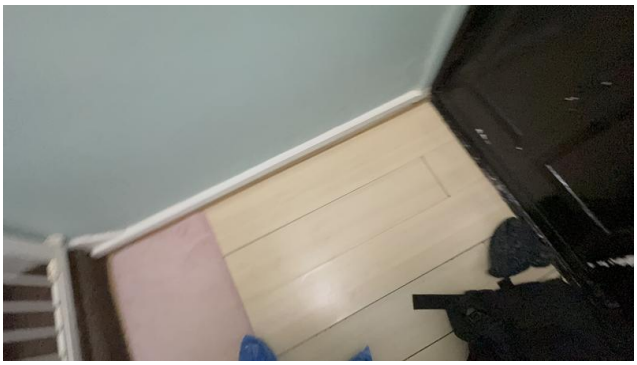

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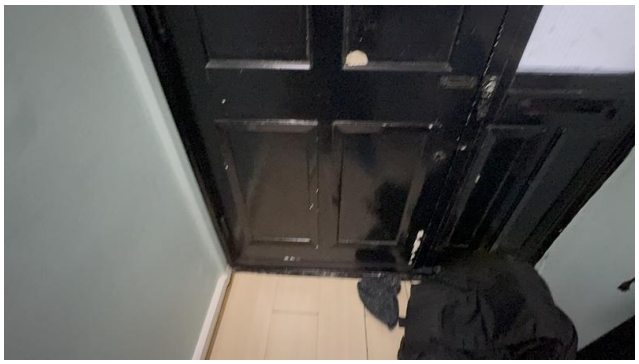

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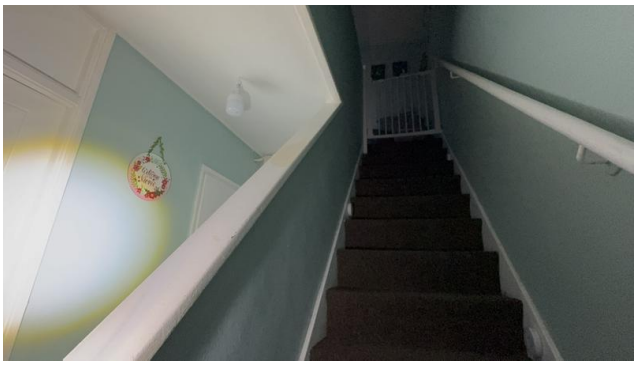

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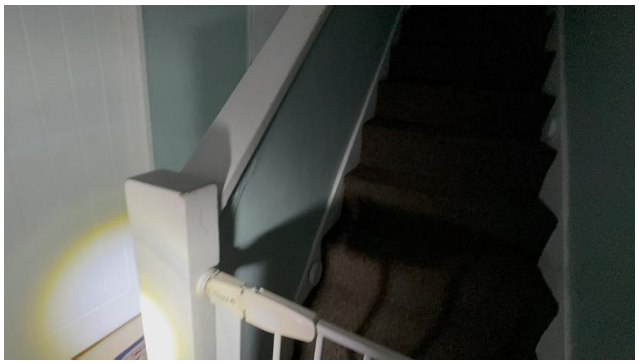

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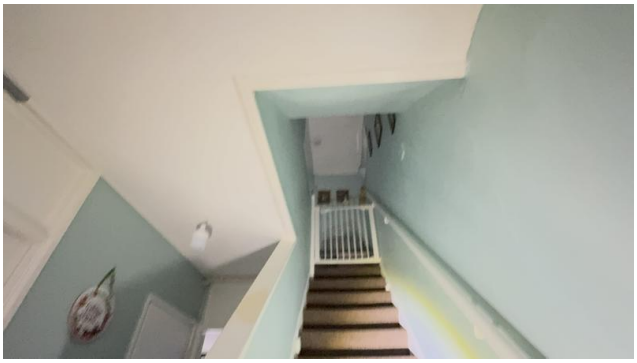

