

Flettons

LEVEL 2

Building Survey

PROPERTY

2 HAVELOCK PLACE
LONDON
SE1 7PF

CLIENT

Joseph Smith

REPORT REFERENCE

JS-SE17PE-2

DATE OF INSPECTION

06 July 2026

SURVEYOR

Simon Hanchard

RICS NUMBER: 1231354

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Executive Summary

This modern purpose-built flat forms part of a larger contemporary residential development, constructed with a reinforced concrete frame and clad in a rainscreen or curtain walling system. The building is typical of high-density urban apartment blocks built in the early twenty-first century, and the flat itself occupies a single level accessed via a communal lobby and stair core. The design emphasises fire compartmentation, acoustic separation, and mechanical ventilation, reflecting modern building standards.

The external envelope features aluminium-framed, triple-glazed windows and sliding doors that open onto mild steel Juliet balconies.

Internally, the walls are of galvanised metal stud partitioning, lined with plasterboard, and the ceilings incorporate recessed LED downlights, sprinkler heads, and hardwired smoke and heat detectors. The floors are engineered wood over a screeded sub-floor containing an underfloor heating system, and the flat is equipped with a mechanical ventilation with heat recovery unit, an air conditioning unit, and a centralised smart-home control panel.

This form of construction is designed for high thermal efficiency, airtightness, and fire safety, but it relies heavily on mechanical and electrical systems that require regular maintenance and have finite service lives. The metal stud partitions are lightweight but can offer limited sound insulation if not properly detailed, and the engineered wood flooring is susceptible to wear and gapping if the sub-floor moisture content changes.

The Juliet balconies, being of mild steel, will need periodic redecoration to prevent corrosion, especially given the proximity to railway lines where airborne pollutants may accelerate deterioration. No significant structural alterations were identified within the flat, and the layout appears to be original, with no evidence of wall removals or material changes to the internal plan.



The overall condition of the property reflects its modern age and the quality of its construction, but several critical areas could not be fully assessed and require further investigation before you commit to the purchase. From a structural perspective, no significant movement was identified to the visible elements of the main building at the time of inspection.

There was no evidence of recent or progressive cracking, distortion, or sticking doors and windows that would typically indicate foundation settlement or subsidence. The external walls and openings appeared plumb and level from the available vantage points, which suggests that the foundation system has performed adequately to date. However, the foundations themselves were not exposed for examination, and their type, depth, condition, and reinforcement could not be confirmed.

Given that the property sits on London Clay, a shrinkable subsoil susceptible to volume change with variations in moisture content, the potential for future movement cannot be entirely ruled out.

The presence of nearby trees was not recorded during the inspection, but in areas underlain by London Clay, the influence of vegetation on soil moisture can be a material factor in foundation performance. No obvious signs of heave or clay-related subsidence were observed, but if large trees are present in close proximity or are removed, or if drainage defects develop that alter the moisture content of the subsoil, movement could occur.

A diagonal crack was noted in the ceiling near the triple-glazed windows in one of the rear bedrooms, which appears to be a thermal crack caused by differential movement between the aluminium frame and the surrounding structure. This type of cracking is not unusual where large expanses of glazing are installed and is not considered structurally significant, though it may require periodic cosmetic repair.



The absence of any evidence of structural movement affecting doors or windows suggests that the structure is stable for now, but the concealed nature of the foundations means a structural engineer's opinion cannot be fully given without intrusive investigation. The main roof could not be inspected because the property is a high-rise building and no safe or practicable access was available to view the roof coverings from any vantage point.

This is a significant limitation, as the main roof is the primary weatherproofing element of the building, and its condition directly affects the integrity of the entire structure. Without an inspection, it is not possible to identify whether defects such as slipped, cracked, or missing tiles, deteriorated mortar bedding, failed flashings at abutments, or perished underlay are present.

Any such defects could allow water ingress, leading to concealed deterioration of the roof structure and damage to the interior of the property. Given the building's height, any future maintenance or repair to the roof will likely involve significant access costs, such as scaffolding or a mobile elevated work platform. It is essential to understand the roof's current condition to anticipate any immediate or near-term financial liabilities. The tenure and repairing obligations for the roof are also not confirmed.

Your Legal Adviser should check the lease, title, and management pack to establish whether responsibility for the main roof lies with the freeholder, a management company, or is shared between leaseholders. They should also confirm whether a sinking fund is in place and if any planned major works to the roof are scheduled, as this could result in substantial service charge demands.

To proceed with the purchase on an informed basis, you must instruct a specialist roofing contractor to carry out a close inspection of the entire main roof, arranging safe access, and obtain a written report with photographs and a cost estimate for any necessary repairs or future replacement. This investigation should be completed before you exchange contracts.

The rainwater goods for this property are concealed within the internal envelope of the building and could not be inspected. No gutters, downpipes, hoppers, or external drainage outlets were visible at the time of the survey. Because the rainwater disposal system is entirely hidden from view, it was not possible to confirm the materials used, the condition of the pipework, the adequacy of joints and fixings, or the precise discharge points.

In systems of this kind, any leakage, blockage, or joint failure can remain undetected for a prolonged period, potentially causing concealed dampness or deterioration to the building fabric before outward signs become apparent.

No evidence of active leakage, staining, or dampness attributable to rainwater goods failure was identified on the visible internal surfaces at the time of inspection, but the absence of visible defects does not confirm that the concealed system is free from defect. Intermittent leakage, partial blockages, or slow deterioration of internal pipework cannot be ruled out.

Given the concealed nature of the installation, routine inspection is not possible without opening up the building fabric, and any future defect within the internal rainwater system may require invasive investigation and repair, with associated making-good works to the affected areas. Responsibility for the maintenance and repair of the rainwater goods is likely to rest with the freeholder or managing agent, as the system forms part of the communal structure of the block.

Your Legal Adviser should confirm the repairing obligations, the existence of any planned maintenance programmes, and the adequacy of the sinking fund or service charge provisions to cover future works to the rainwater disposal system. The external walls of the block are of concrete or reconstituted stone construction, with a masonry cladding applied to the outer face. Inspection of the external walls was carried out from ground level only, and no close inspection was possible at high level, so the full extent of the cladding could not be examined.

Concealed defects, particularly at high level or behind cladding panels, cannot be ruled out.

From the parts seen, the masonry cladding appeared to be in adequate condition, with no evidence of significant cracking, displacement, or spalling identified from ground level. The visible joints were generally intact, and no obvious signs of water penetration or staining were apparent on the accessible wall surfaces. However, the limitations of a ground-level inspection mean that early-stage deterioration, such as failing sealant joints, minor cracking, or localised detachment of cladding units at higher levels, would not be visible.

The long-term performance of concrete and reconstituted stone cladding systems can be affected by carbonation of the concrete, which may lead to corrosion of embedded fixings or reinforcement.

This process is not visible from the surface in its early stages and would require specialist investigation to assess. No specific evidence of this was identified during the inspection, but given the apparent age and construction type, it remains a possibility that should be considered as part of future maintenance planning. The thermal performance of the walls will depend on the original design and any subsequent upgrading works, neither of which could be confirmed from the inspection.

Your Legal Adviser should confirm whether any cladding remediation, insulation, or other external wall works have been carried out, and whether any relevant warranties or building control approvals exist.

The windows and external doors were not fully accessible for close inspection. The windows to the front, left and right elevations were viewed only from the interior and from distant external vantage points, with visible frames appearing to be of aluminium construction. The glazing type to these elevations could not be confirmed, and the condition of external seals, cills, and perimeter mastic was not verifiable.

No obvious defects were identified to the internal faces of the frames or the surrounding plaster reveals, but concealed deterioration or weathertightness issues to the external faces cannot be ruled out.

The rear elevation contains large aluminium-framed triple-glazed windows overlooking the railway tracks. The frames and glazing appeared to be in adequate condition from the interior, with no evidence of failed sealed units such as internal misting or condensation between the panes. The opening lights were not operated during the inspection, so the function of hinges, locks, and restrictors was not confirmed.

The aluminium-framed triple-glazed sliding door serving the rear bedroom, providing access to a Juliet balcony, appeared to be in adequate condition from the interior, but the sliding mechanism was not tested and the condition of the external seals, track, and drainage channels was not confirmed.

The Juliet balcony itself is of mild steel construction and appeared to be in adequate condition, though close inspection of the fixings and weatherproofing at the junction with the door frame was not possible. The entrance door, located on the front elevation, appears to be an FD60-rated fire door fitted with a multi-point locking system, an intermittent smoke seal strip, and an overhead door closer that was operating correctly. However, the external face of this door and the threshold detail could not be closely examined.

The lack of close external inspection means that face weathering, minor damage, or sealant defects could exist that were not visible from the inside.

Routine maintenance, including occasional lubrication of locking mechanisms and hinges, and monitoring the condition of the external seals and finishes, is advised. The condition rating tally from the report, which reflects a thorough assessment of all elements inspected, indicates that one element has been rated CR3, meaning it is urgent or high risk. Five elements have been rated CR2, meaning they require maintenance or represent a medium risk. Ten elements have been rated CR1, indicating they are satisfactory or low risk.

Twenty-two elements were not inspected, which is a very high number and reflects the significant limitations imposed by the building's height, the concealed nature of many systems, and the lack of access to roof, cladding, foundations, and other critical areas. The single CR3 rating relates to the main roof, which could not be inspected and represents the most significant risk identified.

The CR2 ratings relate to the foundations, the moisture penetration and dampness assessment, the external joinery and finishes, the rainwater goods, and the external decorations, all of which require ongoing monitoring or further investigation to confirm their condition and address any potential defects. The CR1 ratings confirm that the visible structural elements, the internal finishes, the electrical installation as far as seen, the heating and plumbing, and the fire safety provisions are in satisfactory condition based on the accessible evidence.

A further investigation is strongly recommended for the main roof, which is the most critical information gap. You must commission a specialist roofing contractor to carry out a close inspection of the entire main roof, arranging safe access, and obtain a written report with photographs and a cost estimate for any necessary repairs or future replacement. This investigation should be completed before you exchange contracts, as the findings may reveal the need for significant expenditure.

The damp-proof course provision is also uncertain, as no physical damp-proof course was visible at the base of the walls, and the base of the walls was partially concealed by external render and ground finishes.

External ground levels and finishes at the front and rear elevations present a risk of bridging any damp-proof course that may exist. It would be prudent to instruct a qualified damp and timber surveyor to carry out a detailed investigation, including taking moisture readings at the base of the walls internally and externally, and to confirm the presence, type, and continuity of any damp-proof course. If bridging is confirmed, lowering external ground levels or installing a linear drainage channel may be required.

The foundation type has been inferred rather than confirmed, and if full assurance is required, a structural engineer can arrange trial pit investigations to expose and assess the foundations directly.



The legal adviser must also confirm the repairing obligations for the main roof, rainwater goods, external walls, and entrance door, as these may be shared responsibilities with the freeholder or management company. They should also investigate whether a sinking fund is in place and if any planned major works to the roof or cladding are scheduled, as these could result in substantial service charge demands. In terms of an action plan, the immediate priority is to commission the roof inspection and the damp and timber survey before exchange of contracts.

In the short term, once these investigations are complete and any necessary remedial works identified, you should ensure that all mechanical and electrical systems, including the MVHR unit, air conditioning, and underfloor heating, are serviced and maintained in accordance with the manufacturer's instructions.

The Juliet balconies should be checked for corrosion and redecorated as needed, and the windows and doors should have their external seals and gaskets checked and replaced if perished. Routine maintenance should include periodic inspection of the cladding and joints at high level by a specialist contractor, and monitoring the condition of the external decorations. In the medium to long term, you should plan for the eventual replacement of the mechanical ventilation system, the air conditioning unit, and the underfloor heating system, all of which have finite service lives.

The engineered wood flooring may require refinishing over time, and the internal decorative finishes will need periodic renewal.

The legal adviser should also confirm that the building's fire safety strategy, including the sprinklers, fire doors, and dry riser, is subject to regular inspection and maintenance by the managing agent. Notable limitations of this inspection are considerable. The main roof could not be inspected, the external walls were only viewed from ground level, the windows and external doors were not closely examined externally, the rainwater goods are concealed and could not be inspected, the damp-proof course and foundations could not be seen or confirmed, and the floor construction is concealed.

No trial pits, drone inspections, or intrusive openings were made.



The electrical installation was not tested, and the operation of the heating and ventilation systems was not verified. These limitations mean that several critical aspects of the property's performance and condition remain unknown and require specialist investigation. The property is generally in satisfactory visible condition for its age and type, but the unknown condition of the roof and the lack of confirmation about the damp-proof course and foundations mean that you cannot proceed with full confidence without further investigations.

