

BUILDING SURVEY REPORT

OF

**EXAMPLE Pimlico,
London, SW1V 4HF**



AS INSPECTED BY MODRICS CHARTERED SURVEYORS

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EXAMPLE

Dear EXAMPLE

Re: Pimlico, London, SW1V

1.0 INTRODUCTION

This report is for the private and confidential use of the client(s) EXAMPLE or whom the report is undertaken. It should not be reproduced in whole or in part, or relied upon by third parties for any use, without the express written authority of Modrics Chartered Surveyors

In accordance with your instructions, we inspected the above property on EXAMPLE to advise you as to the structural condition and state of repair. Our report which follows is divided into sections, in the interest of clarity, followed by a brief summary of our advice. We have added a glossary describing a number of building terms and defects to be read in conjunction with the report.

We have not investigated any legal matters such as Planning, Building Control or Highways. Your legal advisors will need to advise further on these matters.

We have not carried out any investigation to determine if high alumina cement concrete, calcium chloride additive, asbestos or other deleterious material has been used in the construction of this property, and we are unable to report that the property is free from risk. Similarly, we have not carried out any investigations or enquiries regarding possible contamination of the site, and for the purpose of this report we have assumed that it is free from all contaminants. If it is subsequently established that the site is contaminated, the marketability and value of the property could be reduced.

The perceived nature of the sub-soil, where possible, is described below, but can only be confirmed by digging trial holes. The possibility that the property is built on made-up ground has not been investigated nor has the likelihood that the site may be affected by ground water of any kind. Enquiries of this nature form part of an environmental search and we would recommend that you commission such a report.

SCOPE OF SURVEY

The inspection, at which the Vendor was not present, was undertaken during dry sunny weather, which followed a period of similar weather conditions. At the time of inspection the property was unoccupied / unfurnished with fully fitted and fixed floor coverings throughout. We were only able to gain a very restricted view of the mansard with no access to the flat roof due to the height and configuration of the roof. Internally the access hatch was padlocked shut and there was no key provided on the date of survey.

We were only able to inspect those parts of the structure which were accessible without removing furniture and fittings. We inspected those parts of the property which could be seen from either ground level externally, or from within the property.

We did not disturb any parts of the structure which were concealed during the course of construction for example foundations were not exposed; floorboards were not lifted and plaster was not removed from the wall surfaces. It follows that for practical reasons we have not inspected all the brickwork, timber, or other parts of the structure which are covered, unexposed or inaccessible and are unable to report that any such part of the property is free from defect. Whilst we saw no evidence of woodworm infestation, we would point out that the absence of characteristic flight holes is no guarantee that larvae are not already tunnelling within timbers. No timber can be confidently stated to be free from infestation unless it is properly chemically treated.

This report is confined to material defects only and we have not noted any minor items such as cracked panes of glass or loose door and window fittings, which are not urgent or of structural significance. However, such other matters may be reported where the surveyor judges this may be helpful and constructive.

We confirm that the subject flat only was inspected, although comments on parts of the remainder of the building where seen, are included for completeness, particularly having regard to the fact that the Lease may set out a proportionate liability for the remainder of the structure.

2.0 SITUATION AND DESCRIPTION

The property is situated within a residential area with local shopping and transport facilities to be found nearby. The property benefits from a small terraced area accessed via the first floor half landing. There is no provision for off road parking / there is restricted permit holder parking afforded in the locality.

The property is a period corner building constructed over four floors with part basement and roof accommodation with part two storey side addition and porch entrance / balcony with terraced area above the part two storey access via flat 3 addition and a small balcony to the front right hand side at first floor level.

The property is positioned at the corner of Clarendon Street and Alderney Street. The subject property is accessed via a main door on Alderney Street with flat entrance door at first floor level accessed via a communal staircase.

The subject flat is split over three storeys.

3.0 ACCOMMODATION

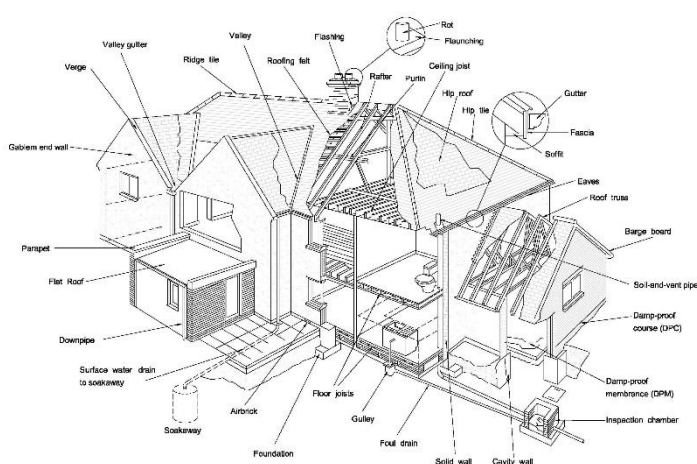
The accommodation comprises as follows:

Entrance into main communal hallway, staircase, flat entrance door, reception room (front right) kitchen (rear centre), bedroom one (rear left), staircase to mezzanine, access to terraced area, staircase to shower room on half landing, bedroom two (front right), bedroom three (rear left), bathroom (rear centre).

