



PeterBarry
working harder for you

Building Survey Report

1 Example Road
Example County
Example Postcode

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Important

In this report your attention may have been drawn to some areas of the property I was unable to inspect. For reasons explained in detail in the report I may have recommended further investigations before your purchase proceeds, or at least made you aware of matters which you should fully consider before you purchase.

It may well be that further investigations may reveal the need for additional repairs which could alter the figure at which you should purchase the property. I strongly recommend that you read all the report and then consider, with my help if you wish, the wisest course of action. Personal circumstances and the nature of the property under consideration are very often relevant in the purchase decision.

My aim has been to give you as much information as I am able at this time to allow you to make up your mind, possibly to bring some matters to the attention of your solicitor and to help you to keep the property in good condition if you decide to purchase.

1 Introduction

1.1 Scope of Instructions

This building survey report has been prepared in accordance with the Terms and Conditions of Engagement. It is pointed out that this is a general building survey report on the property and not a Schedule of Condition which would list every minor defect. It is a report intended to give a general opinion as to the condition of the property, and to enable you to plan for future maintenance.

Most clients find it useful to read the '*Surveyor's Overall Assessment*', (Section 4) of the report first, to gain a general 'overview' of the most significant matters. It is, however, essential that the whole report is read and considered in detail. Prior to exchange of contracts, you should conclude all of the further investigations I have recommended and have these and all the repairs priced so that you are fully aware of the financial commitment you will be entering into when purchasing the property.

A copy of the report should be passed to your legal adviser with a request that the points mentioned within the report, particularly those under Section 9 (*Matters for Legal Advisor's Attention*) are researched as necessary, together with the normal searches.

This report has been prepared solely for the benefit of the named client and their professional advisors and should not be reproduced in whole or in part or relied upon by third parties for any use without the express written authority of the surveyors. No liability is accepted to any third party.

No formal enquiries have been made of the Statutory Authorities or investigations made to verify information as to the tenure and existence of rights or easements.

Where work has been carried out to the property in the past, the surveyor cannot warrant that this has been done in accordance with manufacturers' recommendations, British and European Standards and Codes of Practice, Agreement Certificates, and statutory regulations.

1.2 Property Address

1 Example Road, Example County, Example Postcode

1.3 Clients' Name and Address

Mr & Mrs Test

1.4 Date of Survey

Sunday, 25 March 2013

1.5 Weather

The weather at the time of my inspection was cold but dry. This followed a period of cold and snowy weather.

1.6 Limitations of Inspection

These limitations are additional to any imposed in the conditions of engagement and are a consequence of both the building and the circumstances of the inspection. These are, therefore, additional items that are drawn to the attention of the client and may include:- extent of fitted floor coverings, extent to which the property is furnished, areas where the amount of stored goods is heavy, areas to which access was not available, exceptional limitations (e.g. snow, parked vehicles, building works, dogs, babies).

Comment cannot be given on areas that are covered, concealed or not otherwise readily visible. There may be detectable signs of concealed defects, in which case recommendations are made in the report. In the absence of any such evidence it must be assumed in producing this report that such areas are free from defect. If greater assurance is required on these matters, it will be necessary to carry out exposure works. Unless these are carried out prior to exchange of contracts, there is a risk that additional defects and consequent repair costs will be discovered at a later date.

Each room has been inspected in detail. Damp meter readings have been taken where possible. Fitted carpets have not been raised unless reasonably practicable at the edges.

The roof surfaces were viewed through binoculars from ground level.

The inspection of the services was limited to those areas which are visible. No comment can be made as to the soundness of any services which are not visible.

It should also be appreciated that some service pipes and cables are covered and any opening access panels cannot be opened without disturbing decorations. Therefore a full inspection was not possible. Also some service pipework is below flooring, including solid flooring, making inspection impracticable. In such circumstances the discovery of leakages, if any, may not be possible.

Services have not been tested but where appropriate, specific advice has been made as to the advisability of having the services inspected by a specialist contractor.

No beams, lintels or other supporting components were exposed to allow examination.

Consequently, I am unable to comment fully upon the condition of these concealed areas and 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 are over 100 years old. Accordingly, such parts of the structure and fabric should not be expected to be 'as new' and due regard has to be given to natural deterioration due to the elements and usage. Restoration to a condition 'as new' particularly of brickwork, stonework, ironwork, joinery and roofing materials can prove uneconomic. The report has been prepared having due regard to the age and type of the building.

This report reflects the condition of the various parts of the property at the time of my inspection. It is possible that defects could arise between the date of the survey and the date upon which you take occupation.

It must be accepted that this report can only comment on what is visible and reasonably accessible to the surveyor at the time of inspection.

1.7 Information Relyed Upon In This Report

The surveyor will undertake a desk study and make appropriate enquiries of the owner or occupier. The outcome of these enquiries together with the source of information is reported in this section.

In preparing this report I have relied on the following information:-

- Property particulars provided by the selling agent.

2 Description of Property

2.1 Type and Age

The property is a 3 storey (including converted loft space) end of terrace house constructed, I judge, between 1890 and 1900.

2.2 Accommodation

Ground Floor	Front and rear reception rooms, kitchen/diner and utility room (all open plan)
First Floor	3 bedrooms and bathroom
Second Floor	1 further bedroom with en-suite shower room
Outbuildings	None
Grounds	Front and rear gardens
Garages	None

2.3 Tenure and Occupation

I understand from the vendor's agent that the property is being offered for sale on a freehold basis with vacant possession being provided on completion. You should ask your legal adviser to confirm this point.

The property was vacant at the time of my inspection. The property was unfurnished and the floors were fully covered.

2.4 Further Comments

At the time of my inspection a scaffold had been erected on the side access path to the subject property to facilitate the adjoining owner's loft works. Your legal advisor should check whether this was done with consent, if there is a scaffold licence in place and when it is due to be removed.

3 Location

3.1 Location

Park Road is a turning off Bounds Green Road. The subject property is located half way along the road and is approximately 250m to the south of Bounds Green Piccadilly Line Underground Station.