This is a sound purchase candidate, but only if the necessary investigations are completed and the results are satisfactory, and if you maintain a planned approach to the maintenance of its mechanical and electrical systems and the external fabric.

With the recommended due diligence and ongoing care, this modern flat should provide comfortable and reliable accommodation for the foreseeable future.

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1 Scope 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.

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

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.



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



4 Company Information

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



5 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.

6 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.

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.

7 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.

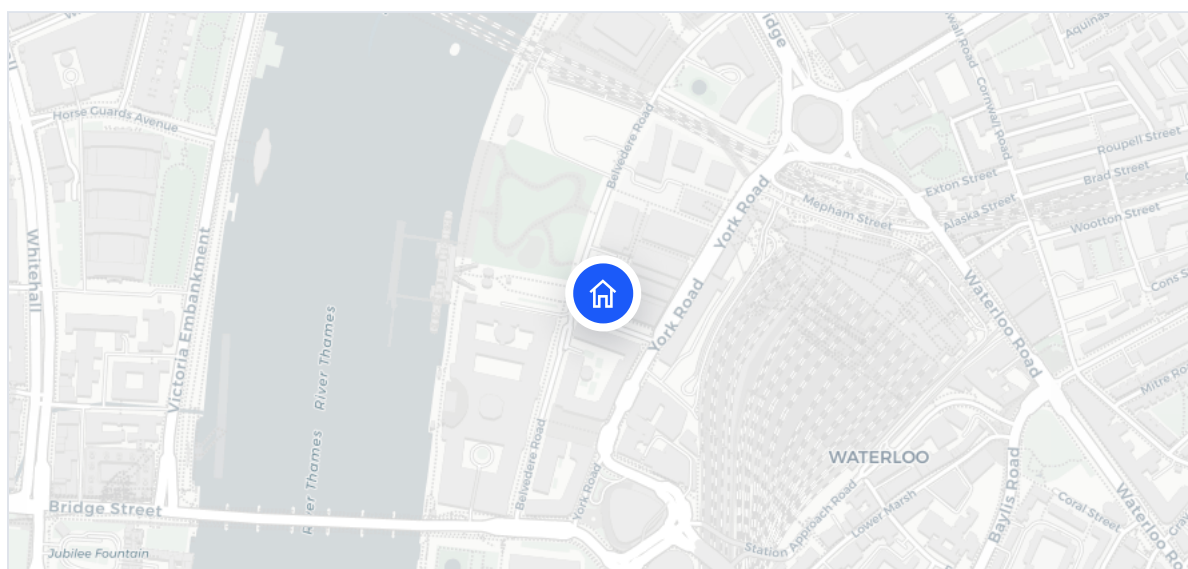
Property buyers must seek professional legal advice to verify the property's status and understand any implications for future property development or alterations. Adhering to correct legal procedures and regulations is crucial to avoid potential legal issues and ensure any property development is carried out appropriately.



8 Orientation and Map of Location

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

The front of the property faces an orientation that has not yet been recorded. 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.



2, HAVELOCK PLACE, LONDON, SE1 7PF

Map data © OpenStreetMap contributors



9 Summary of Condition Ratings

The condition ratings use a color-coded system to indicate the urgency of repairs needed for each component. A pink rating signifies high risk, meaning that immediate attention is required to prevent further deterioration or disrepair. An amber rating indicates medium risk, meaning the component is generally in satisfactory condition but still requires some repairs to maintain its function and extend its remaining lifespan. A green rating denotes low risk, meaning the component is in good condition with a remaining life of at least five to ten years or more, provided regular maintenance is carried out—even if the item is older, it is still considered adequate. Finally, a grey rating means "not applicable," used when a component was not inspected or does not exist, often due to limitations; in such cases, further investigation is recommended.



No repair currently needed



Maintenance or repair required



Urgent repair or further investigation



Not inspected



Outbuildings

Repair required



Foundation Type

Maintenance required



Ceilings

Maintenance required



Driveway

Maintenance required



External Steps and Ramps

Maintenance required



Environmental and other factors

Maintenance required



1	Roof Void	No repair currently needed
1	Storage Fittings	No repair currently needed
1	Conservatories, Extensions, and Lean-To	No repair currently needed
1	High Moisture Readings and Locations	No repair currently needed
1	Gardens	No repair currently needed
1	Retaining Walls, Boundary Walls and Fences	No repair currently needed
1	Paths and Patios	No repair currently needed
1	Significant Vegetation	No repair currently needed
1	Soil Type and Subsidence Risk	No repair currently needed

Condition ratings should be read alongside the detailed report sections.



10 Inspection Findings



No repair currently needed



Maintenance or repair required



Urgent repair or further investigation



Not inspected



Other Roofs

Not applicable



Chimney Pots and Stacks

Not applicable



Soffits, Fascias and Bargeboards

Not applicable



Lintels and Window Heads

Not applicable



Woodwork and Trims

Not applicable



Porch and Portico

Not applicable



Garage and Carports

Not applicable



Fireplaces, Chimney Breasts, and Flues

Not applicable



Evidence and Risks of Structural Movement

Not applicable



Structural Alterations and Reinforcements

Not applicable



Significant Vegetation

No repair currently needed



Radon, Coalfield and Ground Conditions

Not applicable



Deleterious Materials

Not applicable

11 Configuration of Accommodation

A summary of the accommodation observed at the time of inspection. This section provides a room-by-room overview of the layout and general arrangement of the property.

ROOM / AREA	LOCATION	LEVEL	OBSERVATIONS (AT TIME OF INSPECTION)
32.1 Bedroom 1	Side	Tenth Floor	<u>View full observations</u>
32.2 Shower Room	Side	Tenth Floor	<u>View full observations</u>
32.3 Hallway	Side	Tenth Floor	<u>View full observations</u>
32.4 Kitchen/Diner	Side	Tenth Floor	<u>View full observations</u>
32.5 Communal Hallway	Centre	Tenth Floor	<u>View full observations</u>

12.1 Principles of Construction

The property is a modern purpose-built flat forming part of a larger contemporary residential development. The building is of reinforced concrete frame construction, clad in a rainscreen or curtain walling system, which is typical of high-density urban apartment blocks built in the early twenty-first century. The flat occupies a single level within the block and is accessed via a communal lobby and stair core. The construction principles reflect modern design standards, with an emphasis on fire compartmentation, acoustic separation, and mechanical ventilation.

The external envelope comprises aluminium-framed triple-glazed windows and sliding doors, which open onto Juliet balconies of mild steel construction. Internally, the walls are formed of galvanised metal stud partitioning lined with plasterboard and finished with painted plaster decoration. The ceilings are plasterboard throughout, incorporating recessed LED downlights, sprinkler heads, and hardwired smoke and heat detectors. The floors are of engineered wood laid over a screeded sub-floor, which contains the underfloor heating system. The flat is equipped with a mechanical ventilation with heat recovery (MVHR) system, an air conditioning unit, and a centralised smart-home control panel.

A building of this type and era is designed to perform to high standards of thermal efficiency, airtightness, and fire safety. The rainscreen cladding, triple glazing, and underfloor heating contribute to low heat loss, while the MVHR system is intended to provide controlled ventilation without the need for trickle vents or background wall vents. Fire safety is addressed through compartmentation, with FD30 and FD60 fire doors, sprinklers, and a dry riser in the communal stairwell. The flat is likely to have been constructed in accordance with the Building Regulations current at the time, including requirements for structural integrity, acoustic performance, and disabled access.



The principal vulnerabilities of this form of construction relate to the reliance on mechanical and electrical systems. The MVHR unit, air conditioning, underfloor heating, and smart controls all require regular maintenance and will have a finite service life. Failure of any one system can affect comfort and air quality. The metal stud partitions, while lightweight and dimensionally stable, offer limited sound insulation if not properly detailed. The engineered wood flooring, although durable, is susceptible to wear and to gapping if not correctly installed or if the sub-floor moisture content changes. The Juliet balconies, being of mild steel, will require periodic redecoration to prevent corrosion, particularly given the proximity to railway lines where airborne pollutants may accelerate deterioration.

No significant structural alterations were identified within the flat. The layout appears to be original, with no evidence of wall removals or material changes to the internal plan. The services cupboard in the kitchen lounge area houses the MVHR unit, heat exchanger, underfloor heating manifold, consumer unit, and water meter, which is a typical arrangement for a flat of this type. The flat is leasehold, and the external envelope, communal areas, and main structural frame will fall under the responsibility of the freeholder or managing agent. Your Legal Adviser should confirm the extent of the repairing obligations and any planned maintenance or service charge liabilities before exchange of contracts.

Overall, the construction is modern and of a type that, subject to routine maintenance of the mechanical systems and periodic redecoration of the external metalwork, should perform adequately for many years. The flat is not of an age where age-related deterioration of the main structure would be expected. The most important ongoing considerations are the servicing of the MVHR and heating systems, the condition of the flat's fire doors and detection, and the management of any communal repair obligations.



SURVEYOR'S OVERALL OPINION

The flat is of modern steel or concrete frame construction with rainscreen cladding, triple glazing, and a comprehensive range of building services including MVHR, air conditioning, and underfloor heating. The construction is typical of a high-quality urban apartment block and is not of an age where significant fabric deterioration would be anticipated. The most material risks relate to the reliance on mechanical systems, which will require regular maintenance and eventual replacement. The MVHR unit was noted to be noisy when operating, which may indicate a developing motor fault and warrants investigation. The engineered wood flooring shows some gapping, and the mild steel Juliet balconies will need ongoing redecoration to prevent corrosion. As a leasehold flat, the external envelope and communal areas are likely the freeholder's responsibility, and your Legal Adviser must confirm the repairing obligations and any forthcoming major works. Subject to these points, the construction is adequate for its age and type.

[ASK FLETTONS >](#)



12.2 Main Roof



The main roof could not be inspected. The property is a high-rise building, and no safe or practicable access was available to view the roof coverings, structure, ridges, hips, valleys, verges, or flashings from any vantage point. No drone or other elevated access method was used. Consequently, the roof construction, material type, age, and condition remain unconfirmed.

This is a significant limitation. The main roof is the primary weatherproofing element of the building, and its condition directly affects the integrity of the entire structure. Without an inspection, it is not possible to identify whether defects such as slipped, cracked, or missing tiles, deteriorated mortar bedding to ridges and hips, failed flashings at abutments, or perished underlay are present. Any such defects could allow water ingress, leading to concealed deterioration of the roof structure and damage to the interior of the property.

Given the building's height, any future maintenance or repair to the roof will likely involve significant access costs, such as scaffolding or a mobile elevated work platform. It is essential to understand the roof's current condition to anticipate any immediate or near-term financial liabilities. The tenure and repairing obligations for the roof are also not confirmed. Your Legal Adviser should check the lease, title, and management pack to establish whether responsibility for the main roof lies with the freeholder, a management company, or is shared between leaseholders. They should also confirm whether a sinking fund is in place and if any planned major works to the roof are scheduled, as this could result in substantial service charge demands.



To proceed with the purchase on an informed basis, you must instruct a specialist roofing contractor to carry out a close inspection of the entire main roof. This will require arranging safe access, which the contractor should include in their scope of work. The inspection should assess all coverings, bedding, pointing, flashings, and the general condition of the roof structure where visible. A written report with photographs and a cost estimate for any necessary repairs or future replacement should be obtained. This investigation should be completed before you exchange contracts, as the findings may reveal the need for significant expenditure.

SURVEYOR'S OVERALL OPINION

The main roof was not inspected due to the building's height and lack of safe access. This is a critical information gap, as the roof's condition is unknown and its failure could lead to serious and costly damage. You must commission a specialist roof inspection with appropriate access before committing to the purchase. Your Legal Adviser should also confirm the repairing obligations and investigate any planned maintenance works or associated costs, as these could represent a substantial financial liability.

[ASK FLETTONS >](#)



12.3 Rainwater Goods



The rainwater goods for this property are concealed within the internal envelope of the building and could not be inspected. The roof of the block is flat, an arrangement typical for a modern construction of this type, where rainwater pipes are often boxed in within the structure or run through internal ducts. No gutters, downpipes, hoppers or external drainage outlets were visible at the time of the survey.

Because the rainwater disposal system is entirely hidden from view, it was not possible to confirm the materials used, the condition of the pipework, the adequacy of joints and fixings, or the precise discharge points. In systems of this kind, any leakage, blockage or joint failure can remain undetected for a prolonged period, potentially causing concealed dampness or deterioration to the building fabric before outward signs become apparent.