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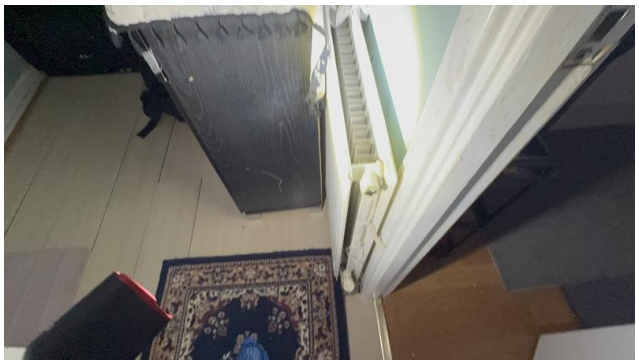

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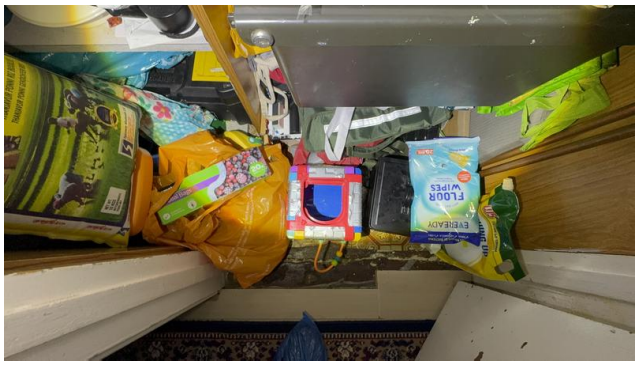

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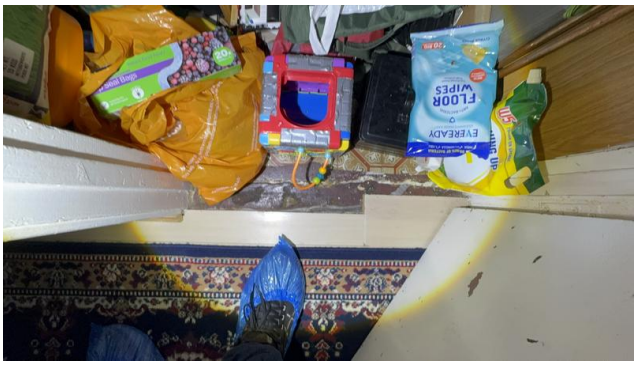

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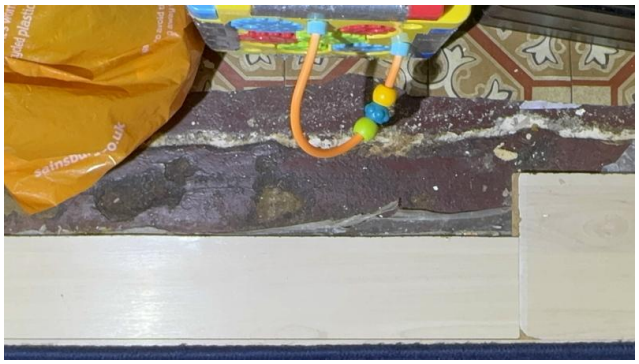

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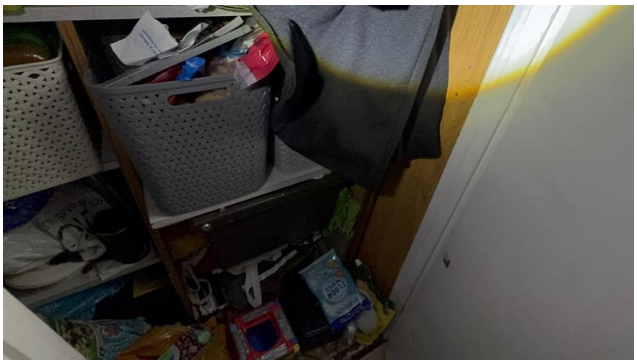

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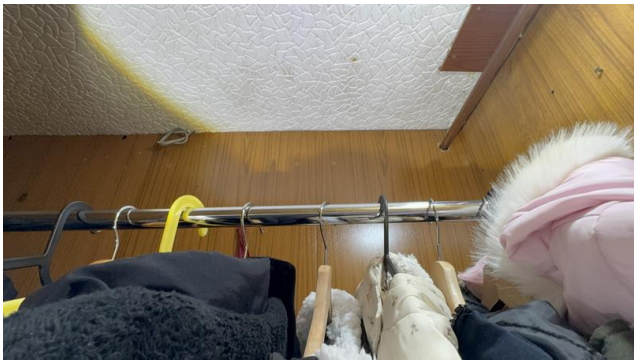