Directions 'left' and 'right' used throughout this report are always taken as if viewing the property from the public high road at the front.

4.0 EXTERNAL CONDITION

Although the majority of the exterior was examined from ground level, random inspections were undertaken from a 3 metre (10 foot) ladder.



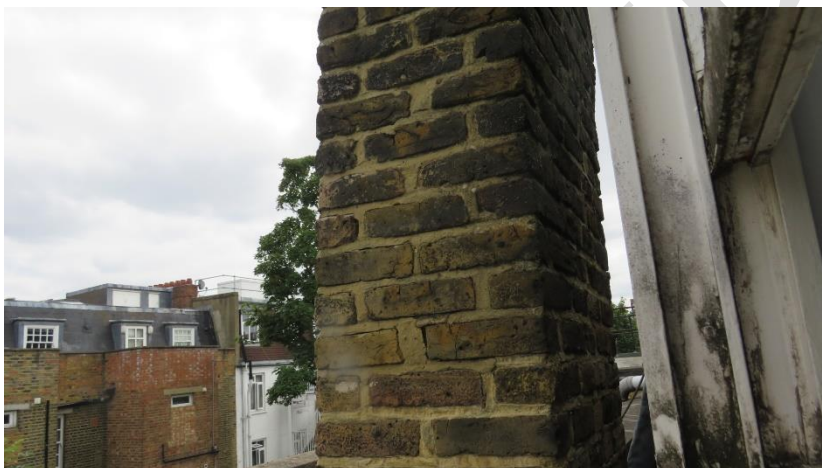
CHIMNEYS

There are two brick built chimney stacks to the rear left hand side of the building with a large brick chimney stack lined with the position of the party wall. These chimneys appear to be shared with the neighbouring property.

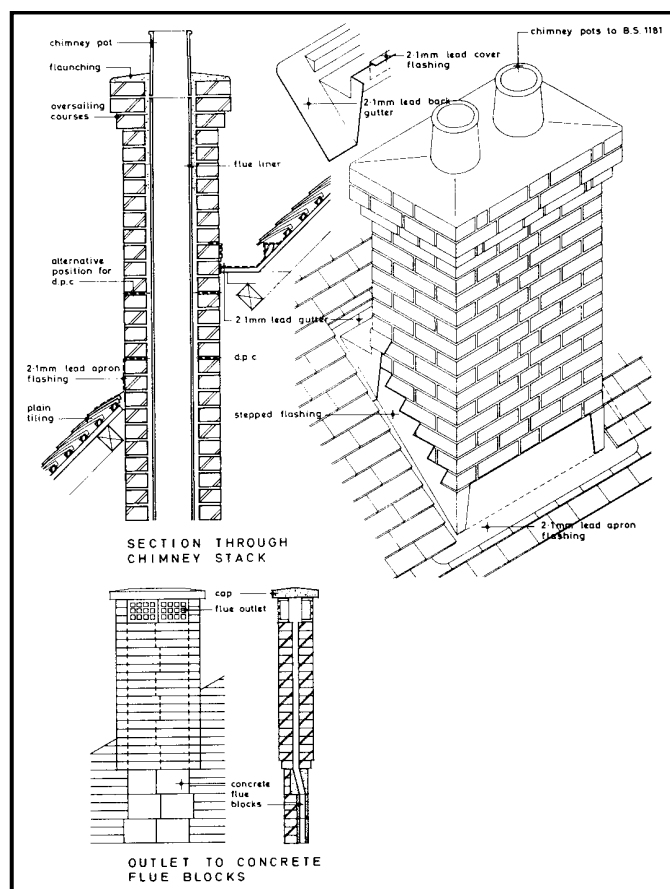
Evidence of leaning and cracking is noted to the rear left hand side chimney stack, we would recommend that further access for inspection and repair is undertaken and any strengthening works / stabilisation works undertaken to minimise the potential for further crack damage and or leaning. We consider these to be urgent to minimise the potential for further damage.



We note evidence of water ingress / high moisture meter readings internally immediately adjacent to the left hand side flank wall where the chimneys are positioned directly within the shower room area. This requires urgent investigation and repair.



The sketch below illustrates the technology used when referring to chimney stack design. It may be seen from the sketch that a damp proof course is now incorporated within chimneys in order to prevent the downward penetration of rainwater.