3.2 Orientation

The front of the property faces approximately North West. All directions and room locations in this report are given as though facing the property from the road unless otherwise stated.

3.3 The Site and Surrounding Areas

The subject property sits on a rectangular site which slopes down gently from left to right. Properties to the same side of the road are mainly similar Victorian terraces with a small number of later builds. Properties on the opposite side of the road are a combination of modern townhouses and purpose built flats.

3.4 Local Factors

There are a good selection of shops and other local amenities around the station in Bounds Green. Parking on the roadside is unrestricted.

3.5 Trees and Hedges

There are no significant trees or hedges within the vicinity of the subject property.

4 Surveyor's Overall Assessment

4.1 Surveyor's Overall Opinion

The surveyor will provide the client with a clear summary of the property and its main positive and negative features.

Although the property has been recently refurbished there are a number of defects that require attention. Provided you are prepared to accept the inconvenience of carrying out the necessary works, and allowance for such has been made in the purchase price, the property should be a reasonable proposition for purchase.

4.2 Areas of Concern

The surveyor will comment on any main areas of concern other than in respect of condition, whether related to site location, design, structural framework, fabric or services, nature of construction, or planning, noting any defect that could be the subject of a claim under a buildings insurance policy.

None

4.3 Summary of Repairs

It is important that the report should be considered in its entirety before proceeding. If there are any points in the report which require clarification or on which you require further advice, please do not hesitate to contact the writer. Whilst I do not attempt here to reiterate all of the points contained in the main body of the report, the following synopsis of the more significant matters (in the opinion of the surveyor) may be of some assistance.

- Replacement of cracked render to party parapet wall
- Replacement of cracked cement fillet to chimney stack over back addition
- Overhaul of rear chimney stack
- Replacement of frost damaged stone cills to the front bay
- Removal of paint obstructing front sub-floor vents
- Replacement of defective tiling to en-suite bathroom floor
- Overhaul of internal doors
- Eradication of dampness to front and flank wall
- Alterations to rear paving (levels)
- Repair of defective shower unit
- Repair of damaged brickwork to front garden wall pier.

The repairs required are typically found in properties of this age and design. This of course does not mean that they can be ignored, since more serious problems could otherwise develop.

4.4 Further Investigations

You are made aware in the report of certain risk areas relevant to the property, which have not been fully investigated at this stage. You proceed to purchase in full knowledge of these risks. You are made aware that in circumstances where essential repairs or works by specialists are not carried out further deterioration and damage may occur with subsequent increased risk and increased costs.

Where further investigations have been recommended in this report, it is very important that you pursue these matters before proceeding with the purchase, since they may reveal the need for substantial expenditure. If you are aware of these costs before exchange of contracts, then at least you will have the opportunity to renegotiate the purchase price.

The following further investigations are recommended before exchange of contracts.

- Report by a specialist damp company to provide costings for necessary remedial works.

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

5 Construction and Condition – Structural Frame, Exterior and Interior

5.1 Constructional Principles

The property is built using traditional techniques and materials. Original walls are of solid brickwork and the walls to the side return extension are of cavity construction; all under timber pitched roofs.

5.2 Main Roof

The following subheadings assume a pitched and tiled (or slated) roof and the surveyor will report as appropriate on:

- *structure,*
- *coverings,*
- *valley gutters,*
- *fascias, soffits and bargeboards,*
- *roof windows,*
- *parapets,*
- *flashings, and*
- *insulation and ventilation.*

The main roof is of simple pitched design, recently re-covered in synthetic slates with a dormer to the rear.

There was no access to the eaves from the converted roof space. Therefore, none of the roof timbers could be inspected. Some distortion to the front and rear of the main roof is evident. This is likely to be where the timbers bowed under the weight of a previous, now removed, heavier roof covering similar to that which is still in place over the back addition. Timbers that bow under load (known as 'creep') cannot be straightened although as the excessive load has now been removed they will not bow any further.

Slates are generally in acceptable condition although there is some misalignment adjacent to the top of the rear dormer suggesting that one of the slates is only held in place by the pointing to the ridge tile above it. This is likely to slip in the medium term and should be properly secured in place by nailing.

There is only one vent apparent to the front elevation. It would be more normal to see 3 to a roof of this size. A copy of the Building Regulation completion certificate should confirm whether what has been provided is sufficient.

The sides and rear of the dormer are finished in synthetic slates and appear to be in acceptable condition. The surface of the flat roof to the rear dormer could not be inspected. I could see from the edges that it is finished with high performance felt. This type of material has a life expectancy of approximately 25 years.

Soffits and fascias are of painted softwood type and appeared to be in acceptable condition.

There is a rendered party parapet wall to the front of the property. The render was patch repaired as part of the recent works. There is a visible crack to the front elevation and several hairline cracks where the new render has dried out and shrunk. It is a matter of time before rainwater gets in to the cracks, freezes and causes the render to de-bond and eventually fall away. You should budget to hack off all of the render and renew it.

5.3 Other Roofs

Where other roofs are present the surveyor will comment under similar headings as for the main roof.

Roof over back addition

The roof over the back addition is of simple pitched design and is covered with interlocking concrete tiles. Some tiles have been replaced in recent years and the covering appears to be in acceptable condition.

The junction between the tiles and the chimney stack is sealed with a stiff mortar joint (known as a cement fillet). This type of joint does not allow for any thermal movement and is therefore considered inferior to a sheet metal flashing such as lead. The cement fillet to the front of the chimney stack has cracked so you should budget to replace all of it with a lead flashing.

Roofs over side return extension and rear lean-to

These roofs are of simple pitched design. The coverings are synthetic slates with lead flashing to the adjacent walls and appear to be in acceptable condition. There is some cracking to the cement fillets at the verge although this is not considered to be in urgent need of repair.

Roof over front bay

The front bay roof is of pitched and hipped type, is clad in zinc sheeting and has been painted to match the front wall. The junction between the zinc covering and the main front wall is sealed with a stiff mortar joint.

5.4 Chimneys

Chimneys stacks to the main part of the property have been removed. There is a brick built chimney stack over the back addition. Brickwork to the stack is messy where it has been patched up in the past and there has been some further erosion to the pointing. The flaunching (the mortar which holds the pot in place) is cracked. A general overhaul is required.