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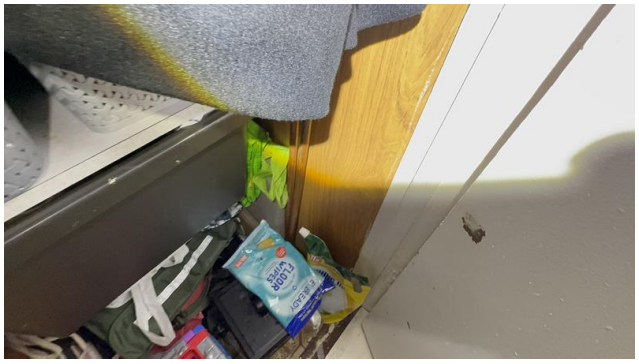

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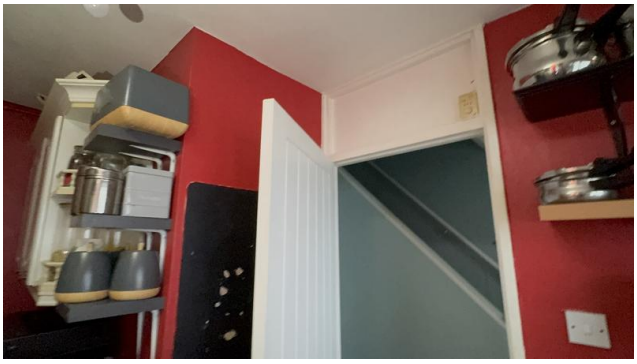

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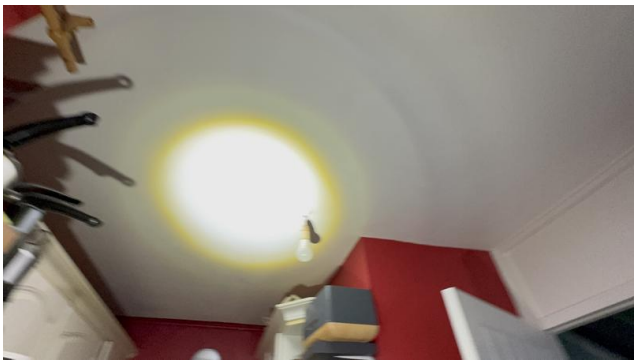

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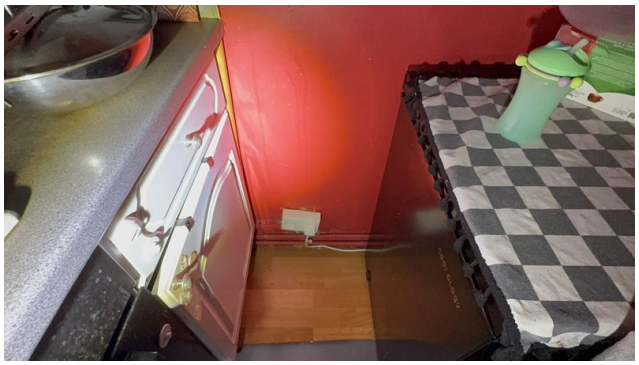

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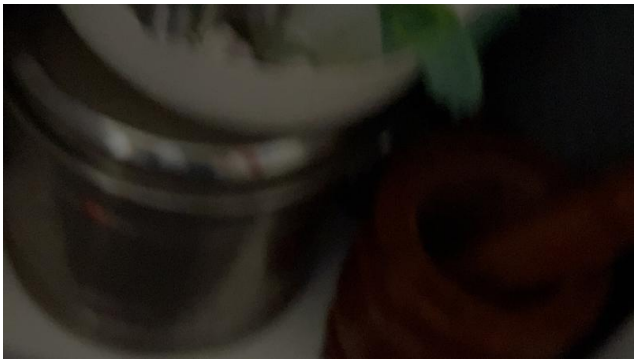