A chimney stack built during this era would not necessarily have incorporated a damp proof course and it is therefore essential to maintain the condition of the brickwork in order to prevent such dampness occurring. In this regard, some local deterioration and weathering is noted to the surface brickwork and pointing and this requires repair. When any pointing is carried out it is essential that the joints are raked out sufficiently, usually to a depth not less than 12mm so that the new pointing is given sufficient key. Failure to do this can result in the new pointing simply cracking and falling out over a relatively short timescale. The pointing itself should not be stronger than the bricks to which it is applied. Too high a cement content can allow shrinkage cracking.

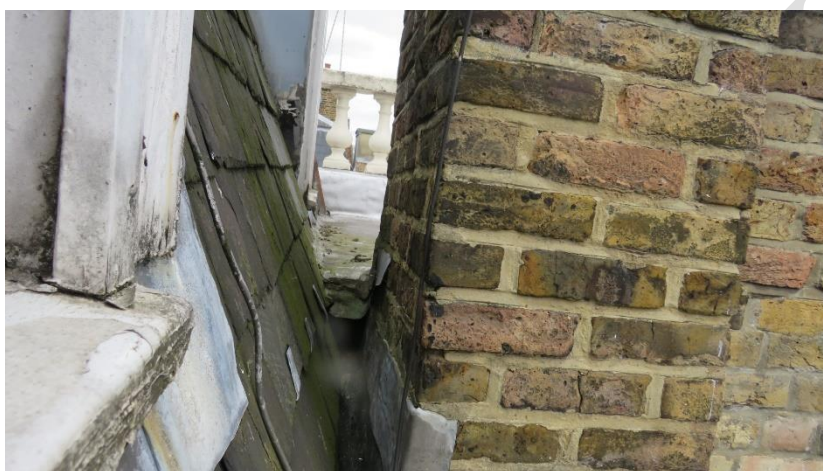
Spalling occurs when brickwork becomes wet due to rain and if freezing conditions occur before the bricks dry out, the entrapped moisture expands and forces off the hard face of the brick, thus exposing the softer inner face.

In order to slow down future deterioration of the brickwork, it is recommended that the brick surfaces be treated with a microporous transparent water-proofing solution. These solutions have the ability to prevent rain penetration while at the same time allowing trapped moisture to dry out. They are not long lasting and will require re-treatment in conjunction with future external redecoration programmes.

All chimney pots above redundant flues should be removed and the latter capped off and ventilated in order to minimise the risk of condensation from occurring within the flues. Ventilation is essential to capped off flues as weather penetration downwards, coupled with the effects of condensation within, will often result in deterioration to the materials within the structure and brown damp stains could occur on chimney breasts inside.

This flue would not appear to have been provided with an impervious lining, with the result that the products of combustion from the boiler/gas fire will condense on the interior of the flue. The acids in the condensation will attack the brickwork and repairs will be necessary.

If the chimney stacks are now redundant and you no longer require these structures, we would recommend that these are removed below the roof line and the roof covering extended over the aperture.



ROOF

The main roof to the property appears to be formed in a mansard construction with sloping roof surfaces to the outer perimeters covered with a natural slate roof covering.

A flat roof is featured on top of the mansard, there was very restricted access to the tiled surfaces with no access afforded to view the flat roof coverings with very restricted access through window positions to view the perimeter ash felt detailing around the parapets.

There is also a flat roof / terrace above the two storey side addition with pedestrian tiles laid thereon.

In relation to the pitched roofs these are covered with a natural slate roof covering as mentioned previously, the average life of such slates ranges from between 70-100 years and it therefore follows that the existing roof coverings are now reaching a point where regular maintenance will be necessary.

We note that lead tingles have been installed to the lower heave slates to the left hand side, where visible through the window serving bedroom three. This secondary form of fixing is

required in the supporting nail / screw deteriorates. This tends to occur on an accelerated rate over years until ultimately it becomes more economical to recover rather than carry out regular replacement.

We note above the porch entrance there is a mineralised felt roof covering with large deposits of lichenous deposits on the surface. We note internally within the porch area there is high moisture meter readings for the full height and we are concerned that the roof may be leaking and requires further investigation and repair.

Although the maintenance arrangements may not involve liabilities for repair to the roof, etc., the condition of such areas is important as far as the structural integrity of the building as a whole is concerned. The future maintenance of the component parts of the building is therefore a relevant consideration.

The costs may also be increased because of the possible need to provide scaffolding to undertake work to the roof, etc., under health and safety legislation.



Regarding the flat roof coverings, it should be noted that compared with traditional coverings depending upon exposure, quality of felt and workmanship, flat roofs have a typical life span of 10 to 15 years. They are also prone to sudden failure and leakage. Continual maintenance and periodic re-covering will therefore be necessary. When the roofs are recovered they should be insulated and ventilated in accordance with current Building Regulations.

In this regard we note evidence of water staining around the fixed loft access hatch within bedroom three with evidence of water staining also within bedroom two effecting the ceiling and party wall within the built in cupboard. When checked using a hand held moisture meter the readings all appear to be high on the date of survey. This require urgent further investigation and repair.