5.5 External Walls

My inspection of the external surfaces of the main walls was made from ground level with the aid of binoculars, a spirit level and a standard surveyor's ladder. The inspection was also facilitated via readily accessible windows.

The foundations have not been exposed. Whilst there is a risk of unseen defects, there are no above ground signs of defective foundations.

Your attention is drawn to the fact that the subsoil in this district is predominantly clay. Clay subsoils are susceptible to shrinkage during periods of extremely dry weather, as the volume of the clay changes in proportion to its moisture content. The risk of foundation damage increases significantly when trees or shrubs are planted near buildings. As a general policy it is recommended that no shrubs or trees with high water demand are planted close to any buildings. It should be ensured that your buildings insurance policy includes adequate cover for subsidence and heave damage.

Walls to the original part of the property are of solid brickwork; the front elevation and part of the back addition has been painted and the rear lean-to has been rendered and painted.

The walls to the side return extension are of cavity construction. There is some white efflorescent staining which is common with new brickwork and can be removed with chemical cleaner.

Otherwise, all walls appeared to be in acceptable condition.

The underside of the stone cills to the front bay window have suffered significant frost damage. This has caused large chunks of the underside, including the drips, to fall away (see also section 5.15 – Dampness). Ideally these should be replaced so that a proper drip can be reinstated which will take rainwater run-off away from the wall below.

5.6 Damp-Proof Courses

Walls require a damp-proof course to prevent moisture travelling up through the structure which can lead to internal dampness, perished plaster, spoilt decorations and rot in skirting boards and other timbers.

Damp can penetrate if there is no damp-proof course, or if the damp-proof membrane in the flooring is not properly bonded to the wall damp-proof course at the edges.

Water will rise in porous materials, against the force of gravity, by means of capillary action. Since most building materials are porous, water from the ground will rise up in the walls unless prevented by a damp proof course.

Damp walls will create unhealthy living conditions. Plaster on the walls will deteriorate due to salts being carried up into the walls from the ground by the rising moisture. These salts are hygroscopic (ie attract moisture) and as the moisture evaporates, the salts are deposited on the wall surface. Considerable concentrations can form which attract moisture from the air, thereby increasing the signs of dampness, particularly under humid conditions.

The damp-proof course to the original parts of the property could not be seen but would be expected to be a layer of natural slate in a property of this age. The render to the rear lean-to is bridging the damp-proof course i.e. it has been applied over it allowing moisture to pass through the render.

Paving levels to the rear of the property are too high. It is recommended that paving adjacent to external walls should be at least 150mm below the damp-proof course. This is to ensure that the damp-proof course is not bridged (see also section 5.15 – Dampness)

5.7 Floor Ventilation

Sub-floor ventilation is necessary to properties with suspended timber floors at ground level. This is to ensure that there is an adequate flow of air beneath the timbers which is important to reduce the risk of rot.

The number of sub-floor vents appeared sufficient but the effectiveness of those to the front has been significantly reduced by successive layers of paint. The vent to the centre of the front bay is the most affected. The paint should be either burnt off or the vents replaced.

5.8 Internal Walls and Partitions

The walls and partitions have been inspected within the rooms and no opening up has been undertaken. The precise composition of the wall structures, linings and finishings cannot be ascertained without damage being caused.

There is extensive drying out cracking at internal junctions but otherwise Internal walls and partitions appeared to be in acceptable condition. A considerable amount of water is used in the construction process and if that water is allowed to dry out too quickly, for instance by central heating being switched on, the surfaces shrink and crack. Cracking of this type is not considered to be serious and should be made good during routine redecoration.

The feature brick wall to the kitchen/diner appears to be decorative only and does not form part of the structure.

Walls to the rear and the party walls within the back addition have been dry-lined.

5.9 Fireplaces and Chimney Breasts

Chimney breasts to the main part of the property are still in-situ but, as previously mentioned, the stacks have been removed. It is not therefore possible to install working fires. There is a decorative cast iron fire surround to the front reception room which appears to be in acceptable condition. Chimney breasts to the other rooms have been blocked up and ventilated.

The chimney breasts to the rooms within the back addition have been removed. The party wall has been dry-lined so it is unlikely that the resultant uneven brickwork was made good following the removal. There is some boxing-in above the party wall to the first floor rear bedroom which is likely to cover a beam which supports the remaining upper stack but the Building Regulation completion certificate should confirm.

5.10 Basements and Cellars

There are no basements or cellars.

5.11 Floors

It should be noted that there are practical limitations on the inspection of floors, whether bare or covered by fitted coverings and furniture. Where it is possible to raise floorboards, this can only be done on a random basis, and inevitably there are areas which cannot be seen. Floorboards have not been lifted where this could cause damage or where the vendor's permission has not been given. In cases where floorboards could not be lifted only a general comment can be made and complete assurance cannot be given that there are no concealed defects.

Fitted coverings and furniture inevitably restrict the detail of inspection. Comments are therefore based on selected areas where the edges of carpets could be turned back, with the vendor's permission, to give an indication of the method of construction used and its condition. The risk must be accepted that concealed defects may exist beneath the floor coverings.

With the exception of the rear lean-to, which is of solid construction, floors are of suspended timber type.

Floors to the bathrooms have been finished with ceramic tiles. When tiling on to a suspended timber floor it is necessary to use a proprietary grout and adhesive to allow for the inherent movement. This does not appear to have been done as some of the tiles to the second floor shower room have already de-bonded and there is cracking to the grout. Although similar defects are not yet apparent to the first floor bathroom it is likely that they will become so in the medium term. You should budget to re-tile both floors.

The ground floor is finished in a basic laminate boarding. It has been reasonably well laid although beading to the edges of the steps is messy. The edges are covered by skirting so it's not possible to confirm whether expansion joints have been incorporated. The flooring butts up against the decorative brick wall so, at best, that section of floor has an expansion joint to one side only.

There are gentle slopes evident to the floors in some of the rooms.