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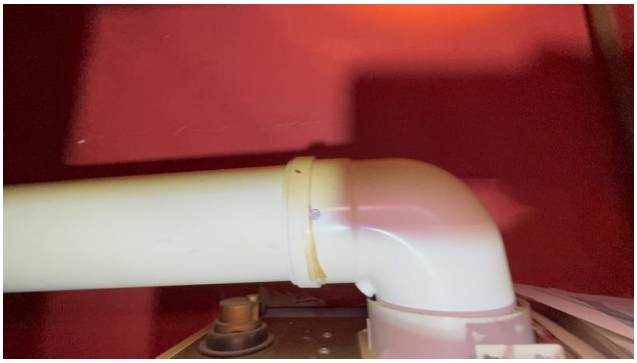

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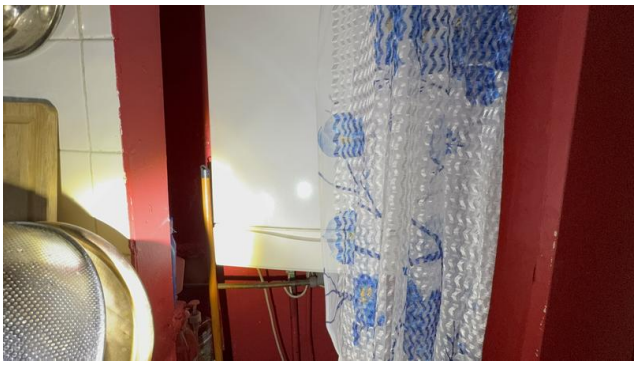

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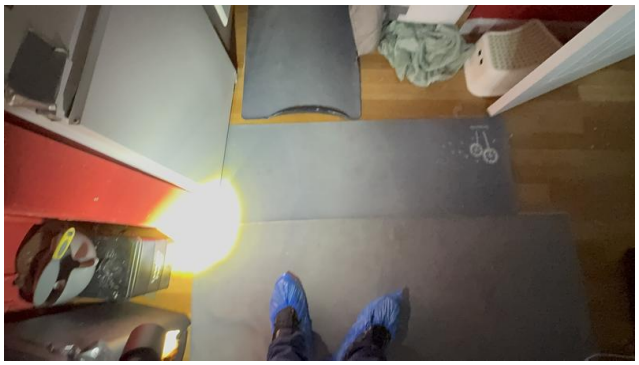

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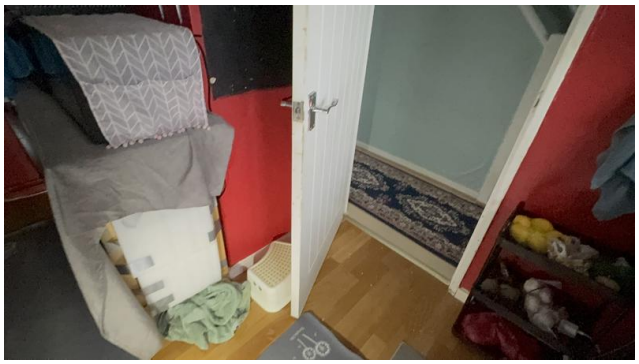

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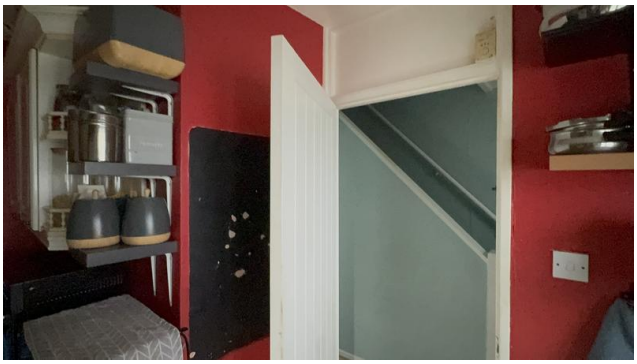