The valley gutters could not be fully seen, however we note an accumulation of lichenous deposits and debris, this will need to be cleared out with vegetation growing through from the parapets which will all need repair and attention.

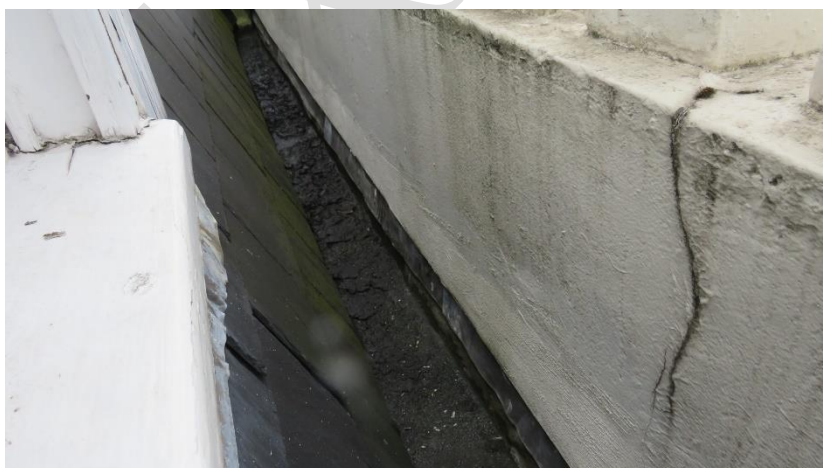
The valley gutter could not be fully seen and, therefore, comments cannot be given on its condition. To do so would involve using a long builder's ladder which is outside the scope of a normal survey. However, the valley gutters could not be fully seen therefore comments cannot be given on its condition. They are notoriously prone to leakage problems and a full inspection is recommended before exchange of contracts. Even valley gutters that are in sound condition can be blocked by leaves, snow and ice causing water levels to raise above the edges of the lead and seep into the fabric of the building. Condensation on the underside of the lead lining to the valley gutters can also cause dampness, with an associated risk of decay to the roof timbers. It should be noted that maintenance and repair costs, when needed, tend to be expensive.

A bituminous felt roof covering is provided around the perimeter roof areas against the parapets. This is showing signs of blistering and damage and is showing heavy wear and tear. This has been painted with a reflective solar paint. We would recommend that further access is afforded as part of any roof and chimney repairs to check the condition of the rain water goods and all appropriate repairs undertaken to minimise the potential for further damage.

Flat roofs should be insulated. Experience indicates that flat roofs tend to suffer greater heat loss in winter and heat gains in summer. This may be reduced by the provision of ceiling insulation and should be laid over the vapour barrier or vapour check, but in the case of cold deck designs, with an adequate ventilation gap to permit free circulation of air directly under the decking.

To the roof timbers are obscured from view with plasterboard, we cannot state conclusively whether the roof timbers or coverings that are present are water tight or whether there are any defects to the roof timbers. Adequate cross ventilation of roof voids is particularly difficult to achieve when rooms intrude into them. Thermal insulation around rooms in the roof may obstruct ventilation of the roof void.

It would be wise to keep an eye on the ceilings below the flat roof areas and take prompt action as and when any stains arise, given their inherent unreliability.



GUTTERS, DOWNPIPES AND GULLIES

Cast iron and plastic hopper heads, downpipe and soil event pipes are featured to the property with plastic waste pipes fixed to the soil event pipe. We note the cast iron soil event pipe to the rear left hand side is cracked and damaged with water damage also internally within the shower room at various positions on the wall adjoining, this soil event pipe requires repair and extending above the parapet / open window detail and ideally balloon fittings installed to minimise infestation / blockages.

However, as it was not raining at the time of the inspection we cannot state whether the fittings are totally watertight.

The gutters and gullies should be cleared on a regular basis of leaves and other debris. Blocked gutters and gullies can result in serious rainwater penetration problems and consequential rot to the adjacent timbers.

The older cast iron sections are revealing indications of corrosion, particularly to their rear surfaces where the application of paintwork has been thinnest. All cast iron rainwater goods should be overhauled, including the removal of rust, and sections primed and painted.

The remaining cast iron rainwater sections should be replaced as soon as practicable in modern plastic material.

It is likely that the cast iron soil vent pipe has been continued in this material beneath ground level, although this cannot be confirmed without undertaking excavations. Should the original cast iron joint remain, there is more likelihood of corrosion to this and a problem of leakage in the future.

We confirm that in undertaking our inspection of the property that none of these gullies were placed on test.

DRAINAGE

Your legal advisor should ascertain as to whether the below ground drainage is classified as a separate or combined system and whether these are in joint ownership and what, if any, joint financial responsibility is afforded for the upkeep and maintenance of the same.

It is unreasonable to expect that a drainage installation of this age is free from cracked joints and pipes. You should therefore anticipate that some maintenance will be necessary in the near future. The standard and adequacy of the drainage system can only be ascertained as a result of a test by an appropriate specialist.