5.12 Ceilings

The ceilings have been inspected from within the rooms and no opening up has been undertaken. The nature of the ceiling materials cannot be ascertained fully without damage being caused.

With the exception of some minor drying out cracking ceilings appeared to be in acceptable condition.

5.13 Windows, Doors and Joinery

The surveyor will check joinery, where accessible, from ground level externally, and open windows, where practicable, to examine vulnerable areas at closer quarters. Internally, comment will be made on built-in cupboards, kitchen fitments and joinery near damp areas, solid floors and sanitary fittings. The Surveyor will include the following in their considerations:

- *windows,*
- *external doors,*
- *internal doors,*
- *stairs,*
- *skirtings and architraves,*
- *kitchen cupboards, and*
- *other fitted cupboards.*

All windows and the rear patio doors are of double glazed uPVC casement type. Casements are operating smoothly with the exception of the window closest to the flank wall in the front bedroom which is catching and should be adjusted.

The front door is of part glazed timber framed type and is operating satisfactorily although very roughly finished to the leading edge.

Internal doors are of timber panelled type. Most require some adjustment where they are either catching on the frame, binding at the hinges, not catching at all because the gap to the leading edge is too wide or require some adjustment at the keep. A general overhaul is required.

Skirtings and architraves are of painted softwood type and, other than the aforementioned shrinkage cracking, appear to be in acceptable condition.

The newly fitted kitchen units are of basic quality but serviceable.

The stairs are serviceable.

5.14 Finishes and Decorations

This is a general commentary only. It may need to emphasise the importance of external decoration as protection to the building fabric.

The interior and exterior of the property has been recently redecorated. As previously mentioned, extensive shrinkage cracking has occurred to the internal surfaces since the heating was turned on.

The external woodwork will need regular redecoration, typically on a 3-5 yearly cycle, depending on the quality of paint or stain coatings, exposure factors, and condition of the surfaces beneath.

5.15 Dampness

Dampness can occur for a variety of reasons (including rising damp, penetrating damp, trapped and displaced moisture, salt contamination, service leaks and condensation). Moisture may be on the surface of the fabric or concealed in the structure.

The surveyor will check methodically for dampness visually and with a moisture meter at pertinent locations being mindful of how readings from such instruments may sometimes be affected by salts, metals or other conductive material.

The surveyor will suggest the likely origins of any dampness and provide advice on how to overcome dampness that is considered (in the context of the building type) to be a problem to the building fabric and living conditions. The surveyor is not expected to conduct tests for salts or conduct calcium carbide tests unless this service is considered necessary by the surveyor and has been agreed with the client and the property owner (in the latter case, in writing). The surveyor will warn the client of any risk that the presence of dampness may have caused problems such as rot in concealed timbers.

Tests were conducted with an electronic moisture meter at appropriate positions throughout the property (except where impermeable surface finishes and fitted cupboards prevented access to take readings).

High levels of dampness were noted across the front bay and the front part of the flank wall. The defective stone cills to the front bay (see section 5.5 – External Walls) could be a contributory factor although that would not explain the damp readings to the flank wall. It is therefore most likely that the source is dampness rising from the ground.

Rising dampness is caused by the natural effect of moisture from the ground rising up through a structure by means of capillary action. This will occur where there is failure or lack of a damp-proof course; in this case it is likely that the original slate damp-proof course has failed. Although there is no evidence of staining at present rising dampness will inevitably lead to spoilt decorations, defective plaster, and rot to timbers, and creates an unhealthy environment in which to live.

Obtain a full report from a specialist damp-proofing company and carry out remedial work as per their recommendations. This work is likely to include the injection of a supplementary damp-proof course and the application of a water-proof render to the base of the internal walls to the affected areas.

The level of the paving to the rear of the property is not sufficiently below the damp-proof course. As the adjacent walls have been dry-lined it was not possible to test for dampness but it is likely to be present. I would recommend that the paving height is reduced to at least 150mm below the damp-proof course. A cheaper alternative would be to form a channel between the paving and the outside face of the wall ensuring that the base of the channel is at least 150mm below the damp-proof course. The channel can be filled with gravel or pebbles.

5.16 Timber Defects

The surveyor will inspect exposed timbers, both externally and internally, for signs of rot or insect attack and will consider all aspects of the construction and condition including dampness, to assess the potential for damage to hidden timbers.

Similarly the surveyor will examine exposed timbers for the presence of active infestation by wood-boring insects and also determine the likelihood of infestation in the hidden structure. In both instances the surveyor will advise about remedial works.

Dry rot is a fungus which develops in damp timber usually under conditions of dampness and inadequate ventilation. The fungus does not like light and often grows between materials where light is excluded. This characteristic can conceal an outbreak at the development

stage. Poorly ventilated, damp sub-floor and roof voids are places at high risk from dry rot attack.

The fungus produces strands which can extend for several metres over and through such materials as plasterwork and brickwork, allowing secondary outbreaks to occur. It is possible for a dry rot outbreak to pass between adjoining dwellings. Eradication can be difficult, disruptive and expensive to achieve.

Wet rot is usually associated with neglect or poor detailing in buildings, occurring in timbers which are definitely wet, or having a persistent moisture content in excess of around 20%. Wet rot can occur in internal as well as external timbers. It is often limited in extent and does not extend beyond damp timbers. In addition to external joinery exposed to the weather, areas particularly at risk include timbers built into damp walls, and floors beneath leaking sanitary fittings. Damp roof timbers and ground floor timbers are also vulnerable.

No significant timber defects were found but it should be noted that where sub-floor timbers are adjacent to walls with a high moisture content the likelihood of decay or infestation is greatly increased.

5.17 Structural Movement

Individual manifestations of structural movement will have been described for each element in the relevant section above. This section will be used to collate the surveyor's advice.

Evidence of structural movement affecting the property or individual components will be reported, including cracking, deflection, bulging, bowing and verticality. Given the circumstances of each case, the surveyor will describe the evidence available and provide an opinion as to the most likely cause of the movement, whether the movement would seem to be recent or of long standing, and, in either case, whether it is thought to be continuing. Advice will be given as to whether or not repairs are necessary.