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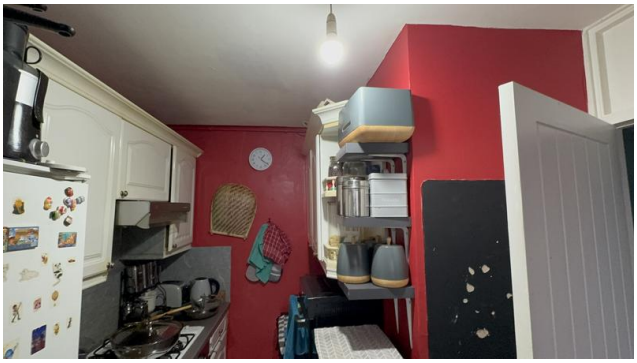

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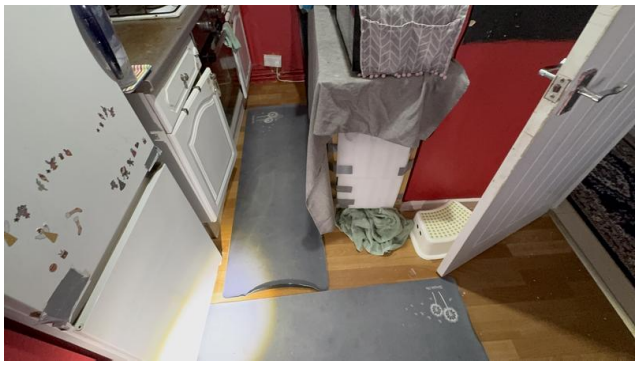

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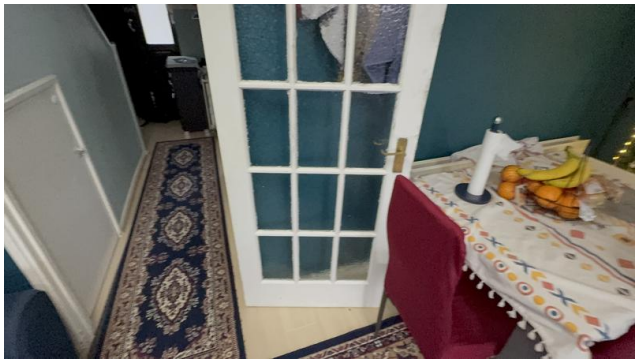

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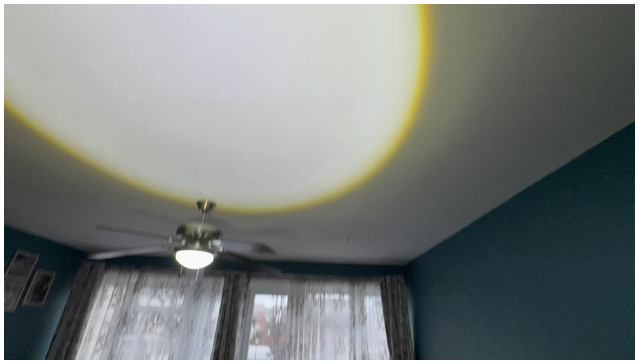

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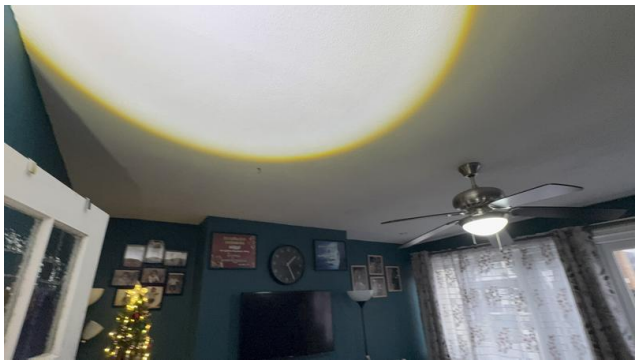