There are no visible access manholes to the drainage system. It was not possible to decide whether a separate surface water system or soakaways are provided for the disposal of rainwater below ground level.

The plot drains towards the basement and as a consequence there is the risk of heavy run off of rainwater in storm conditions which could give rise to flooding. No access was afforded to the ground floor / basement story on the date of inspection. You may wish to require whether the building has a history of flooding.

MAIN WALLS

The main walls to the property appear to be of solid brick work with rendered and painted stucco to the lower elevations and to window / door detailing.

As a matter of information we would note that solid walls of this type are no longer permitted for residential construction, having been superseded in this locality after about 1938 by cavity walls, and nowadays cavity walls with an inner skin of insulation block would be used, as these provide better thermal insulation and resistance against weather penetration. If you buy an older property with solid walls, you should appreciate that its performance in these respects will not be as good as modern cavity construction.

In this regard, it is important with solid wall construction especially to ensure that the exterior elevations are maintained in good condition as a first barrier against weather and that particular care is taken to avoid leaks or spillages from gutters, downpipes and overflows, as dampness can penetrate directly to the inside.

We stress that in a property of this age it is quite likely that the support across the openings to the windows and external doors is performed by timber lintels as opposed to a material such as pre-cast concrete or steel as used nowadays. All such supports are at the present time covered by brickwork, mortar and plaster and accordingly, as no access to them is possible, no assurance as to their condition is provided.

Taking into account the above factors it is important that you appreciate, however, that in the past there may have been conditions of dampness either penetrating from the exterior or internally through a plumbing defect, which could have given rise to a condition of prolonged dampness to the lintel supports and brought about their deterioration by way of wet and/or dry rot.

We have not seen the foundations, but bearing in mind the age of the property it is likely that these would not be to a sufficient depth to satisfy present day standards. Requirements in more recent years have become more stringent, partly the consequence of the drought in 1976 which resulted in failure to many buildings from excessive clay soil shrinkage.

We note evidence of diagonal cracking extending through approximately 17 brick courses for the top left hand corner of the window serving the 2 / 3 storey side addition. This cracking continues through the brick parapets enclosure to the terrace serving the subject flat.



Internally there is no obvious signs of repetition of work, however these cracks will need urgent repair. We are concerned that this could give rise to damp or damage to the demise below which may also be exacerbated by the poor condition of the pedestrian covering / terrace area and it should be checked and confirmed as to whether there have been any complaints or disputes in relation to the same.

We note around window fenestrations there are areas of mortar repairs to the pointing with some further cracking above the French doors leading to the terrace directly below the window above.

Some further cracking is noted above the window to the shower room, these rooms will need to be repaired, not only to minimise the potential for further crack damage but also to maintain the structures weather proofing qualities.

Evidence above the mortar repairs to the pointing with some further cracking evident above the French doors leading to the terrace directly below the window above. Some further cracking is noted above the window to the shower room, these cracks will need to be repaired, not only to minimise the potential for further crack damage but also to maintain the structures weather proofing qualities.

Evidence of water damage is noted to the rendered piers and the porch entrance area and also to the basement at low level, this will need further investigation and repair, see comments under drainage section of report in regards to possible flood damage particularly during heavy rain runoff.



We note a slight bulging to the flank wall at mid height. Bulging in external walls in properties of this age and type, is occasionally encountered. Experience has shown that some solid walls were built without cross-bonding (that is internal walls not being built into the external walls), and broken sections of brickwork used to the face. External walls of this type have the appearance of comprising solid brickwork but, in fact, comprise two skins with a continuous lime mortar joint rising vertically in the centre. This construction was used to minimise costs by saving all facing bricks for outside and, in practice, may be found to have developed instability with age.

In a property of this age and type of construction there may not be sufficient restraint between the main walls and the internal elements. There is therefore the risk of bulging and other movements over the years unless restraint measures are installed. To date there is no obvious indication of serious lateral movement.



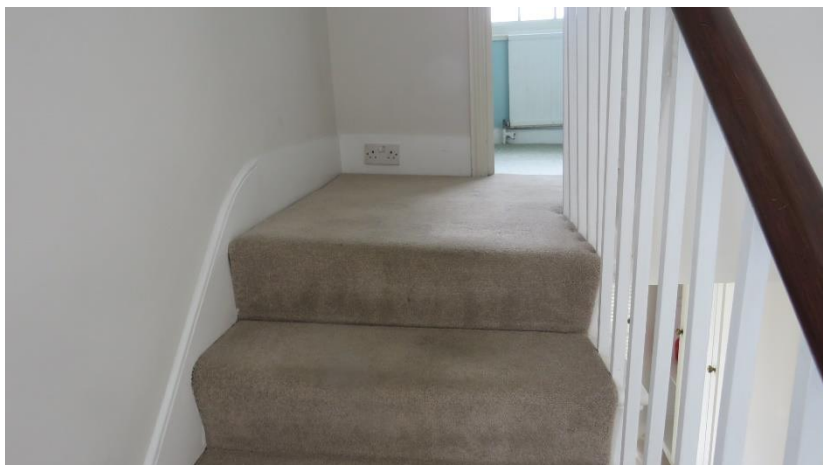
The stucco surfaces have been painted. The external surfaces of the walls have been painted. Painting of external wall surfaces can increase the risk of dampness and frost damage. This is because rainwater can find its way through minute cracks in the paint to saturate the wall, but it is then prevented from freely evaporating into the atmosphere by the paint film which acts as a cloak to entrapped moisture. High levels of internal humidity can also lead to a build up of entrapped moisture in painted external walls. This can lead to accelerated spalling in the brickwork.