The report may also need to consider past remedial work and whether it has been effective.

The gentle slopes which are evident to the floors in some of the rooms is indicative of some historical movement. No evidence of serious settlement, ground heave or cracking was found to the property at the time of my single visual inspection.

6 Services

*As far as possible, all building service installations, whether mains or privately supplied, will be visually inspected to the extent sufficient for the surveyor to form an overall opinion on the type of installation, the materials used, its apparent age, its visible condition and the need for further investigation. The surveyor will **not** be expected to carry out testing of the installations or appliances other than normal operation in everyday use. The surveyor is not expected to perform or comment upon design calculations. The inspection will be carried out without the risk of causing injury to the surveyor or damage to the property. Where access is limited, this will be recorded in the report. In respect of all services, the client is advised that further tests will be required by appropriate specialists if assurance as to the condition or capability is required.*

Services and specialist installations have been visually inspected only. It is impossible to examine every detail of these installations without partially dismantling the structure. Tests have not been applied as these can only be undertaken by suitably qualified engineers. It is strongly recommended that you commission your own specialist testing of all services prior to exchange of contracts.

For the purposes of this report, only significant defects and deficiencies readily apparent from a visual inspection are reported. Compliance with regulations and adequacy of design, condition or efficiency can only be assessed as a result of tests.

6.1 Electrics

It is impossible to fully assess the condition of an electrical installation on the basis of a visual inspection only. There are many factors relating to the adequacy of electrical installations which can only be identified by a test which covers matters relating to resistance, impedance and current, etc.

The property is connected to a mains electricity supply. The meter and consumer unit are located in the entrance hall.

The property appears to have been recently re-wired and the consumer unit is therefore of modern type with circuit breakers a residual current device as additional layers of protection from shocks. As the installation is new it should have been tested and a copy of the test certificate provided to local Building Control to comply with Part P of the Building Regulations.

The switch to the en-suite shower does not work properly (see also section 6.5 - Space Heating and Hot Water).

The Institute of Electrical Engineers (IEE) recommend that electrical installations should be tested every 10 years or upon change of ownership.

Where testing or indeed any work is carried out to the electrical installation, I recommend that you use a contractor who is affiliated to the NICEIC.

6.2 Gas

The property is connected to a mains gas supply.

The meter is located in an external box to the front of the property.

The whole installation should be tested annually, and this must only be carried out by British Gas or a 'Gas-Safe' registered engineer. The system should therefore be fully tested if there is no recent test certificate.

6.3 Water Supply and Plumbing

The property is connected to a mains water supply.

The bathrooms and kitchen have been recently refitted and outlets are working satisfactorily (see also section 6.5 - Space Heating and Hot Water).

It is very important to ensure that the seals to the sanitary appliances, in particular baths and showers, are maintained in good condition to avoid water penetration to the floors below, which could result in serious decay problems developing.

6.4 Private Water Supplies

There is no private water supply to the property.

6.5 Space Heating and Hot Water

*It is advised that these services are inspected visually and, where practicable, to check physical operation, the owner or occupier is asked to activate the central heating, air conditioning or mains switchgear. The client is advised that the purpose of activating the system is to check basic operation and **not** to test its efficiency or safety. If, from what is apparent to the surveyor, he or she has safety concerns, these will be recorded with reasonable prominence and further investigations and suspension of use (if appropriate) recommended.*

There are steel panelled radiators to all rooms. They are heated by a new wall mounted Rameha Aventa Plus gas combination boiler located in the rear lean-to. The boiler also provides hot water on demand.

The boiler is connected to a fan assisted flue and was operational at the time of my inspection.

It is recommended that service records be obtained and if the boiler has not been serviced recently, a 'Gas-Safe' registered heating engineer should be instructed to undertake a full service including checking the ventilation to the boiler and checking and cleaning out the flues as found to be necessary.

Hot water to the en-suite shower is provided by an electric shower unit. It was operating at the time of my inspection but would not turn off at the unit (I had to turn it off at the fused switch). I would recommend that it is checked out by a suitably qualified electrician.

6.6 Drains

The surveyor will attempt to open all reasonably accessible, lightweight, inspection chamber covers within the grounds of the property and report their general condition based on a visual inspection.

There were no access chambers visible within the curtilage of the subject property. This is unusual with a property of this type so it may be that it is below the side return extension but there was no evidence of any removable panels or hatches. Your legal advisor should make enquiries on this point.

There is a plastic soil and vent pipe to the side of the property which appeared to be in acceptable condition.

More than half of the cover to the rear gulley, in to which the boiler overflow runs, is missing and should be replaced with one that is notched tightly around the pipe.

6.7 Foul and Surface Water

Defective rainwater goods are a very common cause of dampness which can lead to deterioration in building fabric and the development of rot in timbers. Regular inspection and adequate maintenance are therefore essential if serious problems such as dry rot are to be avoided.

The gutters should be inspected at least once a year and accumulated leaves, silt and other debris be removed to prevent blockages.

Gutters and downpipes have been recently renewed and are of plastic type. It was not raining at the time of my inspection but no evidence of leaks was noted.

There is no downpipe to the front of the property so the guttering discharges over the neighbouring property. Your legal advisor should check whether that arrangement is original and there is an existing easement.

Downpipes to the upper parts at the rear discharge on to roof surfaces. While this is a serviceable solution they should ideally connect to each other and discharge to a gully at ground level. The current arrangement means that sections of the roof surfaces will remain wet for prolonged periods and are therefore likely to suffer frost damage.

6.8 Private Drainage Systems

There are no private drainage systems that I am aware of.

6.9 Other Services

There are no other services.

7 Environmental and Other Issues

7.1 Thermal Insulation and Energy Efficiency

The surveyor will:

- describe the thermal shell of the building including external walls, windows, roofs, exposed floors and ground floors.
- provide advice on practical methods of upgrading insulation and on measures to reduce any associated risk of condensation.

Walls to the original parts of the property are constructed in solid brickwork which have lower thermal properties than modern cavity walls.

Windows are all double glazed.

I could not access the eaves space to check for insulation.