No evidence of active leakage, staining or dampness attributable to rainwater goods failure was identified on the visible internal surfaces at the time of inspection. However, the absence of visible defects does not confirm that the concealed system is free from defect. Intermittent leakage, partial blockages or slow deterioration of internal pipework cannot be ruled out.

Given the concealed nature of the installation, routine inspection is not possible without opening up the building fabric. The client should be aware that any future defect within the internal rainwater system may require invasive investigation and repair, with associated making-good works to the affected areas.

Responsibility for the maintenance and repair of the rainwater goods is likely to rest with the freeholder or managing agent, as the system forms part of the communal structure of the block. The client's Legal Adviser should confirm the repairing obligations, the existence of any planned maintenance programmes, and the adequacy of the sinking fund or service charge provisions to cover future works to the rainwater disposal system.

[ASK FLETTONS >](#)

12.4 External Walls



The external walls of the block are of concrete or reconstituted stone construction, with a masonry cladding applied to the outer face. This form of construction is typical of larger residential buildings from the mid-to-late twentieth century and is generally robust, though its long-term performance depends heavily on the condition of the cladding, joints, and any applied coatings.

Inspection of the external walls was carried out from ground level only. No close inspection was possible at high level, and the full extent of the cladding could not be examined from the available vantage points. Concealed defects, particularly at high level or behind cladding panels, cannot be ruled out.

From the parts seen, the masonry cladding appeared to be in adequate condition, with no evidence of significant cracking, displacement, or spalling identified from ground level. The visible joints were generally intact, and no obvious signs of water penetration or staining were apparent on the accessible wall surfaces. However, the limitations of a ground-level inspection mean that early-stage deterioration, such as failing sealant joints, minor cracking, or localised detachment of cladding units at higher levels, would not be visible.

The long-term performance of concrete and reconstituted stone cladding systems can be affected by carbonation of the concrete, which may lead to corrosion of embedded fixings or reinforcement. This process is not visible from the surface in its early stages and would require specialist investigation to assess. No specific evidence of this was identified during the inspection, but given the apparent age and construction type, it remains a possibility that should be considered as part of future maintenance planning.



No EPC data was available for cross-reference with the observed wall construction. The thermal performance of the walls will depend on the original design and any subsequent upgrading works, neither of which could be confirmed from the inspection. The legal adviser should confirm whether any cladding remediation, insulation, or other external wall works have been carried out, and whether any relevant warranties or building control approvals exist.

Routine maintenance should include periodic inspection of the cladding and joints, particularly at high level and around openings, to identify and address any deterioration before it leads to water ingress or more extensive repairs. Any repairs to the cladding or joints should be carried out by a specialist contractor familiar with this type of construction, using compatible materials to avoid introducing new defects.

[ASK FLETTONS >](#)

12.5 Windows, Frames, and Cills



The windows to the front, left and right elevations were not accessible for close inspection and were viewed only from the interior and from distant external vantage points. The visible frames appeared to be of aluminium construction, consistent with the modern style of the property. The glazing type to these elevations could not be confirmed from the available vantage points, and the condition of external seals, cills and perimeter mastic was not verifiable. No obvious defects were identified to the internal faces of the frames or the surrounding plaster reveals, but concealed deterioration or weathertightness issues to the external faces cannot be ruled out.

The rear elevation contains large aluminium-framed triple-glazed windows overlooking the railway tracks. The frames and glazing appeared to be in adequate condition from the interior, with no evidence of failed sealed units, such as internal misting or condensation between the panes. The opening lights were not operated during the inspection, and therefore the function of hinges, locks and restrictors was not confirmed. A slight diagonal crack was visible in the ceiling near the windows in one of the rear bedrooms. This appears to be a thermal crack, likely caused by differential movement between the aluminium frame and the surrounding structure, and no associated staining was present to suggest water ingress. This type of cracking is not unusual where large expanses of glazing are installed and is not considered structurally significant, though it may require periodic cosmetic repair.

An aluminium-framed triple-glazed sliding door serves the rear bedroom, providing access to a Juliet balcony. The door and frame appeared to be in adequate condition from the interior. The sliding mechanism was not tested, and the condition of the external seals, track and drainage channels was not confirmed. The Juliet balcony itself is of mild steel construction and appeared to be in adequate condition, though close inspection of the fixings and weatherproofing at the junction with the door frame was not possible.



The windows and doors are of a modern, high-performance specification, and triple glazing typically offers good thermal and acoustic insulation, which is beneficial given the proximity to the railway. However, aluminium frames, while durable, can be prone to condensation on the internal face in poorly ventilated rooms, and the thermal break within the frame profile is critical to performance. The condition of the thermal breaks could not be assessed. The external seals and gaskets will have a finite life and will require periodic replacement to maintain weathertightness and thermal efficiency.

No safety glazing markings were visible to confirm compliance with Approved Document K in critical locations, such as low-level glazing or glazing within 800mm of the floor. This is a common limitation where glazing is not etched or marked in a visible location, and compliance should not be assumed. Your Legal Adviser should check whether Building Regulation or FENSA certification exists for the window and door installations, particularly if they were installed after 2002.

Given the limited external inspection, a close external examination of all windows, frames, seals and cills is recommended before exchange of contracts. This should be carried out by a competent window installer or surveyor with access equipment, and should include checking the operation of all opening lights, the condition of external seals and gaskets, the integrity of perimeter mastic, and the presence of safety glazing in critical locations. The remaining service life of the aluminium frames is likely to be 10+ years, subject to routine maintenance and replacement of seals and gaskets as required. The glazed units themselves may have a similar remaining life, though individual sealed units can fail earlier and would require replacement on a like-for-like basis.

[ASK FLETTONS >](#)

12.6 External Doors, Frames and Security

The flat entrance door, located on the front elevation, appears to be an FD60-rated fire door. It is fitted with a multi-point locking system, which provides a good level of security. An intermittent smoke seal strip is rebated into the frame, and an overhead door closer is present and was found to be operating correctly, allowing the door to close firmly against the stops. The visible internal face of the door and frame appeared to be in good order, with no significant damage or distortion identified. The external face of this door was not closely examined, and the threshold detail could not be confirmed from the interior inspection position.

The kitchen/lounge and the bedroom both have access onto Juliet balconies via aluminium-framed, triple-glazed sliding doors. The lock mechanisms on these doors were tested and found to be working. The frames and glazing appeared to be in adequate condition from the interior, with no obvious failed sealed units or damage to the visible sections. As with the entrance door, the external faces, tracks, drainage channels, and thresholds of these sliding doors were not inspected at close range, and their condition cannot be fully confirmed.

The inspection of all external doors was carried out from the interior only. This means that the external faces of the doors, frames, weather seals, cills, and thresholds were not closely examined. It is possible that weathering, minor damage, or sealant defects exist that were not visible from the inside. The operation of the doors was checked on a sample basis, and no sticking or misalignment was noted.



The entrance door arrangement, incorporating a fire door, closer, and smoke seals, is typical for a flat within a communal building and is an important part of the block's fire safety strategy. Your Legal Adviser should confirm the repairing and maintenance obligations for this door, as it may be a shared responsibility with the freeholder or management company. The Juliet balcony doors are likely to be your own responsibility to maintain, but this should also be verified through the lease.

SURVEYOR'S OVERALL OPINION

The external doors are generally in adequate condition based on the interior inspection. The flat entrance door provides an appropriate level of fire resistance and security, and the Juliet balcony doors operated correctly. The principal limitation is that the external faces and thresholds were not closely examined, and therefore, concealed or external defects cannot be ruled out. Routine maintenance, including occasional lubrication of the locking mechanisms and hinges, and monitoring the condition of the external seals and finishes, is advised. Your Legal Adviser must confirm the extent of your repairing obligations for the entrance door, as this may be a shared or communal responsibility.

[ASK FLETTONS >](#)

12.7 Floor Ventilation

The property is a mid-terrace house of traditional solid wall construction. The ground floor construction is not visible, being concealed by floor finishes, and no access to a sub-floor void was available at the time of inspection. No suspended timber ground floor was identified, and the floor is likely to be of solid construction, which is common in properties of this age and type. Where a solid floor is present, sub-floor ventilation is not required.

No air bricks, grilles, telescopic vents, periscope vents or other sub-floor ventilation components were visible on the external walls at ground level. The absence of such ventilation is consistent with a solid floor construction and does not, in itself, represent a defect.

Given the lack of visible ventilation provisions and the likely solid floor construction, the risk of concealed timber decay associated with inadequate sub-floor ventilation is considered low. However, without exposure works, the precise floor construction cannot be confirmed. If any areas of suspended timber floor do exist in concealed locations, the absence of visible ventilation could lead to a build-up of moisture within the void, increasing the risk of dampness and timber decay over time. No evidence of such conditions was found during the inspection.

SURVEYOR'S OVERALL OPINION

The visible evidence suggests the ground floor is of solid construction, and no sub-floor ventilation provisions are present or required. No defects related to floor ventilation were identified. The risk of concealed dampness or timber decay arising from inadequate ventilation is considered low, though the exact floor construction remains unconfirmed. No further action is considered necessary in respect of floor ventilation.

[ASK FLETTONS >](#)

12.8 Damp Proof Course



The external walls are of solid brick construction, typical for a property of this age, and no physical damp-proof course was visible at the base of the walls during the inspection. In buildings of this era, a damp-proof course may be formed by two or three courses of dense engineering bricks, a layer of slate, or may be entirely absent. The base of the walls was partially concealed by external render and ground finishes, which prevented a full inspection of the wall base and any potential damp-proof course provision.

At the front elevation, the external ground level appeared close to the internal floor level, and a raised flower bed abuts the wall. This arrangement can bridge any damp-proof course that may be present, allowing ground moisture to bypass it and migrate into the wall base. At the rear elevation, a concrete path runs alongside the wall, and its level relative to the internal floor could not be confirmed, but it presents a similar risk of bridging if it is above the line of any concealed damp-proof course. The flank wall was largely inaccessible due to the neighbouring property, and its base could not be inspected.

No injected damp-proof course drill holes were visible in the external brickwork, and no chemical damp-proof course installation was evident. The presence or effectiveness of any concealed or injected damp-proof course cannot be confirmed without further investigation.

Where a damp-proof course is absent, bridged, or ineffective, rising damp can occur, leading to moisture absorption into the wall base. This can cause internal dampness, plaster deterioration, timber decay in embedded joist ends and skirting boards, and increased heat loss. The internal wall surfaces were largely concealed by finishes and furniture, and no internal damp readings were taken at the time of inspection, so the current internal condition at low level is unknown.



It would be prudent to instruct a qualified damp and timber surveyor to carry out a detailed investigation, including taking moisture readings at the base of the walls internally and externally, and to confirm the presence, type, and continuity of any damp-proof course. If bridging is confirmed, lowering external ground levels, reducing the height of flower beds, or installing a linear drainage channel against the wall may be required. If no effective damp-proof course is present, installation of a retrofit damp-proof course or targeted internal damp-proofing measures may be necessary, subject to specialist specification.

SURVEYOR'S OVERALL OPINION

The visible damp-proof course provision is uncertain. No physical damp-proof course was seen, and the base of the walls was largely concealed. External ground levels and finishes at the front and rear elevations present a risk of bridging any damp-proof course that may exist. The internal condition at low level is unknown. A specialist damp and timber survey is recommended to establish the presence and effectiveness of any damp-proof course, to identify any active rising damp, and to specify appropriate remedial measures. This should be undertaken before exchange of contracts so that the extent and cost of any necessary works can be established.

[ASK FLETTONS >](#)

12.9 Foundation Type

2

The foundations are not visible, and no trial pits or excavations were available for inspection. The foundation type has therefore been inferred from the age, scale, and construction of the building. Given the property's likely mid-to-late 20th-century origin and its form as a multi-storey structure, the foundations are expected to comprise reinforced concrete strip footings or a reinforced concrete raft, bearing onto the underlying ground. The British Geological Survey indicates the bedrock geology in this area is London Clay, which can be a shrinkable subsoil and is known to be susceptible to volume change with variations in moisture content.

No significant structural movement was identified to the visible elements of the main building at the time of inspection. There was no evidence of recent or progressive cracking, distortion, or sticking doors and windows that would typically indicate foundation settlement or subsidence. The external walls and openings appeared plumb and level from the available vantage points. This suggests that the foundation system has performed adequately to date, subject to the important caveat that the foundations themselves were not exposed for examination.