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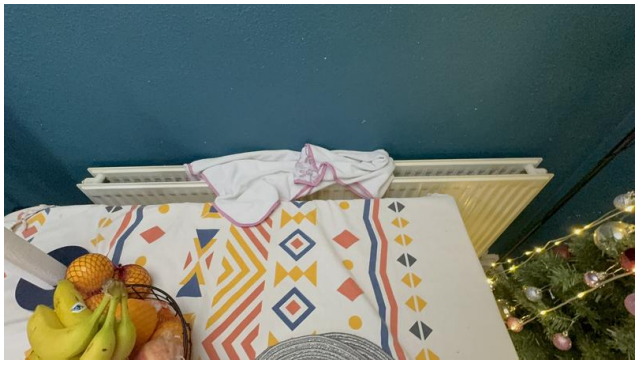

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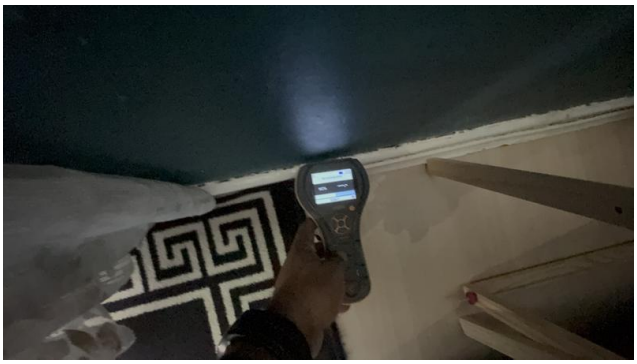

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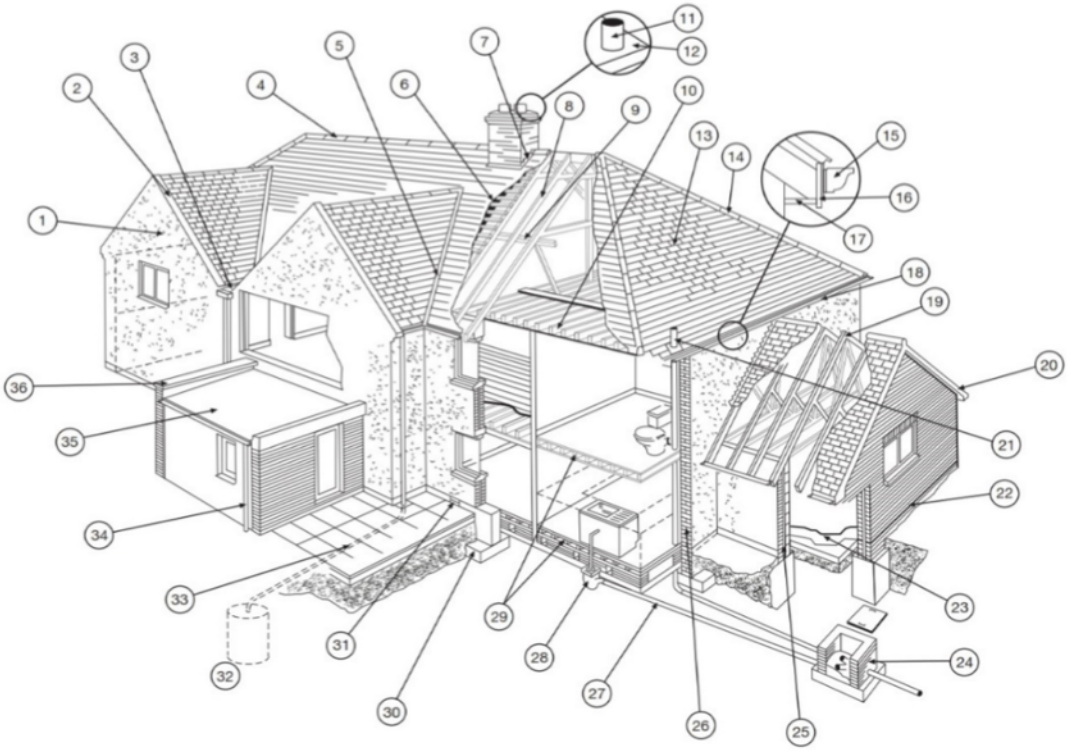
House Diagram and Glossary of Terms



KEY

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

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

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

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

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

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

	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.

Flettons

20-22 Wenlock Road, London, N1 7GU

E: info@flettons.com | T: 0330 043 4650 | W: www.flettons.com