7.2 Ventilation

The surveyor will consider the availability of natural, passive and rapid ventilation to all habitable areas (including kitchens, bathrooms and shower rooms) and the ventilation of the building fabric.

There are mechanical extractor fans to each of the bathrooms which come on with the light and are set to over-run.

There is a hood over the cooker in the kitchen but as there was no evidence of a ventilation duct I assume that it just recirculates.

7.3 Noise and Disturbance

The surveyor will consider the effect of noise from external sources on living conditions within the subject property and its grounds.

Any other possible nuisances, for example, smells that are known to or have become apparent to the surveyor whilst carrying out the inspection, will be noted.

The overground section of the Piccadilly Line runs approximately 100m to the rear of the property and there is a school and a playground on the other side of Park Road (although not directly opposite) so you should expect relatively high external noise levels.

7.4 Means of Escape

The surveyor will provide general advice on means of escape and fire precautions having regard to the age, size and type of the property.

The fact that the ground floor front bay window only has an opening casement to the upper part will make escape in case of fire more difficult. It is recommended that a fire drill is agreed with all occupants and regularly practised so that they know what to do in the event of a fire. Further advice can be obtained from the local fire and rescue service.

All doors should be kept closed at night to ensure that the escape route is protected from fire in order to minimise the risk to sleeping occupants.

Smoke detectors are of mains operated type.

7.5 Other Health and Safety Concerns

Features in the property, arising from inspection, that may pose a health and safety hazard, and any apparent health and safety issues are highlighted in this section of the report.

There are no other Health and Safety concerns.

7.6 Hazardous Materials

The surveyor will provide advice where there is visual evidence of, or reasonable grounds to believe, that a material or technique has been used in the construction that is known to be hazardous to living conditions when worked upon, e.g. lead, asbestos or timber treatment.

None noted.

7.7 Security

The surveyor will consider basic security aspects affecting the property, e.g. the presence or lack of adequate window locks, door locks and alarm system.

Door and window locks appeared adequate. I am not aware of any alarms fitted.

8 Outbuildings, Grounds and Boundaries

8.1 Gardens and Grounds

A brief general description of these features is given, and visible defects in paths, patios, steps, handrails, drives, etc. will be reported.

Paving to the front of the property is serviceable. The gate to the front of the side access path is catching slightly and the posts to both front gates have deteriorated.

Concrete paving stones to the rear patio area are serviceable although, as previously mentioned, the level of the patio should be lowered to avoid bridging of the damp-proof course (see also section 5.15 – Dampness).

There is still some builders rubbish to the front garden. The surface of the front garden has been cleared but left bare; I assume that the intention is to cover it over with gravel or lay turf. The rear garden is generally well maintained.

8.2 Garage

The surveyor will outline the construction and design and also report on any defects revealed by visual inspection. Any special client requirements in respect of anticipated usage will be considered.

Not applicable

8.3 Conservatory

The surveyor will outline the construction and design and also report on any defects revealed by visual inspection. Any special client requirements in respect of anticipated usage will be considered.

Not applicable

8.4 Porch

The surveyor will outline the construction and design and also report on any defects revealed by visual inspection. Any special client requirements in respect of anticipated usage will be considered.

Not applicable

8.5 Boundaries

Where identifiable, a general description of boundary fences, walls, and other structures will be given.

A new fence has been erected on all sides of the rear garden and appears serviceable.

The front garden wall is of part rendered brickwork type. The top three courses of bricks to the pier located to the left of the main entrance gated have worked loose and should be re-built. Brickwork to the wall forming the right hand boundary has been patch repaired but remains serviceable.

8.6 Retaining Walls

The surveyor will outline the construction and design, consider the consequence of failure and draw attention to any implications for household insurance and rebuilding cost. Any defects revealed by visual inspection will be described.

There is a retaining wall to the raised flower bed at the end of the rear garden. It is extensively

frost damaged but remains serviceable.

8.7 Shared Areas

The extent of inspection actually carried out in shared areas and their general condition will be described.

There are no shared areas.

9 Matters For Legal Advisor's Attention

In addition to the legal advisor's usual pre-contract enquiries, legal issues may arise from the survey inspection itself. In such cases, the surveyor will alert the client to physical or other issues which could affect the property that may need investigation or clarification. Where the inspection reveals that there are areas of particular concern or relevance these will be appropriately highlighted.

A copy of the report should be forwarded to your legal advisor with a request to investigate the items detailed below.

9.1 Statutory

Confirmation should be obtained from the local authority that Building Regulations and town and country planning approvals have been obtained in respect of the:-

- Loft conversion
- Side return extension
- Replacement windows
- New electrical installation
- Removal of chimney breasts to the back addition. This work would also have been notifiable under the Party Wall etc. Act 1996.

Confirmation should be obtained from the highways authority that there are no proposed road developments within the vicinity of the property.

9.2 Rights of Way Easements and Shared Services

Your legal advisor should check:

That the property is connected to the main sewer.

That the access road has been adopted by the local highway authority.

That there is a right to connect the front gutter on to the adjoining owner's corresponding gutter.

9.3 Boundaries

Your legal advisor should determine:

Ownership of perimeter fences.

Ownership of perimeter walls.

9.4 Guarantees and Warranties

Your legal advisor should:

Check that guarantees exist in respect of the replacement double glazing and roof coverings and whether such guarantees will transfer with the ownership of the property.

Obtain the testing and service records for the electrical, gas and heating installations.

Where work has been carried out to the property, it is recommended that guarantees are

obtained. These should ideally be indemnified against eventualities such as the contractors going out of business, and should cover workmanship as well as materials. Guarantees are worth little if not backed by insurance. Confirmation should also be obtained that the residue of the guarantees will transfer with the ownership of the property.

Where any work is carried out now or in the future it is recommended that only reputable and indemnified contractors, installers or specialists are used. At least two competing firms should be asked to quote for the work. Before deciding, you should ask to see examples of recent work and references should be sought. Companies should be affiliated to recognised trade associations. Examples include Chartered Building Companies, The Property Care Association, Arboricultural Association, International Institute of Arboriculturists, National Inspection Council for Electrical Installation and Contractors, Confederation of Registered Gas Installers, etc. Whilst these affiliations do not necessarily guarantee good workmanship, in most cases they do provide a greater likelihood of satisfactory work.