The presence of nearby trees was not recorded during the inspection, but in areas underlain by London Clay, the influence of vegetation on soil moisture content can be a material factor in foundation performance. No obvious signs of heave or clay-related subsidence were noted. However, the potential for future movement cannot be ruled out, particularly if large trees are present in close proximity or are removed, or if drainage defects develop that alter the moisture content of the subsoil.

The inspection was limited to a visual assessment of the above-ground structure. The foundation type, depth, condition, and reinforcement could not be confirmed. No intrusive investigation was undertaken. If full assurance is required, a structural engineer can arrange trial pit investigations to expose and assess the foundations directly.



SURVEYOR'S OVERALL OPINION

The foundations are inferred to be a reinforced concrete system appropriate to the building's age and form, bearing onto London Clay. No adverse signs of foundation-related movement were visible to the superstructure, indicating that the system has performed adequately. The principal limitation is that the foundations were not exposed, and their exact type and condition remain unconfirmed. Given the shrinkable nature of the subsoil, it would be prudent to monitor the building for any future signs of movement and to maintain drainage systems in good order. No immediate further investigation is considered necessary based on the current evidence.

[ASK FLETTONS >](#)

13.1 Roof Void

1

The roof void was inspected from the access hatch in the hallway ceiling. The flat is a modern leasehold apartment within a larger block, and the roof structure is a shared element forming part of the main building envelope. The visible construction comprises prefabricated metal web joists supporting the plasterboard ceiling below, with a layer of mineral wool insulation laid between the joists. A breathable membrane is visible above the joists, and the underside of the roof deck appears to be oriented strand board. The void is of a cold roof design, with ventilation provided at the eaves, though the eaves themselves were not fully accessible for close inspection.

The accessible parts of the roof void appeared clean, dry and free from any signs of water ingress. No staining, dampness or mould growth was visible on the timbers, insulation or membrane from the hatch position. The metal web joists showed no signs of corrosion, distortion or mechanical damage. The insulation was generally evenly laid and of adequate depth, though some minor displacement was noted near the hatch opening, likely from previous access. This does not materially affect the overall thermal performance but could be improved by repositioning the displaced quilt.

No signs of pest infestation, such as rodent droppings or insect frass, were identified. The ventilation pathway at the eaves could not be fully confirmed due to restricted access and the presence of insulation, but there was no evidence of condensation or stale air within the void, suggesting that cross-ventilation is currently functioning adequately. The services passing through the void, including the MVHR ductwork and electrical cabling, appeared securely fixed and in satisfactory condition from the limited view available.



Inspection was significantly limited. The roof void was viewed from the hatch only; no safe boarding was present, and the low height and deep insulation prevented entry. As a result, the full extent of the roof structure, the condition of the membrane, the eaves detailing and the full insulation coverage could not be confirmed. Concealed defects, including but not limited to water ingress, condensation, timber decay or inadequate ventilation, cannot be ruled out. The inspection was further limited by stored items near the hatch, which restricted the view into one corner of the void.

Given the modern construction and the absence of any visible defects, the roof void appears to be in a condition consistent with its age. No immediate repairs are required. The displaced insulation near the hatch should be repositioned as a simple maintenance task. The client should be aware that, as a leasehold property, the roof structure and void are likely the responsibility of the freeholder or managing agent. Your Legal Adviser should confirm the repairing obligations for the roof and roof void before exchange of contracts.

SURVEYOR'S OVERALL OPINION

The roof void appears to be in adequate condition, with no visible evidence of water ingress, condensation, timber defects or pest activity from the limited inspection possible. The construction is modern and the visible materials are performing as expected. The principal limitation is the restricted access, which prevented a full inspection of the structure, membrane and eaves. While no defects were identified, concealed issues cannot be ruled out. The displaced insulation near the hatch is a minor matter and can be easily corrected. Responsibility for the roof void and its components should be confirmed by your Legal Adviser, as this is likely a shared element under the terms of the lease.

[ASK FLETTONS >](#)

13.2 Ceilings

2

Kitchen/Lounge Area: The ceilings in the open-plan kitchen and lounge area are of plasterboard construction with a painted plaster finish. The visible surfaces appear to be in good order, with no evidence of cracking, staining, or sagging. Recessed sprinkler heads are present within the ceiling, and a climate control air conditioning unit is built into the ceiling over the dining area. These installations are integrated into the plasterboard and no defects were identified around the penetrations from the available vantage points.

Hallway: The ceiling in the entry hallway near the front door is also plasterboard with a painted finish. A hardwired smoke alarm and a sprinkler head are fitted to the ceiling. The visible condition appears consistent with the rest of the property, with no significant defects noted.

Bedroom 1: The bedroom has plasterboard ceilings with recessed LED spotlights, a hardwired smoke alarm, sprinkler heads, and a visible air conditioning unit set into the ceiling. The general condition of the ceiling is good. A slight diagonal crack is present near the windows. This appears to be a thermal crack, likely resulting from minor expansion and contraction of the materials, and is not considered structurally significant. No staining was visible on the ceiling to suggest any past or present water ingress.

Shower Room: The shower room ceiling is of plasterboard construction. The visible finish is painted plaster, which appears to be in good order. The ceiling is subject to high humidity from shower use, but no evidence of mould growth, staining, or deterioration of the plasterboard was identified at the time of inspection.



SURVEYOR'S OVERALL OPINION

The plasterboard ceilings throughout the property are generally in a good and serviceable condition. The only defect noted is a slight diagonal crack in the bedroom ceiling near the windows, which is consistent with minor thermal movement and is not a cause for concern. The integration of services such as sprinklers, smoke alarms, air conditioning units, and spotlights appears to have been carried out to a reasonable standard, with no visible distress to the surrounding plasterboard. No evidence of water staining or dampness was found on any ceiling. Overall, the ceilings require no immediate repair, and only routine redecoration and monitoring as part of normal homeownership are advised.

[ASK FLETTONS >](#)

13.3 Interior Walls and Energy Efficiency



The interior walls and partitions are of modern lightweight stud construction with plasterboard finishes, consistent with the age and type of the building. The visible wall surfaces are generally in adequate condition, with no significant cracking, distortion, or detachment identified from the parts seen. Decoration is contemporary and well-maintained throughout.

In the hallway, the walls appear plumb and even, with no evidence of impact damage, damp staining, or defective plasterwork. A centralised control panel is surface-mounted to one wall, and a hardwired smoke alarm and sprinkler head are present in the ceiling; no associated wall defects were noted around these penetrations. The entry area is in satisfactory condition.

The kitchen and lounge area is open-plan, with the services cupboard located within this space. The cupboard houses the MVHR unit, consumer unit, water meters, and underfloor heating manifold. The walls within the cupboard are lined and finished, and no evidence of leaks, staining, or deterioration was visible at the time of inspection. The surrounding kitchen and lounge walls show no signs of movement, cracking, or dampness.

No specific defects were identified in the reception room, store cupboard, or other habitable areas. Wall surfaces throughout the flat are smooth and free from visible bowing, hollow-sounding plaster, or patch repairs. The absence of significant age-related cracking is consistent with a modern steel or concrete-framed building where internal partitions are non-load-bearing and less susceptible to structural movement.

Inspection of the internal walls was limited by fitted furniture, wall-mounted units, and personal belongings in some areas. Concealed sections behind kitchen units, within the services cupboard, and behind fixed joinery could not be examined. No opening-up was undertaken, and the condition of hidden wall elements, including any vapour control layers, insulation within stud partitions, or concealed service runs, cannot be confirmed.



The property is a flat within a larger modern development. The internal partitions identified are within the demise of the flat and are likely the leaseholder's responsibility to maintain, but your Legal Adviser should confirm the extent of the repairing obligations within the lease. The communal hallway walls are part of the common parts and are typically the responsibility of the freeholder or management company; they appeared to be in satisfactory condition from the limited inspection possible.

No EPC data was available for cross-reference at the time of reporting. Where energy performance is important to you, your Legal Adviser may wish to obtain the EPC certificate and any available documentation relating to the wall construction and insulation specification from the seller or managing agent.

SURVEYOR'S OVERALL OPINION

The internal walls and partitions are in adequate condition for a modern flat of this type, with no evidence of significant defects, movement, or dampness. Minor limitations apply where walls were concealed by fittings and furniture, but the visible condition suggests no cause for immediate concern. Routine redecoration and maintenance should be anticipated as part of normal ownership. Responsibility for the communal hallway walls should be confirmed by your Legal Adviser.

[ASK FLETTONS >](#)

13.4 Floors



The floors throughout the property are finished with engineered wood boarding. The sub-floor structure is concealed and could not be inspected, which is typical for a flat of this type where access to the structural deck is not possible without invasive opening-up. The visible floor finish was walked and felt underfoot in accessible areas; no significant deflection, springiness, or unevenness was identified.

Communal Hallway: The floor finish in the communal hallway is engineered wood. From the available vantage points, the covering appears to be in adequate condition, with no significant defects identified. Responsibility for the repair and maintenance of the communal hallway floor is likely to rest with the freeholder or managing agent. Your Legal Adviser should confirm the repairing obligations for the common parts before exchange of contracts.

Hallway: Within the flat, the hallway floor is engineered wood. The visible sections show some minor wear and tear consistent with age and use, and slight gaps are present between some boards. These gaps are a cosmetic issue at present but can allow dirt and moisture to penetrate the joints over time. A flooring specialist could adjust and close the gaps where possible.

Kitchen: The kitchen floor is engineered wood. The visible finish is in generally good order, with no significant defects identified. Fitted units, including the integrated fridge, freezer, oven, and microwave, prevented inspection of the floor beneath them, and concealed defects in those areas cannot be ruled out.

Dining Room: The dining room floor is engineered wood. The visible finish appears to be in good order, with no significant defects identified from the parts seen and felt underfoot.

Reception Room: The reception room floor is engineered wood. The visible finish appears to be in good order, with no significant defects identified.



Shower Room: The shower room floor is engineered wood. The visible finish appears to be in good order. However, the sealant at the floor and wall abutments within the shower area would benefit from renewal to prevent water penetration into the sub-floor and adjoining construction. Water ingress at these junctions can cause concealed decay or damage to the sub-floor structure over time. Resealing is a straightforward maintenance task that should be carried out by a competent person.

Store Cupboard: The floor inside the store cupboard is engineered wood and appears to be in good order.

SURVEYOR'S OVERALL OPINION

The engineered wood floor finishes are generally in adequate condition, with only minor wear and tear and some slight gapping noted in the hallway. These are cosmetic and maintenance matters rather than structural defects. The sub-floor structure could not be inspected, and concealed defects cannot be ruled out, but no evidence of significant deflection, dampness, or failure was found underfoot. The most notable item is the need to renew the sealant at the floor and wall junctions in the shower area to prevent water damage to concealed construction. Overall, the floors are serviceable subject to the minor repairs and maintenance identified.

[ASK FLETTONS >](#)

13.5 Internal Doors and Fire Resistance



The internal doors throughout the property are of a contemporary flush-panel design, consistent with the modern fit-out of the apartment. From the parts seen, the doors appear to be of a lightweight engineered timber core construction with a painted finish. The frames, architraves and ironmongery are similarly modern and generally consistent in style.

Communal Hallway: The flat entrance door was not inspected in detail from the communal side, and no fire-resisting features could be confirmed from the available vantage points. Your Legal Adviser should confirm the fire-resisting specification, maintenance and inspection obligations for the flat entrance door with the freeholder or managing agent, as this door forms part of the compartmentation between the flat and the common escape route.

Hallway: The internal doors leading from the hallway to the principal rooms are modern flush doors with a painted finish. The doors open and close adequately, and the latches engage. No visible defects were identified in the door leaves, frames, or ironmongery from the parts seen. No intumescent strips or smoke seals were visible, and no self-closers are fitted. In a modern apartment, internal doors within the flat are not typically required to be fire-resisting unless they protect an open-plan arrangement or a protected escape route, but this could not be confirmed by visual inspection alone.

Kitchen/Diner: The doors leading from the kitchen/diner area to the Juliet balcony are modern glazed doors. The doors open and close adequately, and no evidence of leaks, distortion, or defective operation was found during the survey. The kitchen cabinetry comprises laminated MDF doors and drawer fronts. These are fitted furniture rather than internal doors forming part of the building fabric, and they appeared serviceable from the parts seen. A large double storage cabinet built into the wall behind timber doors was also noted; the doors opened and closed adequately, and no significant defects were identified.



Bathroom, Shower Room and WC: The internal doors to the bathroom, shower room and separate WC are of the same modern flush-panel type as elsewhere. The doors open and close adequately, and the latches engage. No visible defects were identified in the door leaves, frames, or ironmongery. No intumescent strips, smoke seals, or self-closers were visible.