There is a large tree to the front right hand corner of the property approximately 2-03 meters away from the building. This tree will need to be managed / cut back to minimise the potential for further damage.

We understand that you are considering reopening the window apertures to the front elevation within the reception room and hallway / staircase area. Whilst the structural openings appear to be unchanged with a brick or block infill rendered and painted to open these up may not have a significant structural impact, however this will need to be checked and confirmed prior to undertaking the works. You may nevertheless require conservation or planning consents for these changes. However, this is not our specialist area that we undertake and it may be prudent to speak with a planning advisor in relation to the same.

The original windows may have been removed and closed up for various reasons and this was not uncommon as window taxes were in place and to reduce liability owners infilled windows or perhaps as part of the later conversion into flats and infilling the window aperture to facilitate reconfiguring the internal alterations as part of the conversion works from a house to a self contained flats. The immediate complication of changing the left hand side window is this appears to conflict directly with the staircase and some consideration will need to be given to the opening and health and safety and privacy if a new window is to be installed. Landlord consent may also be required for any alterations to the property, see comments in relation to internal walls and changes to the layout within the reception, kitchen and bedroom one.





Opening the windows in principle appears feasible as the structural opening and support appears to be in place and, we note that the opposite property appears to have opened several windows on the flank, you may wish to check the planning register which is a public domain register to see what permissions were required / obtained.

The bottle balustrades to the roof perimeter are showing signs of spalling with vegetation growing, these will need repair and redecorations as part of the maintenance of the building.

We note some distortion evident around window and door openings and we would refer to our comments above in relation to cracking and damage and the requirement for repair. Otherwise the property is free from major structural movement. The various cracks that have appeared externally appear to be largely the result of differential movement and shrinkage cracking which may have occurred over a long period of time.

We emphasise that we cannot provide any assurances as to whether the structural movement has stabilised or not without the benefit of monitoring those areas affected over a period of time.

It is important that you appreciate that a building survey is not a substitute for an insurance policy. We can only comment upon the degree of structural movement to date and the possible risks involved. All property owners are advised to ensure that their property is insured from the moment of exchange of Contracts for the usual perils in this case, subsidence, land slip and ground heave.

We confirm that we have not undertaken any form of excavation to determine the sub soil type nor indeed to expose the foundations. The leeching effects of tree roots can hasten and exacerbate the drying out of shrinkable sub soils during periods of hot, dry weather, thus resulting in shrinkage at foundation depths and below, causing damage to foundations. Risk of movement can also be reduced by maintaining the drainage in good condition and controlling the growth of vegetation, including trees and hedges.

Clay sub soils normally provide a reasonable base for foundations, but suffer the disadvantage of excessive shrinkage during hot dry summers which brings about an irregular reduction in their volume and ability to support structures. In extreme circumstances this will lead to

subsidence. Planting a tree closer than the recommendations made above to an existing building entails some risk of damage when the tree reaches full size and in the event of long dry periods. The risk will decrease with periodic pruning of the tree to ensure that it does not reach full height.

The complete removal of trees is not recommended as this could cause the sub-soil to swell and lead to foundation heave; this might produce worse damage than would be encountered through subsidence.

The property is free from any major structural movement. Various hairline cracks have appeared externally, but this is largely the result of some differential movement/shrinkage cracking which may have occurred over a long period of time.

JOINERY

Timber painted windows and doors appeared to be in poor condition and require complete overhauling / and or partial replacement. We note evidence of rot and damage effecting the patio doors leading to the terraced. Evidence of rot to the windows to the left hand side serving bedroom three and also loss of texture generally to the windows.

Many of the windows are difficult to operate and badly fitting, and there is some deterioration both internally due to condensation, and externally due to failure to maintain the paintwork. A general overhaul is recommended to make the windows fully serviceable.





Prior to any repainting, any sections of decayed joinery should be cut out and replaced. It is possible that areas of rotted joinery have been painted over and therefore concealed.

It is important to ensure that the sealants around the frames are maintained in a satisfactory condition. In time these are likely to harden and crack and provide ingress points for rainwater.