9.5 Other

Your legal advisor should also check:

Whether permission has been given to the adjoining owner to erect their scaffolding on the side passageway of the subject property.

Whether the access chamber to the drainage has been covered over.



Signed: -

Justin Burns, BSc. MRICS, MFPWS
Peter Barry, Chartered Surveyors

Date:- 30/03/2013

Photo Index



Front elevation



Partial cover to gully



Defective render to party parapet wall



Defective render to party parapet wall (2)



Cracked cement fillet to chimney stack



Cracked flaunching to rear chimney stack



Frost damage to underside of front bay cill

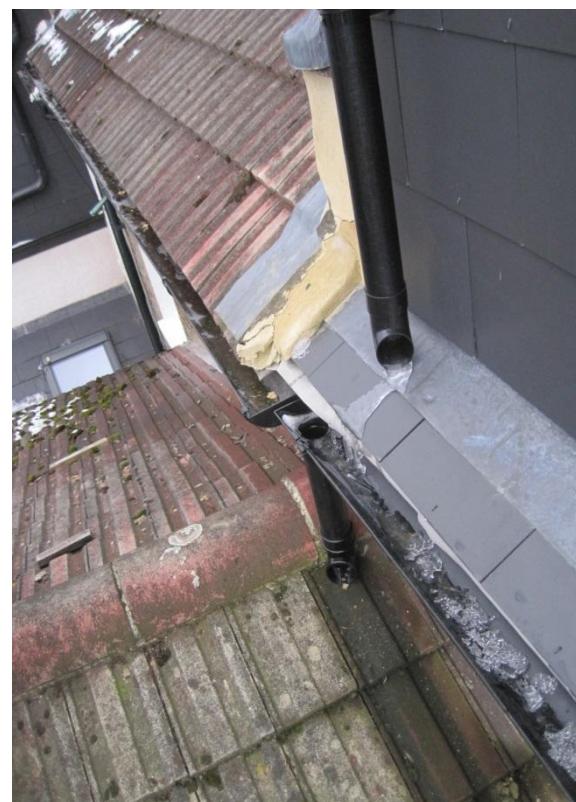


Damaged brickwork to front garden wall



Rear elevation

Double-click to insert image



Downpipe discharging on to roof surface

Double-click to insert image

GLOSSARY OF BUILDING TERMS

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

Fibreglass:	Can lead to problems if becomes damp.
Foam:	Urea formaldehyde form, mixed on site, and pumped into the cavities where it sets. Can lead to problems of dampness and make investigation/replacement of wall ties more difficult.
Rockwool:	Inert mineral fibre pumped into the cavity.
Cavity Wall Tie	Metal device bedded into the inner and outer leaves of cavity wall. Failure by corrosion can result in the wall becoming unstable - specialist replacement ties are then required.
Cesspool	A simple method of drainage comprising a holding tank which needs frequent emptying. Not to be confused with "Septic Tank".
Chipboard	Also referred to as "Particle Board". Chips of wood compressed and glued into sheet form. Cheap method of decking to flat roofs and (with formica or melamine surface) furniture, especially kitchen units. Also commonly used on floors. Tends to swell if moisture content increased.
Collar	Horizontal timber member intended to restrain opposing roof slopes. Absence, removal or weakening can lead to roof spread.
Combination Boiler	Modern form of gas boiler which activates on demand. With this form of boiler there is no need for water storage tanks, hot water cylinders, etc but are complex and more expensive to repair. Water supply rate can be slow.
Coping/Coping Stone	Usually stone or concrete, laid on top of a wall as a decorative finish and to stop rainwater soaking into the wall.
Corbel	Projection of stone, brick, timber or metal jutting out from a wall to support a weight.
Cornice	Ornamental moulded projection around the top of a building or around the wall of a room just below the ceiling.
Coving	Curved junction piece to cover the join between wall and ceiling surfaces.
Dado Rail	Wooden moulding fixed horizontally to a wall, about 1 metre (3ft 4in) above the floor, originally intended to protect the wall against damage by chair backs.
Damp Proof Course	Layer of impervious material (mineral felt, PVC, etc) incorporated into a wall to prevent dampness around windows, doors, etc. Various proprietary methods are available for damp proofing existing walls including "electro-osmosis" and chemical injection.
Damp Proof Membrane	Usually polythene, incorporated within ground floor slabs to prevent rising dampness.
Deathwatch Beetle	Serious insect pest in structural timbers, usually affects old hardwoods with fungal decay already present.
Double Glazing	A method of thermal insulation usually either: Sealed unit: Two panes of glass fixed and hermetically sealed together; or

Secondary:	In effect a second "window" placed inside the original window.
Dry Rot	A fungus which attacks structural and joinery timbers, often with devastating results. Can flourish in moist, unventilated areas.
Eaves	The overhanging edge of a roof at gutter level.
Efflorescence	Salts crystallised on the surface of a wall as a result of moisture evaporation.
Engineering Brick	Particularly strong and dense type of brick, sometimes used as a damp proof course. Usually blue in colour.
Fan Assisted Flues	Similar to "Balanced Flue" but with fan assistance to move air or gases.
Fibreboard	Cheap, lightweight board material of little strength, used in ceilings or as insulation to attics.
Fillet	Mortar used to seal the junction between two surfaces, ie between a slate roof and a brick chimney stack.
Flashing	Building technique used to prevent leakage at a roof joint. Normally metal (lead, zinc or copper).
Flaunching	Contoured cement around the base of cement pots, to secure the pot and to throw off rain.
Flue	A smoke duct in a chimney, or a proprietary pipe serving a heat producing appliance such as a central heating boiler.
Flue Lining	Metal (usually stainless steel) tube within a flue - essential for high output gas appliances such as boilers. May also be manufactured from clay and built into the flue.
Foundations	Normally concrete, laid underground as a structural base to a wall; in older buildings may be brick or stone.
Frog	A depression imprinted in the upper surface of a brick, to save clay, reduce weight and increase the strength of the wall.
Gable	Upper section of a wall, usually triangular in shape, at either end of a ridged roof.
Ground Heave	Swelling of clay subsoil due to absorption of moisture; can cause an upward movement in foundations.
Gully	An opening into a drain, normally at ground level, placed to receive water, etc from downpipes and waste pipes.
Haunching	See "Benching". Also term used to describe the support to an underground drain.
Hip	The external junction between two intersecting roof slopes.
Inspection Chamber	Commonly called "manhole"; provides access to a drain comprising a chamber (of brick, concrete or plastic) with the drainage channel at its base and a removable cover at ground level.
Jamb	Side part of a doorway or window.
Joist	Horizontal structural timber used in flat roof, ceiling and floor

construction. Occasionally also metal.