Bedroom 1: The internal door to bedroom 1 is a modern flush door matching the others. The door opens and closes adequately, and the latch engages. No visible defects were identified.

No close inspection of the door cores, concealed hinges, or the fit within the frames was possible without removing architraves or ironmongery. Fire resistance cannot be fully confirmed by visual inspection alone, particularly where intumescent strips or smoke seals may be concealed behind paint or architraves. No certification labels or fire-rating plugs were visible on any internal door.

SURVEYOR'S OVERALL OPINION

The internal doors are modern and in adequate visible condition, with no significant defects identified in the door leaves, frames, or ironmongery from the parts seen. The doors open and close adequately, and the latches engage. No visible fire-resisting features, such as intumescent strips, smoke seals, or self-closers, were apparent on the internal doors within the flat, which is typical for doors that are not required to provide fire separation. The flat entrance door was not inspected in detail, and its fire-resisting specification could not be confirmed. Your Legal Adviser should confirm the fire-safety obligations and any maintenance or inspection requirements for the flat entrance door with the freeholder or managing agent. Subject to that confirmation, no immediate repairs or upgrades are considered necessary to the internal doors. Routine monitoring and maintenance of ironmongery and decoration should be expected as part of normal ownership.

[ASK FLETTONS >](#)

13.6 Kitchen Fixtures and Fittings



The kitchen is located within the open-plan kitchen lounge area. The fitted units comprise a range of base and wall-mounted cupboards with laminated MDF doors and drawer fronts. The work surfaces are granite, and the splashbacks are marble. The visible fittings appeared modern and were in good order at the time of the survey. No significant wear, impact damage, or staining was evident on the unit doors, drawer fronts, or work surfaces.

Integrated appliances include a fridge-freezer, oven, microwave, dishwasher, a bin cupboard, and a wine chiller. These appliances appeared to be in good visual condition and were reasonably modern. The microwave was operating during the inspection. The isolation switches for the electric cooking hob, oven, and grill are located in a drawer beneath the hob. No defects were identified with the appliance housings or their integration with the surrounding cabinetry.

The sink unit was inspected from within the base cupboard. The cupboard interior smelt dry and no evidence of active leaks was found. The waste pipework is UPVC and appeared to be in adequate condition. Isolation valves were present and accessible. The visible sealant around the sink and worktop junctions appeared intact, although a close inspection of all concealed areas was not possible without removing stored items.

A large double storage cupboard is built into the wall of the kitchen diner area, accessed by timber doors. The interior is finished with painted plaster and an engineered wood floor. The doors and internal finishes were in good order.

No inspection of the concealed backs of units, the full extent of waste pipework, or the condition of the substrate behind the splashbacks was possible. Integrated appliances were not tested; only their visible condition and fitting were assessed. The kitchen fittings are leasehold and likely form part of the original developer specification. Your Legal Adviser should confirm the extent of the landlord's repairing obligations for the kitchen fixtures and fittings, and whether any warranties remain in place for the integrated appliances.



SURVEYOR'S OVERALL OPINION

The kitchen fixtures and fittings are modern and in good visual condition, with no evidence of significant defects, water damage, or poor installation. The integrated appliances appear well-maintained, and the sink area showed no signs of leakage. Routine maintenance, including periodic checking of sealant around the worktops and splashbacks, will help preserve the condition of the units. No immediate repairs are required.

[ASK FLETTONS >](#)

13.7 Sanitary Fixtures and Fittings



The shower room is fitted with a white ceramic WC and a separate shower area. The wall and floor finishes are marble tiles, with a glass splashback around the shower. The shower comprises a fixed head and a separate hand-held attachment on a hose, with an integrated drainage channel set into the floor. The basin is a GRP unit with an integrated mixer tap.

The visible tiling and the glass splashback appear to be in adequate condition. However, the sealant at the abutments between the shower tray or floor and the surrounding walls has deteriorated and would benefit from resealing. This is a common maintenance requirement in wet areas, and if left unattended, water can penetrate the joint and cause concealed dampness to the substrate and any adjacent rooms. The showerhead is affected by a build-up of limescale, which is restricting the spray pattern and will require cleaning or replacement.

The WC cistern flush mechanism is defective. When operated, the flush did not activate, which suggests the internal pump or connecting hoses may have become disconnected or failed. The WC cannot be used until this is repaired. The water pressure at the basin and shower appeared adequate at the time of inspection, although no flow rate or pressure testing was undertaken.

No inspection was possible behind the wall tiling, beneath the shower tray, or behind the WC pan. Concealed leaks within these areas can remain undetected for some time and may cause significant damage to the building fabric. The presence of the defective WC flush and the need for resealing in the shower area indicate that the sanitary fittings require attention.

The WC cistern requires repair by a competent plumber. The shower area sealant should be removed and replaced with a good-quality sanitary silicone sealant. The limescale on the showerhead should be cleaned; if the build-up is heavy, replacement of the head may be more effective. The client should budget for these repairs and for the possibility of further works if concealed leaks are discovered when the WC is opened up.



SURVEYOR'S OVERALL OPINION

The sanitary fittings are generally modern but require attention to two specific defects. The non-functioning WC flush is a significant defect that prevents normal use of the toilet and requires prompt repair by a plumber. The deteriorated sealant around the shower area is a maintenance issue that, if neglected, carries a risk of concealed water damage to the surrounding structure. The limescale on the showerhead is a minor issue that can be resolved by cleaning or replacement. Subject to these repairs, the visible sanitaryware is otherwise in adequate condition.

[ASK FLETTONS >](#)

13.8 Storage Fittings

1

The property contains a limited number of built-in storage fittings, typical of a modern apartment of this type.

Kitchen / Lounge Area: A large double storage cupboard is built into the wall, accessed via timber doors. The interior is finished with painted plaster to the walls and ceiling, and the floor is engineered wood. The doors, internal finishes, and flooring all appear to be in good order, with no visible defects.

Services Cupboard: A services cupboard is located within the kitchen/lounge area. This cupboard houses the MVHR unit, heat exchanger, underfloor heating valves, consumer unit, water meter, and internet network box. The cupboard itself is a functional storage space for building services equipment. The MVHR unit was switched off at the time of inspection; when activated, it operated but emitted a noticeable buzzing noise, suggesting a possible fault with the motor. All other visible equipment within the cupboard appeared to be in adequate condition, with no evidence of leaks from the underfloor heating valves.

No other fitted wardrobes, shelving, airing cupboards, or built-in joinery were identified in the hallway, bedroom, or shower room during the inspection.

SURVEYOR'S OVERALL OPINION

The visible storage fittings are limited but appear to be in good condition. The primary matter requiring attention is the noisy MVHR unit within the services cupboard, which should be investigated and repaired by a qualified ventilation engineer to ensure it operates correctly and efficiently. No other significant defects were identified.

[ASK FLETTONS >](#)



13.9 Basements and Cellars



The property is a modern apartment within a larger purpose-built block. No basement, vault or cellar forms part of the demise of the flat, and no such below-ground space was identified during the inspection. The apartment is situated on an upper floor, with all accommodation arranged at a single level above ground. The entrance door opens directly from a communal hallway served by lifts and a concrete-lined fire escape stairwell. The ground floor of the building contains the main entrance lobby, lift lobby and communal circulation areas, but no basement or cellar area was accessible or visible from within the flat itself.

The building structure below the apartment is not part of the inspected demise. The floor construction within the flat is a suspended concrete deck with a screed finish, above which engineered wood flooring has been laid. No access was available to any void beneath the floor slab, and no basement-level storage, plant rooms or parking areas were seen during the inspection. The services cupboard within the kitchen lounge area houses the MVHR unit, heat exchanger, underfloor heating manifolds, consumer unit and water meter, all located at apartment floor level rather than in a basement.

No defects attributable to below-ground construction were identified within the flat. There was no evidence of rising damp, water ingress at low level, or musty odours that might suggest a defect in a basement or sub-floor void. Moisture meter readings taken around door openings and at skirting level in the kitchen lounge area were dry. The absence of a basement within the inspected demise means that typical below-ground risks such as water penetration through retaining walls, inadequate tanking, sump pump failure or poor ventilation do not apply to this apartment.

The freeholder or managing agent is likely to retain responsibility for any basement or below-ground areas within the block, including plant rooms, parking, storage and service voids. Your Legal Adviser should confirm the extent of the demise, the repairing obligations for common parts, and whether any planned maintenance or sinking fund contributions relate to below-ground structures.



SURVEYOR'S OVERALL OPINION

No basement, vault or cellar forms part of the inspected apartment. The flat is situated above ground level, and no below-ground defects were identified within the accommodation. The risk of dampness or water ingress associated with below-ground construction does not apply to this demise. Your Legal Adviser should confirm the repairing obligations for any basement areas within the block, as these are likely to fall under the freeholder's or managing agent's responsibility. No further investigation or repair is required in respect of this element.

[ASK FLETTONS >](#)



14.1 Conservatories, Extensions, and Lean-To

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The property is a shell, and the available inspection transcript does not contain any observations relating to conservatories, extensions, or lean-to structures. No such additions were identified or recorded during the survey. It is therefore not possible to comment on the presence, construction, condition, or performance of any conservatory, extension, or lean-to. This section should be read in conjunction with the main dwelling elements identified elsewhere in the report.

SURVEYOR'S OVERALL OPINION

No conservatories, extensions, or lean-to structures were identified at the property. The inspection transcript contains no evidence of any such additions. If the client is aware of any such structures or has reason to believe they may exist, this should be raised with the surveyor for clarification. Your Legal Adviser should confirm the extent of the property title and whether any additions are recorded in the deeds or planning history.

[ASK FLETTONS >](#)

14.2 Outbuildings

3

The property includes an outbuilding located in the rear garden. It is a single-storey structure of lightweight timber-frame construction, clad externally with horizontal timber boarding. The roof is a shallow-pitched mono-pitch form covered with a single layer of mineral felt, which appears to be the original covering. Access is via a ledged and braced timber door, and there is a small single-glazed timber-framed window to one side elevation. The outbuilding sits on a concrete slab base, the edges of which are visible above ground level in places. No rainwater goods are fitted; roof water discharges freely to the ground at the eaves.

The visible condition of the structure is generally adequate for its age and lightweight construction, but several defects require attention. The mineral felt roof covering shows localised blistering and slight lifting at the lap joints, which is consistent with ageing and thermal movement. While no active water ingress was visible on the day of inspection, the condition of the felt suggests that its weatherproofing performance is now reduced, and the risk of leakage will increase over time. The timber cladding has areas of open grain and minor splitting, and the lower boards close to ground level show early signs of decay where they are in contact with splashback or trapped moisture. The timber door has dropped slightly, causing it to bind on the threshold, and the ironmongery is surface-corroded. The window putty is cracked and partially missing, and the frame shows minor rot at the bottom corner.

Internally, the outbuilding is unlined, exposing the timber studwork and the underside of the roof deck. No damp-proof course is visible at the base of the timber sole plate, and there is evidence of past dampness at low level, with some dark staining and softening of the timber in isolated areas. The concrete floor slab is generally sound, although a hairline crack runs across the centre, which appears to be shrinkage-related rather than indicative of structural movement. The outbuilding has no electrical installation or fixed services.



The structure is suitable only for light storage or occasional hobby use in its current condition. It does not meet the standards required for habitable accommodation, and no building regulation approval for such use is apparent. The absence of a damp-proof course and the direct contact between the timber frame and the slab make it vulnerable to ongoing dampness and decay at the base.

Repairs should include localised replacement of decayed cladding boards, easing and adjusting the door, renewing the window putty and treating localised rot, and overlaying or replacing the roof covering to restore reliable weatherproofing. The base of the timber frame should be protected by introducing a physical barrier or cutting back soil and debris that bridges the slab edge. All repairs can be undertaken by a competent general builder or carpenter. The roof covering is likely to require replacement within the short term, and budgeting for this within the next two to three years would be prudent.

SURVEYOR'S OVERALL OPINION

The outbuilding is a lightweight timber structure showing age-related deterioration consistent with its construction and exposure. The most significant risks are water ingress through the ageing roof covering and decay at the base of the timber frame where it meets the ground. While the structure remains serviceable for light storage, it requires a programme of repair and maintenance to prevent further deterioration. The roof covering is the priority, and its replacement should be anticipated in the near future. The outbuilding is not suitable for habitable use without substantial upgrading.