The junctions of the roof with the roof lights are areas where, in time, leakages may occur as the flashings are prone to failure. We note some evidence of leakages and it is important to gain access to the roof and to monitor the condition and take immediate action to minimise the potential for further damage.

You should ensure that there is a regular maintenance programme for external decorations as neglect to this item can spoil the presentation of the block as a whole and therefore possibly depress the value of the individual units.

PLINTH and DAMP PROOF COURSE (DPC)

The rendered surfaces have been continued down to ground level. The purpose of this plinth is to provide some protection to the brickwork to the base of the walls which are in constant contact with ground water. Generally the lower section of the render/plinth was found to be in fair condition, however evidence of water damage is note at low level.

Please note that the recommended minimum height of the damp proof course is 150mm above external ground level. The reason for this gap is to prevent soil, etc. build-up and thus bridging the line of the damp proof course. If this occurs, it provides a path for rising dampness to by-pass the lining of the damp proof course and gain entry to the property.

No access was afforded into the basement / lower ground floor flat, therefore our comments are limited in this regard. This apartment is remote from the subject flat located to the upper sections of the building.

SUB FLOOR VENTILATION

We would refer to our comments above, no access afforded into the basement area..

GATES, FENCES and PATHS

Retaining walls are featured to the front with metal painted railings above.

Your legal advisor should ascertain ownership of the boundaries, particularly in view of maintenance which is required, but also to ensure that no boundary disputes exist.

We would point out that driveways and pathways are generally constructed on minimal foundations and are susceptible to movement, particularly in shrinkable clay sub-soils and, therefore, periodic inspections and patch repairs will be required.

The purpose of a retaining wall is important and may be essential to the stability of the site and, thus, of the building itself.

The first design consideration in regard to retaining walls is whether or not adequate provision has been allowed for movement. Generally, movement joints in brick retaining walls are desirable at ten metre intervals to cope with normal thermal expansion and contraction and occasional movement which may occur as a result of chemical action in the concrete and mortars.

The second design consideration is whether, in the case of the retaining walls, the construction itself is adequate. This cannot be fully determined, however, without some form of site investigation behind the wall.

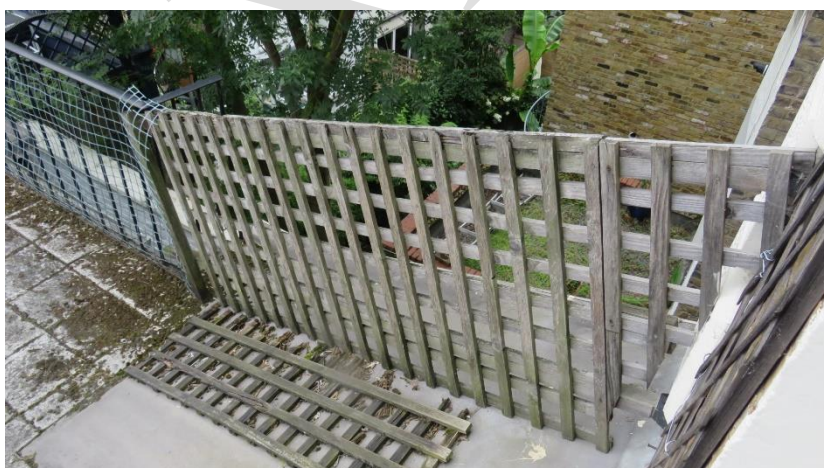
The third design consideration is whether the wall material will deteriorate should ground water be able to enter the wall and taking into account conditions of exposure. Special quality brickwork or stonework resistant to frost damage and chemical action from ground water will be necessary. Ordinary quality brickwork and stonework, which may not resist such deterioration, should not be used in conditions of high exposure. In the case of normal exposure, ordinary quality brickwork and stonework may be used provided that certain precautions are taken, these being the provision of 'tanking' (providing a vertical damp proof course) to retaining walls and horizontal damp proof courses at the tops of walls. With retaining walls, damp proof courses are to be avoided to the bases of the walls as this can provide a weak point, with the damp proof course preventing adequate bonding between brick courses.

When large quantities of ground water are likely to need draining through weep holes, it is a good idea to set the weep hole drains with a backward slope. This then deals with the main discharge of water but any continuous trickle of ground water is avoided, thus preventing an accumulation of moss or staining of the wall surfaces and adjoining paved areas.



A brick parapet wall is featured to the front of the terrace and to the left hand side adjoining with the neighbouring terrace. To the rear there are metal painted railings with a timber trellis fixed to the building. We note that the brickwork to the front has suffered crack damage and we would refer to our comments under the main wall section of the report. This requires urgent repair.