Landslip	Downhill movement of unstable earth, clay, rock, etc often following prolonged heavy rain or coastal erosion, but sometimes due entirely to subsoil having little cohesive integrity.
Lath	Thin strip of wood used as a backing to plaster.
Lintel	Horizontal structural beam of timber, stone, steel or concrete placed over window or door openings.
Longhorn Beetle	A serious insect pest mainly confined to the extreme south east of England, which can totally destroy the structural strength of wood.
LPG	Liquid Petroleum Gas (or Propane). Available to serve gas appliances in areas without mains gas. Requires a storage tank.
Mortar	Traditionally a mixture of lime and sand. Modern mortar is a mixture of cement and sand.
Mullion	Vertical bar dividing individual lights in a window.
Newel	Stout post supporting a staircase handrail at top and bottom. Also, the central pillar of a winding or spiral staircase.
Oversite	Rough concrete below timber ground floors; the level of the oversite should be above external ground level.
Parapet	Low wall along the edge of a flat roof, balcony, etc.
Pier	A vertical column of brickwork or other material, used to strengthen the wall or to support a weight.
Plasterboard	Stiff "sandwich" of plaster between coarse papers. Now in widespread use for ceilings and walls.
Pointing	Smooth outer edge of mortar joint between bricks, stones, etc.
Powder Post Beetle	A relatively uncommon pest which can, if untreated, cause widespread damage to structural timbers.
Purlin	Horizontal beam in a roof upon which rafters rest.
Quoin	The external angle of a building, or, specifically, bricks or stone blocks forming that angle.
Rafter	A sloping roof beam, usually timber, forming the carcass of a roof.
Random Rubble	Primitive method of stone wall construction with no attempt at bonding or coursing.
Rendering	Vertical covering of a wall either plaster (internally) or cement based (externally), sometimes with pebbledash, stucco or Tyrolean textured finishes.
Reveals	The side faces of a window or door opening.
Ridge	The apex of a roof.
Riser	The vertical part of a step or stair.
Rising Damp	Moisture soaking up a wall from below ground, by capillary action causing rot in timbers, plaster decay, decoration failure, etc.

Roof Spread	Outward bowing of a wall caused by the thrust of a badly restrained roof structure (see "Collar").
Screed	Final, smooth finish of a solid floor; usually mortar, concrete or asphalt.
Septic Tank	Drain installation whereby sewage decomposes through bacteriological action, which can be slowed down or stopped altogether by the use of chemicals such as bleach, biological washing powders, etc.
Settlement	General disturbance in a structure showing as distortion in walls, etc, usually as the result of the initial compacting of the ground due to the loading of the building.
Shakes	Naturally occurring cracks in timber; in building timbers, shakes can appear quite dramatic, but strength is not always impaired.
Shingles	Small rectangular pieces of wood used on roofs instead of tiles, slates, etc.
Soaker	Sheet metal (usually lead, zinc or copper) at the junction of a roof with a vertical surface of a chimney stack, adjoining wall, etc. Associated with flashings which should overlay soakers.
Soffit	The under-surface of eaves, balcony, arch, etc.
Solid Fuel	Heating fuel, normally coal, coke or one of a variety of proprietary fuels.
Spandrel	Space above and to the sides of an arch; also the space below a staircase.
Stud Partition	Lightweight, sometimes non-loadbearing wall construction comprising a framework of timber faced with plaster, plasterboard or other finish.
Subsidence	Ground movement possibly as a result of mining activities, clay shrinkage or drainage problems.
Subsoil	Soil lying immediately below the top soil, upon which foundations usually bear.
Sulphate Attack	Chemical reaction, activated by water, between tricalcium aluminate and soluble sulphates. Can cause deterioration in brick walls, concrete floors and external rendering.
Tie Bar	Heavy metal bar passing through a wall, or walls, to brace a structure suffering from structural instability.
Torching	Mortar applied on the underside of roof tiles or slates to help prevent moisture penetration. Not necessary when a roof is underdrawn with felt.
Transom	Horizontal bar of wood or stone across a window or top of door.
Tread	The horizontal part of a step or stair.
Trussed Rafters	Method of roof construction utilising prefabricated triangular framework of timbers. Now widely used in domestic construction.
Underpinning	Methods of strengthening weak foundations whereby a new, stronger

	foundation is placed beneath the original.
Valley Gutter	Horizontal or sloping gutter, usually lead or tile lined, at the internal intersection between two roof slopes.
Ventilation	Necessary in all buildings to disperse moisture resulting from bathing, cooking, breathing, etc, and to assist in prevention of condensation.
	Floors: Necessary to avoid rot, especially dry rot, achieved by air bricks near to ground level.
	Roofs: Necessary to disperse condensation within roof spaces; achieved either by air bricks in gables or ducts at the eaves.
Verge	The edge of a roof, especially over a gable.
Verge Board	Timber, sometimes decorative, placed at the verge of a roof; also known as a "Barge Board".
Wainscott	Wood panelling or boarding on the lower part of an internal wall.
Wallplate	Timber placed at the eaves of a roof to take the weight of the roof timbers.
Wet Rot	Decay of timber due to damp conditions. Not to be confused with the more serious "Dry Rot".
Woodworm	Colloquial term for beetle infestation; usually intended to mean Common Furniture Beetle, by far the most frequently encountered insect attack in structural and joinery timbers.



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