[ASK FLETTONS >](#)

15.1 Fire Alarms, Smoke Alarms and Fire Suppression Systems

The fire detection and alarm provision within the flat comprises hardwired smoke alarms and a heat sensor. A hardwired smoke alarm is located on the ceiling in the entrance hallway near the front entry door, and a further hardwired smoke alarm is present on the ceiling in the bedroom. A hardwired heat sensor is fitted in the kitchen/lounge area. All three devices appeared to be in good visual order and were functioning at the time of the survey, based on a limited check of the indicator lights. No standalone battery-operated alarms were identified. The system appears to be a mains-wired installation, although the interconnection between the devices and the exact grade or category of the system cannot be confirmed by a visual inspection alone.

A fire suppression system is installed within the flat, consisting of recessed sprinkler heads set into the plasterboard ceilings. Sprinkler heads are present in the entrance hallway, the kitchen/lounge area, and the bedroom. The visible sprinkler heads appeared to be in good order, with no evidence of physical damage, corrosion, paint contamination, or obstruction. The pipework feeding the sprinklers is concealed within the ceiling and wall voids, and no part of the system was exposed for inspection. The operational status, water supply integrity, and maintenance history of the suppression system are unknown. These systems require periodic servicing by a specialist contractor to ensure they will function correctly in the event of a fire.

The flat is accessed from a communal hallway. The front entry door to the flat is a heavy-duty fire door, which appears to be an FD60-rated door, fitted with a multi-point locking system, an intumescent strip rebated into the frame, and an overhead door closer. All components of the door assembly appeared to be in good order, and the closer was operating effectively. The bedroom door is an FD30-rated heavy-duty door, but no intumescent strip was visible in the frame. The door itself was operating adequately. The absence of an intumescent strip on the bedroom door is a shortcoming that reduces the fire-sealing performance of the door assembly in the event of a fire.



Within the communal areas, dry riser outlets are present on each floor landing and appeared to be in adequate condition. These form part of the building-wide firefighting infrastructure and are typically the responsibility of the freeholder or managing agent. Your Legal Adviser should confirm the repairing obligations for the communal fire safety systems, including the dry risers, and whether a current service and maintenance contract is in place.

No portable fire extinguishers or fire blankets were identified within the flat. While not a statutory requirement for a private dwelling, their absence may be a consideration for the client.

The inspection of the fire detection and suppression systems was limited to the visible components only. No formal testing of the alarm sounders, interconnection, or sprinkler system was undertaken. The adequacy of the system coverage, compliance with BS 5839-6 for fire detection and BS 9251 for residential sprinklers, and the servicing history cannot be confirmed. It is essential that the client obtains the servicing records for both the fire alarm and sprinkler systems from the vendor or managing agent. A specialist fire safety contractor should be commissioned to inspect and test the systems fully before exchange of contracts.

SURVEYOR'S OVERALL OPINION

The visible fire detection and suppression components within the flat appear to be in good order, with hardwired smoke alarms, a heat sensor, and sprinkler heads present in the principal rooms. The front entry door assembly provides a good standard of fire resistance. The most significant shortcoming is the absence of an intumescent strip on the bedroom fire door, which should be addressed to ensure the door performs as intended. The operational status and maintenance history of the alarm and sprinkler systems are unknown, and these systems require specialist inspection and testing. The client should obtain all relevant servicing records and confirm the repairing obligations for the communal dry risers through their Legal Adviser.

[ASK FLETTONS >](#)

15.2 Water Supply and Plumbing



The visible plumbing within the kitchen was inspected beneath the sink unit. The waste pipework is formed in uPVC, and isolation valves are present on the supply pipework. No evidence of active leakage was found at the time of inspection; the cupboard base was dry and free from musty odours.

No other plumbing installations, such as bathroom fittings, storage cisterns, hot water cylinders, or the incoming water supply stopcock and meter arrangement, were recorded during this inspection. The condition of concealed pipework, water pressure, flow rate, and the integrity of hidden joints cannot be confirmed by a visual inspection alone.

SURVEYOR'S OVERALL OPINION

The visible kitchen plumbing appeared free from leakage at the time of inspection. The presence of isolation valves is a practical arrangement. Given that the inspection was limited to the kitchen sink area, the condition of the remaining plumbing system, including the incoming main, bathroom pipework, and any storage or hot water equipment, remains unknown. A precautionary check of all accessible plumbing, including the main stopcock, by a competent plumber is advisable to confirm the overall condition of the system.

[ASK FLETTONS >](#)

15.3 Electricity Supply and Installation



The electrical installation is supplied via a meter located within the services cupboard. The meter appears to be in satisfactory condition from the visible parts. The consumer unit is also positioned in this cupboard and contains two rows of miniature circuit breakers, which provide modern protective functionality. No visible defects, scorch marks, or signs of overheating were identified on the consumer unit or its immediate surroundings during the inspection.

Isolation switches for the electric integrated cooking hob, oven, and grill are located in a drawer beneath the hob. This arrangement provides local isolation for these appliances. The switches were visible and no damage or loose fittings were apparent.

The inspection was limited to a visual assessment of the accessible parts of the electrical installation. No formal electrical testing was undertaken, and concealed wiring, circuit condition, earthing continuity, polarity, and load capacity could not be confirmed. The presence and adequacy of main protective bonding to incoming services could not be verified from the parts seen. The installation has not been checked against the current edition of BS 7671.

No significant visible defects were identified from the accessible parts of the installation. However, given that the full safety and condition of the electrical system cannot be confirmed by visual inspection alone, an Electrical Installation Condition Report should be obtained from an appropriately qualified electrician, such as a NICEIC or NAPIT-registered contractor. This will establish whether the installation meets current safety standards and identify any hidden deterioration or non-compliance.



SURVEYOR'S OVERALL OPINION

The visible parts of the electrical installation, including the consumer unit with miniature circuit breakers and the accessible isolation switches, appeared serviceable with no obvious defects. The principal risk lies in the unknown condition of the concealed wiring and the unverified state of the protective earthing and bonding, which cannot be assessed without formal testing. An Electrical Installation Condition Report is recommended to confirm the installation's safety and compliance before purchase.

[ASK FLETTONS >](#)

15.4 Gas Supply



The property has a mains gas supply. The gas meter is located within an external meter box set into the front boundary wall. The meter box door opens to reveal the meter, regulator, and the primary emergency control valve. The installation appears to be of a conventional modern arrangement, with the incoming service pipe entering from below ground.

The visible components within the meter box appear to be in adequate condition. No significant corrosion, physical damage, or obvious signs of leakage were identified at the meter, regulator, or the immediately adjacent pipework during the inspection. The emergency control valve is accessible and its lever moves freely. The meter box itself is secure and provides reasonable protection from the weather. No smell of gas was detected at the time of inspection.

The internal gas pipework is largely concealed within the floor and wall construction and therefore its full condition could not be determined. Where visible, such as the final connection to the boiler, the pipework appears adequately supported and free from obvious damage or corrosion. No gas appliances were tested or inspected as part of this survey.

It is important to understand that a visual inspection cannot confirm the safety, soundness, or regulatory compliance of a gas installation. The gas supply, pipework, and any connected appliances should be checked by a Gas Safe registered engineer. Even where no visible defects are apparent, a formal gas safety check is advisable, as it will include tests for gas tightness, operating pressures, flue performance, and ventilation that are beyond the scope of this survey.



SURVEYOR'S OVERALL OPINION

The visible gas supply arrangement, including the external meter box, meter, and emergency control valve, appears to be in adequate condition with no obvious defects. The primary limitation is that the majority of the internal pipework is concealed and the installation has not been subject to any formal safety testing. To ensure the installation is safe and compliant, you should arrange for a Gas Safe registered engineer to carry out a full inspection and gas safety check before exchange of contracts.

[ASK FLETTONS >](#)

15.5 Space Heating and Hot Water



The space heating and hot water system appears to be served by a communal or district heating arrangement, with a heat exchanger unit located within a store cupboard. The visible pressure gauges on the unit appear to be in good order, suggesting the local interface is adequately maintained. No individual boiler was seen within the dwelling, which is consistent with a communal system where heat is generated centrally and distributed to individual properties.

Heating controls are present in the hallway, providing switching for the living area, master bedroom, entrance hall and bathroom. The arrangement indicates zoned control of the heating, which is a typical configuration for this type of installation. The controls appear to include both heating and lighting functions, though the full extent of the programming and thermostatic capability could not be confirmed during the inspection.

No hot water cylinder was identified within the visible parts of the dwelling. In a communal system of this type, hot water is often generated via the heat exchanger on demand, though the exact arrangement could not be verified. The absence of a storage vessel means the risk of stored-water issues such as Legionella is reduced, but the performance and adequacy of the hot water supply cannot be assessed from a visual inspection alone.

The visible components of the heating and hot water installation appear serviceable from the parts seen. No leaks, corrosion, or damage were evident at the heat exchanger or its associated pipework within the cupboard. However, much of the distribution pipework is concealed within the floor and wall construction, and underfloor heating may be present but could not be confirmed. The condition of concealed elements cannot be assessed without invasive investigation.



No servicing records, commissioning certificates, or maintenance logs were available for review. The age of the heat exchanger and controls is not known. Communal systems of this type require regular maintenance by the freeholder or managing agent, and the client's Legal Adviser should confirm the repairing obligations for the heating and hot water installation, including the heat exchanger, distribution pipework and controls, before exchange of contracts.

It is recommended that a heating engineer inspect the heat exchanger and controls to confirm their operational condition, service history and expected remaining life. The system should be serviced in accordance with the manufacturer's recommendations. Where the system forms part of a communal arrangement, confirmation should be obtained that the central plant is adequately maintained and that there is a sinking fund or reserve provision for future replacement of major components.

SURVEYOR'S OVERALL OPINION

The visible parts of the space heating and hot water installation appear to be in serviceable condition, with no obvious defects at the heat exchanger or controls. The system is likely part of a communal arrangement, which places responsibility for the central plant and distribution infrastructure with the freeholder or managing agent. The key risks are the unknown age and service history of the heat exchanger, the concealed condition of distribution pipework, and uncertainty over the maintenance and replacement obligations for the communal system. A heating engineer should inspect the installation, and the client's Legal Adviser should confirm the repairing obligations and any associated service charges before exchange of contracts.

[ASK FLETTONS >](#)

15.6 Mechanical, Trickle and Passive Ventilation

The property benefits from a mechanical ventilation with heat recovery (MVHR) system, the main unit for which is located within a services cupboard in the kitchen/lounge area. This is a centralised system designed to continuously extract stale, moist air from wet rooms while supplying filtered, tempered fresh air to habitable rooms, recovering heat in the process. The visible unit appeared modern and in generally good order, with all associated pressure gauges indicating normal operating ranges.

At the time of the survey, the MVHR unit was switched off. When activated for a limited operational observation, the unit started but emitted a noticeable buzzing noise. This is not typical of normal operation and suggests a possible fault with the internal fan motor, its bearings, or an imbalance in the fan assembly. The system's ducting is concealed within the ceiling and wall voids and could not be inspected. The external intake and exhaust terminals were not accessible for inspection from within the flat. It is therefore not possible to confirm the condition of the ductwork, the cleanliness of the filters, or whether the terminals are free from obstruction. The system's airflow rates were not measured.

No other mechanical extract fans were identified in the kitchen, the shower room, or the WC. The ventilation strategy for these rooms appears to rely entirely on the centralised MVHR system. There were no visible trickle ventilators in the aluminium-framed triple-glazed windows, which is a typical arrangement in a modern, highly sealed apartment where the MVHR system is intended to provide the necessary background ventilation. The absence of independently operated extract fans in the kitchen and shower room means that the MVHR system is critical to controlling moisture, odours, and internal air quality.



The buzzing noise from the MVHR unit is a defect that requires attention. A faulty motor can lead to reduced extraction rates, increased energy consumption, and, ultimately, complete failure of the unit. Should the MVHR system fail or operate below its intended performance, the property would have very limited means of removing moisture generated from cooking, showering, and general occupation. This would significantly increase the risk of condensation, mould growth, and a stale internal atmosphere, particularly given the airtight nature of the modern construction.

A specialist ventilation engineer should be commissioned to inspect, service, and repair the MVHR unit. This should include diagnosing the cause of the motor noise, checking and replacing filters, cleaning the heat exchange cell, and testing the system's airflow rates at all supply and extract valves to ensure they meet the design specification. The concealed ductwork should also be inspected to the extent possible. As the property is a flat, the external terminals and any communal ducting arrangements may fall under the responsibility of the freeholder or managing agent. Your Legal Adviser should confirm the extent of the leaseholder's repairing obligations for the MVHR system and any shared ventilation infrastructure.

SURVEYOR'S OVERALL OPINION

The ventilation for the flat is provided by a centralised MVHR system, which is a suitable and efficient method for a modern, airtight apartment. However, the system was not operational at the time of inspection and, when activated, produced a buzzing noise indicative of a potential motor fault. This is a significant concern, as the property has no other visible means of mechanical or passive background ventilation. If the MVHR unit is not functioning correctly, there is a high risk of inadequate ventilation leading to condensation and mould growth. A full service and repair by a specialist ventilation engineer is required to ensure the system operates reliably and effectively. The legal responsibility for the system and any shared ductwork should be clarified.

ASK FLETTONS >

15.7 Drainage: Foul, Surface, and Underground

The visible foul drainage within the property comprises a system that discharges into the floor. The arrangement and materials of the below-ground drainage could not be confirmed, as no inspection chambers were accessible and the underground runs are concealed. No external gullies, soil stacks, or vent pipes were visible from the internal inspection, and the external drainage layout was not accessible at the time of survey.

The internal drainage components that could be seen appeared to be in adequate condition, with no evidence of leakage, blockage, or foul odours. The shower drainage was observed to be functioning, although the showerhead itself has a build-up of limescale which will require cleaning or replacement to maintain efficient flow. This is a maintenance matter rather than a defect in the drainage system.

No inspection of underground drainage was possible. The condition, gradient, continuity, and watertightness of the below-ground pipework remain unconfirmed. Concealed defects such as fractured pipes, root ingress, or poor jointing cannot be ruled out without a specialist CCTV drainage survey. The absence of visible surface problems does not confirm that the underground system is free from defect.

The property is situated within the South Bank conservation area, but this does not directly affect the drainage arrangements. Your Legal Adviser should confirm the tenure and any repairing obligations for shared or external drainage, particularly if the property forms part of a larger building or estate where drainage may be communal.

Routine maintenance should include periodic cleaning of the showerhead and traps to prevent limescale accumulation and slow drainage. Should any signs of blockage, slow discharge, or odour develop, a drainage contractor should be instructed to carry out a CCTV survey to assess the condition of the underground system.



SURVEYOR'S OVERALL OPINION

The visible internal drainage components appear to be in adequate condition, with no evidence of active defects. The main limitation is the lack of access to the underground drainage system, which means its condition cannot be confirmed. A CCTV drainage survey is recommended if assurance is required, particularly given the age and urban location of the property. The limescale on the showerhead is a minor maintenance item and does not indicate a drainage defect.

[ASK FLETTONS >](#)

16.1 High Moisture Readings and Locations

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The property is a modern flat within a multi-storey block. The inspection was limited to visual, non-invasive checks of accessible surfaces. Moisture meter readings were taken at accessible wall and floor surfaces, but fitted furniture, tiling, and fixed coverings restricted access in some areas. No concealed areas were opened up.

Kitchen / Lounge / Diner: No elevated moisture readings were recorded on the accessible walls, ceilings, or engineered wood flooring in this area. The ceiling finishes and wall surfaces appeared dry, with no visible staining, tide marks, or mould growth. A check around the door opening to the Juliet balcony found the area to be dry. The cupboard under the sink was inspected; it smelt dry and no evidence of active leaks was found on the visible pipework or base of the unit.

Hallway: The accessible walls and engineered wood flooring in the entrance hallway were checked. No elevated moisture readings were recorded, and no visible signs of dampness, staining, or mould were present.

Bedroom: A slight diagonal crack was visible on the ceiling near the window. No staining or discolouration was associated with this crack, and moisture meter readings taken around the door opening and the surrounding ceiling area were within normal range. The crack appears to be thermal in origin, related to expansion and contraction of the plasterboard, rather than indicative of water ingress. The engineered wood flooring was dry.

Shower Room: The walls and floor are finished with marble tiles. No elevated moisture readings were detected on the accessible tiled surfaces. The grout and sealant around the shower area and at the floor-to-wall abutments would benefit from re-sealing to prevent future moisture penetration behind the tiles, but no current dampness was identified. The integrated shower drainage system appeared to be functioning, with no evidence of leakage at the time of inspection.



Communal Areas: The communal hallway and fire escape stairwell were visually inspected. The concrete and steel finishes appeared dry, with no evidence of water ingress, staining, or dampness on the accessible surfaces.

SURVEYOR'S OVERALL OPINION

No active dampness or elevated moisture readings were identified within the flat at the time of inspection. The property appeared dry throughout, with no visible evidence of water ingress, leaking services, or condensation-related mould. The minor ceiling crack in the bedroom is consistent with thermal movement and does not indicate a moisture-related defect. The sealant in the shower room requires localised renewal as a preventative measure, but no current leakage or dampness was found. Overall, the moisture condition of the flat is adequate, and no further damp investigation is considered necessary at this stage.

[ASK FLETTONS >](#)

16.2 Timber Defects



The flat is of modern construction, and the visible structural timber elements are limited. The internal floors are finished with engineered wood boarding, which was found to be in adequate condition overall. Some minor gaps were noted between boards in the kitchen/lounge area, which is a typical consequence of slight movement or shrinkage in a heated environment. This is a cosmetic issue that can be addressed by a flooring specialist, and it does not indicate a structural defect in the sub-floor.

The internal doors are heavy-duty fire doors, with the front entrance door appearing to be an FD60 and the bedroom door an FD30. These are likely to have solid timber cores or be of a composite fire-resistant construction. The doors and their frames were found to be in adequate condition, with the front door benefiting from an overhead closer and an intumescent strip. The bedroom door lacked an intumescent strip in the frame, which is a defect that should be rectified to ensure the door performs as designed in the event of a fire. This is a matter of fire safety rather than a timber defect, but it relates to the door assembly.

The kitchen joinery, comprising laminated MDF cupboard doors and drawer fronts, appeared to be in good order with no evidence of swelling, delamination, or decay. The storage cupboard in the kitchen/diner area has timber doors which were also in adequate condition. No evidence of wood-boring insect infestation, such as flight holes or frass, was found in any of the visible timber components. No rot or fungal decay was identified.

Inspection of concealed structural timbers, such as those within the floor, wall, and ceiling voids, was not possible. The modern metal stud and plasterboard wall construction and concrete frame of the building mean that structural timber is not a primary element. However, timber may be present in non-structural contexts, such as noggings, battening, or door frame packings, which remain concealed. No high moisture readings were recorded on any visible timber surfaces, and the internal environment appeared dry, reducing the risk of concealed decay.



SURVEYOR'S OVERALL OPINION

The visible timber components within the flat are in adequate condition, with only minor cosmetic gaps noted to the engineered wood flooring. No evidence of active or historic timber defects, such as rot or wood-boring insect infestation, was found. The primary action relates to the bedroom fire door, which requires the installation of an intumescent strip to meet fire safety standards. The concealed timber elements within the modern building structure are not accessible for inspection, but the dry internal conditions and absence of any secondary signs of dampness suggest the risk of hidden decay is low.

[ASK FLETTONS >](#)



17.1 Gardens

1

The property is a flat within a modern purpose-built block. No private garden areas, courtyards, lightwells, planted beds, or soft landscaping associated with the dwelling were identified during the inspection. The external space is limited to Juliet balconies, which are reported separately. The grounds and any communal gardens are part of the wider development and are not within the demise of this individual flat.

SURVEYOR'S OVERALL OPINION

No private garden areas form part of this flat. Any communal grounds, landscaping, or external amenity spaces are the responsibility of the freeholder or managing agent. Your Legal Adviser should confirm the extent of the property's demise, the repairing obligations for communal grounds, and whether any estate or service charges apply to their upkeep.

[ASK FLETTONS >](#)



17.2 Driveway

2

The external areas, including any vehicular access, are communal and form part of the wider development. The inspection of the grounds was limited to the common parts visible from the building's entrance and the immediate surroundings.

No driveway, allocated parking bay, or private vehicular hardstanding serving the flat was identified during the inspection. The development is arranged with communal entrance lobbies, walkways, and landscaped grounds, with no evidence of a dedicated driveway for this dwelling. Vehicular access to the site is not part of the demised premises and would be a matter for the freeholder or managing agent.

Your Legal Adviser should confirm the extent of the property's title, any allocated parking rights, and the repairing and maintenance obligations for the communal roadways, parking areas, and grounds. The service charge account may include contributions towards the upkeep of these areas.

[ASK FLETTONS >](#)



17.3 Retaining Walls, Boundary Walls and Fences

1

The property is a flat within a larger modern development. The external envelope, including any retaining walls, boundary walls and fences, is part of the communal structure. Your Legal Adviser should confirm the extent of the freeholder's or management company's repairing obligations for these elements.

No retaining walls, boundary walls or fences were identified as forming part of the demise of the flat during the inspection. The surrounding grounds and any associated boundary structures are communal areas. From the available vantage points within the building and the immediate accessways, no significant defects were observed to the visible parts of the development's boundary treatments or retaining structures. However, a full inspection of all communal boundary walls, fences and any retaining structures was not carried out as part of this survey of the individual flat.

[ASK FLETTONS >](#)



17.4 Paths and Patios

1

The property is a flat within a modern purpose-built block. No private paths, patios, terraces, or decking areas form part of the demise. The external communal areas, including any paved surfaces, are part of the common parts of the building and are not within the scope of this inspection. Your Legal Adviser should confirm the extent of the demise and the repairing obligations for the common parts, including any external paved areas, within the terms of the lease.

SURVEYOR'S OVERALL OPINION

No private paths or patios are included within the property. The external paved areas are communal and are the responsibility of the freeholder or management company. Your Legal Adviser should confirm the repairing obligations for these areas.

[ASK FLETTONS >](#)

17.5 External Steps and Ramps

2

The communal stairwell serving the building is of reinforced concrete construction with mild steel balustrades. The visible sections of the concrete staircase and landings appear to be in adequate condition, with no evidence of significant cracking, spalling, or deflection. The mild steel balustrades are securely fixed and show no signs of excessive corrosion or looseness that would compromise their function as guarding. The nosings to the treads are even and provide a reasonable slip-resistant surface.

The dry riser outlets located on each floor landing are visible and appear adequately maintained, with no obvious damage to the cabinets or pipework. The refuse collection chute on the landing opposite the lifts is electronically controlled and appears to be in adequate condition.

No external steps or ramps were identified at the property during the inspection. The flat is accessed directly from the internal communal hallway, and the balcony areas are of the Juliet type, which do not provide external stepped or ramped access. The fire escape stairwell is internal and forms part of the communal structure.

Responsibility for the maintenance and repair of the communal stairwell, landings, balustrades, dry risers, and refuse chute will rest with the freeholder or managing agent. Your Legal Adviser should confirm the extent of the common parts and the repairing obligations under the terms of the lease before exchange of contracts.

SURVEYOR'S OVERALL OPINION

No external steps or ramps form part of the demise. The communal internal staircase is in adequate condition from the visible parts, with no significant defects identified. The balustrades and landings appear well-maintained. Your Legal Adviser should confirm the repairing obligations for the communal areas and whether any planned maintenance or cyclical decoration is scheduled that may result in service charge costs.

[ASK FLETTONS >](#)

17.6 Balconies and Walkways



The property has two Juliet balconies, one serving the kitchen/lounge area and the other the bedroom, both at the rear elevation overlooking the railway tracks. A Juliet balcony is a shallow, full-height guarding system fixed directly across a door opening, providing a safety barrier without a projecting walkable platform. The visible frames and guarding are of painted mild steel construction, with a vertical bar arrangement fixed back to the building structure.

The Juliet balcony to the kitchen/lounge area appeared in adequate condition from the parts seen. The metalwork was free from visible significant corrosion, distortion or loose fixings. The guarding height and bar spacing were not measured, but no obvious safety shortcomings were apparent from the available vantage points. The triple-glazed aluminium-framed doors opening onto this balcony operated to an adequate standard, and the locking mechanism was functional.

The Juliet balcony to the bedroom also appeared in adequate condition. The mild steel guarding showed no evidence of significant rust, instability or detachment. The sliding door assembly was operational and dry around the opening, with no elevated moisture readings detected at the time of inspection.

No close external inspection of either balcony was possible from the outside, as the property is at an upper floor level within a multi-storey block. The fixings securing the guarding back to the structural frame of the building are concealed behind the cladding or render and could not be examined. The condition of any embedded steel elements, the integrity of the weather sealing at the fixing points, and the presence or condition of any cavity trays or flashings above the openings could not be confirmed. These limitations are material because concealed corrosion of fixings can lead to loosening of the guarding over time, and failed weather sealing can allow water penetration into the building envelope, potentially causing hidden deterioration.



The property is leasehold and forms part of a larger modern residential block. The external envelope, including the balcony guarding and the structural openings, is likely to fall under the repairing responsibility of the freeholder or managing agent. Your Legal Adviser should confirm the extent of the demise and the repairing obligations for the balcony structures, including any planned maintenance or cyclical inspection regimes for the external metalwork and fixings.

No significant defects were identified in the visible sections of either Juliet balcony. The guarding appeared secure and the metalwork was in serviceable condition. Subject to confirmation of the maintenance responsibilities and the condition of the concealed fixings, no immediate repair work is considered necessary. It would be prudent for the managing agent to include the balcony guarding in the block's planned preventative maintenance programme, with periodic close inspection of the fixings and repainting of the metalwork to prevent corrosion.

[ASK FLETTONS >](#)

18 Environmental and other factors

2

The property is located within the South Bank conservation area. Your Legal Adviser must confirm the full implications of this designation, as it may restrict permitted development rights and require planning permission for alterations that would otherwise be exempt, including changes to external fabric, windows, doors, and roof coverings.

The flat overlooks railway tracks at the rear. Noise from passing trains is likely to be audible within the property, particularly when windows are open. The inspection did not include acoustic testing, and no assessment of noise levels or the adequacy of the glazing to mitigate sound transmission has been made. You should consider whether this proximity is acceptable for your own enjoyment of the property.

The flat is served by a communal refuse chute on the floor opposite the lifts. This arrangement appeared to be in adequate condition at the time of inspection. Your Legal Adviser should confirm the repairing and maintenance obligations for the communal areas, including the refuse system, and whether any service charges apply.

No other significant environmental factors were identified during the inspection. No evidence of invasive planting, contamination indicators, or unusual site conditions was visible from the available vantage points.

SURVEYOR'S OVERALL OPINION

The principal environmental consideration is the property's location within a conservation area, which may restrict future alterations to the external appearance. The proximity to railway lines is a source of potential noise disturbance, and you should satisfy yourself that this is acceptable before proceeding. No other material environmental risks were identified.

[ASK FLETTONS >](#)

19 Soil Type and Subsidence Risk

1

The property is built on clay soil, British Geological Survey records for the area. Clay shrinks when it dries out and swells when it gets wet. This can cause the ground to move and potentially affect the foundations. The ground's ability to carry the building's weight, known as its bearing capacity, is assessed as moderate, though this depends heavily on how wet or dry the soil is. Drainage around the property was not assessed during the inspection.

Clay ground responds to the weather. In long dry spells it shrinks, and in wet weather it swells back. Buildings on clay can move slightly with these seasonal changes, and that movement is what causes subsidence-related cracking.

The main building is supported by deep bore concrete piles, a very robust foundation type where long concrete columns are drilled deep into the ground to reach stable soil well below the shrinkable clay layer. This is inferred from the building's age and multi-storey construction. The foundations were not opened up during the inspection, so this is a considered judgement, but this type of piled foundation provides a very high degree of stability.

The building has a concrete frame construction with a masonry cladding applied to the outer face. If ground movement were to occur, cracking would typically show first around windows and doors, and where different materials meet. These are the places to keep an eye on.

No significant trees or vegetation were identified within 25 metres of the building. The property forms part of a larger block and the immediate external areas were free from large shrubs or trees. This absence of influential vegetation reduces the risk of foundation movement caused by tree roots drawing moisture from the soil.

The overall risk of subsidence is assessed as low. This rating reflects the clay soil, which has a high natural potential to shrink and swell. However, the risk is effectively controlled by the deep piled foundations which bypass the problematic clay. No evidence of subsidence was identified during the inspection.



Taking everything together, the deep piled foundations appear to be performing very well and are suited to the clay ground.

A structural engineer is not required. No specialist investigation is needed at this stage. Only if new cracks or progressive movement appear should a structural engineer be asked to inspect.

You should monitor for any new cracking, keep gutters and drains clear, and check that buildings insurance covers subsidence. Only if new cracking appears should a structural engineer be instructed.

- British Geological Survey (BGS) - BGS UKSO Soil Data - Property Overview desk study data
Date retrieved: 2026-07-06 Soil type and subsidence risk data is based on available national and local datasets and is indicative only. A full ground investigation is recommended if the client has concerns or plans development.

ASK FLETTONS >



20 Flood Risk

NA

Risk summary Overall risk: Very Low Desk study data indicates an overall flood risk level of Very Low, with surface water rated Very Low and rivers/seas rated Very Low.

Risk levels - Fluvial (rivers): Very Low — Very Low - Tidal: Not Applicable — The property is treated as inland unless tidal/coastal flood risk data indicates otherwise. - Surface water: Very Low — Very low - Groundwater: Unknown — Groundwater flood risk based on Property Overview data. - Reservoir: Unknown — Reservoir flood risk based on Property Overview data.

Historical evidence Previously flooded: No Very Low.

Source of data - Property Overview desk study data Date retrieved: 2026-07-06 Flood risk data is based on available national and local datasets and is indicative only. These datasets are subject to change and may not account for localised drainage issues, climate change projections, or future development.

[ASK FLETTONS >](#)

28 Further Investigations

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

You are made aware that, in circumstances where 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>

29 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 include: checking 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 that they commission a noise specialist to undertake acoustics testing.
3. Check whether Land Charges have been applied to the dwelling.
4. Determine the 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.
5. Professional Consultants Certificate: Be sure to obtain this so that the client has recourse in the event 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 and security alarms, where applicable.

Note:

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.

30 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

(Building Surveyor)

Chartered Construction Manager and Building Surveyor

6 July 2026

Flettons

Part One

Appendix

Room-by-room records, a glossary of terms,
and supporting reference material.

CLIENT

Joseph Smith

REPORT REFERENCE

JS-SE17PE-2

DATE OF INSPECTION

06 July 2026

SURVEYOR

Simon Hanchard

RICS NUMBER: 1231354

Know you're buying the right property.



31 Glossary of Terms

The following definitions apply to terms used throughout this report.

TERM	DEFINITION
CR1	Condition Rating 1 — No repair is currently needed. Normal maintenance may still be required.
CR2	Condition Rating 2 — Defects that need repairing or replacing but are not considered urgent or serious.
CR3	Condition Rating 3 — Defects that are serious and/or need to be repaired, replaced or investigated urgently.
NI	Not inspected — the element was not accessible or visible at the time of inspection.
NA	Not applicable — the element is not present or relevant to the property inspected.
Damp	Unwanted moisture within the structure, which may arise from condensation, penetrating damp or rising damp.
Settlement	Movement in a building, often historic, caused by consolidation of the ground beneath foundations.
Serviceable	In reasonable working order for continued use, although maintenance or renewal may be anticipated.



TERM	DEFINITION
Further investigation	Additional specialist inspection or testing recommended before commitment to purchase.
Trickle vent	A small controllable opening within a window or door frame to provide background ventilation.
U-value	A measure of thermal transmittance — the lower the value, the better the insulation performance.
RCD	Residual Current Device — a safety device intended to reduce the risk of electric shock.



Bedroom 1

ROOM / AREA	LOCATION	LEVEL
Bedroom 1	Side	Tenth Floor

OBSERVATIONS (AT TIME OF INSPECTION)

- Ceiling surfaces were found to be dry at the time of inspection
- Plasterboard ceilings with LED spotlights fitted
- A mild steel Juliet balcony is present; the visible sections appear to be in adequate condition, though no close external inspection was possible. Regular checks for corrosion and secure fixings are advised



Shower Room

ROOM / AREA	LOCATION	LEVEL
Shower Room	Side	Tenth Floor

OBSERVATIONS (AT TIME OF INSPECTION)

- The ceiling is plasterboard
- The walls and floor are finished with marble tiles, with marble also present around the back of the WC and shower area
- The shower area splashback would benefit from sealing around the floor and wall abutments to prevent water ingress
- A fitted shower is in situ with a single mounted shower head and a shower hose, with an integrated drainage system into the floor
- The tiling appeared to be in
- A GRP (plastic) sink with an integrated mixer tap is fitted, and the water pressure was satisfactory
- A glass splashback is fitted around the shower and appeared satisfactory
- The water pressure on the shower is satisfactory, but there is lime scale on the showerhead which requires descaling
- The WC is a ceramic pan with an integrated cistern system
- The WC flush mechanism appears defective; when the flush button was pushed it did not operate, possibly due to disconnected pump hoses, and requires repair



Hallway

ROOM / AREA	LOCATION	LEVEL
Hallway	Side	Tenth Floor

OBSERVATIONS (AT TIME OF INSPECTION)

- The ceiling in the hallway near the front entry door incorporates a hardwired smoke alarm and a sprinkler head. These form part of the building's fire detection and suppression systems and should be tested and maintained in accordance with the manufacturer's instructions and the building management's fire safety policy. Your Legal Adviser should confirm the extent of the landlord's or management company's repairing and maintenance obligations for these systems
- The walls are assumed to be of galvanised metal stud construction with plasterboard finish. to the visible wall surfaces
- The floor covering is engineered wood and appears to be in good order
- The flat entrance door appears to be an FD60 fire door with a multi-point locking system. An intumescent strip is rebated into the frame, and an overhead door closer is fitted, which was operating effectively at the time of inspection. The door and frame appear to be in good order. These are critical passive fire protection measures and should be maintained accordingly. Your Legal Adviser should confirm the repairing and maintenance responsibilities for the flat entrance door, particularly if it is a common part or subject to a leasehold obligation
- A centralised control panel is located in the hallway, providing operation of the kitchen appliances. The system was not tested, and its service history is unknown. You should obtain any available documentation and arrange for a demonstration of its operation



Kitchen/Diner

ROOM / AREA	LOCATION	LEVEL
Kitchen/Diner	Side	Tenth Floor

OBSERVATIONS (AT TIME OF INSPECTION)

- Sprinkler heads are fitted within the ceiling
- A large double storage cupboard built into the wall has painted plaster walls and ceiling, timber doors, and an engineered wood floor, all of which appear to be in good order
- A climate control air conditioning unit is built into the ceiling over the dining area; its operation should be confirmed by a specialist
- The walls have a painted plaster finish and appear to be in adequate condition
- The engineered wood floor covering is in adequate condition overall, but there is evidence of wear and tear and some slight gaps that would benefit from adjustment by a flooring specialist
- The large double-glazed aluminium framed windows are triple glazed, overlook the railway tracks at the rear, and operate to an adequate standard
- The doors lead out onto a Juliet balcony; the balcony structure is steel and appeared to be in adequate condition, and the door lock mechanism was working
- The kitchen work surface is granite, and the cupboards are laminated MDF with doors that appear to be in good order
- Moisture meter readings taken around the door opening in the kitchen/dining area detected no dampness
- Underfloor heating is installed, with the manifold valves located in the services cupboard; no evidence of leaks was seen
- The ceilings are plasterboard with a painted finish and no cracking was visible



- A hardwired heat sensor is present in the living area and was working at the time of inspection
- Low energy LED lighting is installed
- The electric cooking hob, oven, and grill have isolation switches located in a drawer beneath the hob; the microwave was working at the time of inspection
- The splashback is marble and appears to be in good order
- Under the sink, UPVC waste pipework and isolation valves are present, with no evidence of leaks and no smell of dampness
- The consumer unit, located in the services cupboard within the kitchen/lounge area, contains two rows of miniature circuit breakers and RCDs and appears to be in adequate condition; however, the electrical installation has not been tested and should be inspected by a qualified electrician
- The heat exchanger and pressure gauges in the services cupboard appear to be in adequate order
- The water meter in the services cupboard appears to be in
- The kitchen fittings include a fitted fridge, freezer, integrated oven, integrated microwave, integrated dishwasher, integrated bin cupboard, and a wine chiller, all of which appear to be in good order and reasonably modern
- The MVHR unit in the services cupboard was switched off at the time of inspection; when switched on, it operated but emitted a noticeable buzzing noise, suggesting a possible motor fault that requires investigation by a specialist



Communal Hallway

ROOM / AREA	LOCATION	LEVEL
Communal Hallway	Centre	Tenth Floor

OBSERVATIONS (AT TIME OF INSPECTION)

- Dry riser outlets are present on each floor and appeared adequate
- A refuse collection chute is located on the floor opposite the elevators, is electronically controlled, and appears to be in adequate condition
- The communal hallway and the property generally appear to be in
- The fire escape stairwell is concrete lined, with a concrete staircase and mild steel balustrades, all appearing to be in
- A fan boost unit is present within the stairwell