The railings to the rear are loose and potentially hazardous, the timber trellising is not fit for purpose and requires immediate upgrading. The edge protection at the rear of the terrace requires urgent repair to ensure it is fit for purpose and safe. Ideally balcony walling and hand rails should be a minimum 900mm from finished floor level as a matter of health and safety. Pedestrian tiles are laid on the terraced area, these are dated and showing signs of heavy wear and tear with lichenous deposits forming on the surface. This will need to be brushed off to minimise trip or similar related slip hazards. Lichenous deposits can also suffer frost damage and damage to the adjoining materials. It may be prudent to check with the flat owner below as to whether there are any ongoing disputes in relation to water ingress or damage. s to repair terraced areas can be disruptive, costly and difficult to do, particularly where third party ownerships are below.



Furthermore we would note that there is no real security provision between the 2 balconies with general access afforded from 1 property to another. Upgrading the security may be a consideration, again this may require planning permission for any changes the aesthetic appearance of the building and enquiries should be made in this regard.

There is a large tree to the front hand side of the property.

Planting a tree close to an existing building entails some risk of damage when the tree reaches full size and in the event of long dry periods. The risk will decrease with periodic pruning of the tree to ensure that it does not reach full height.

Complete removal of the tree is not recommended as this could cause the sub-soil to swell and lead to foundation heave; this might produce worse damage than would be encountered through subsidence.

You should ensure that the growth of all trees and shrubs in the vicinity of the property is carefully controlled so as to reduce the risk of root damage to both foundations and drains. This is subject to any Preservation Order that may affect the trees. As a rule of thumb a tree should be no closer to a building than its mature height.

To the terraced area there is an exposed tap, this will need to be provided with adequate frost protection measures.

A gap or other damp-proof barrier should be provided between all masonry garden walls and the main walls of a building so as to avoid the risk of the damp-proof course being bridged.

OUTBUILDINGS

There are no outbuildings to the subject property.

PAINTWORK

The reapplication of paintwork will be required to the external joinery sections to preserve the existing wood and also as and when any repairs are completed.

Before reapplication of paintwork is undertaken we would stress the thorough preparation of all surfaces concerned. Reapplication of paintwork will include two undercoats and a finishing coat of hard gloss paint.

5.0 INTERNAL CONDITION

The interior has been inspected from floor level only, unless otherwise stated. We have not attempted to remove any fixtures, wall hangings nor heavy furniture.

LOFT SPACE

There is no loft access to the subject property.

The property is located within the mansard pitched within the main roof of the building.

CEILINGS

The ceilings are constructed of plasterboard throughout. There are some classic differential/movement cracking noted to the joints of the plasterboard and also at junctions of walls and ceilings.

Minor hairline cracking was noted at various locations, predominantly at junctions of walls and ceilings, but this was generally minor in nature and capable of being filled prior to the next phase of redecoration.



We note there is evidence of water staining to a number of the ceilings, in particular above the door within the reception room, we note the position of the boiler / plumbing installations above and this will need further investigation and repair. Water damage has affected the access hatch in the ceiling of bedroom three with similar water staining within the built in cupboard to

bedroom two effecting the ceiling and top section of the party wall. These areas of water damage will need urgent investigation and repair. Peeling and deterioration is noted to the paint finish within the shower, this is possibly due to high humidity levels which can generate mould and condensation related problems. The control of condensation is a careful balance between heating and ventilating the property, these areas will need to be washed off with a detergent and surfaces stabilised prior to redecoration.

Otherwise the ceilings generally appeared to be in serviceable condition.

INTERNAL WALLS and PARTITIONS

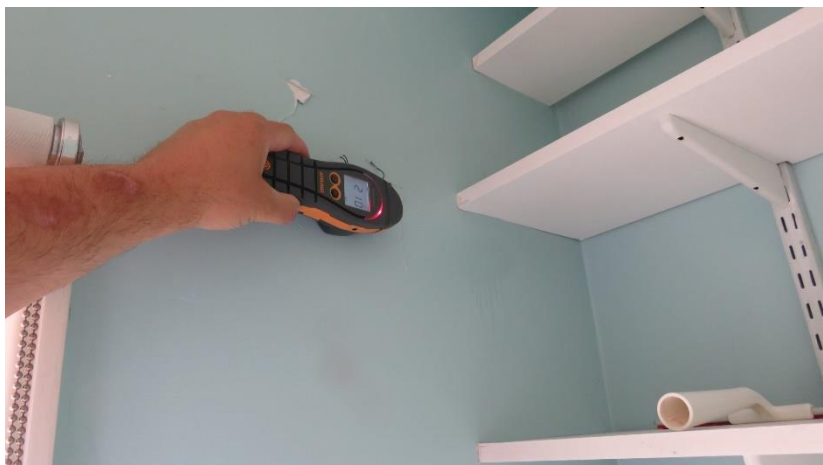
The internal walls are a mixture of masonry and timber stud partition which has been plastered and decorated.

We stress to you that we are unable to gain access to all internal surfaces of walls and partitions, due to fitted furniture and machinery. Should there be conditions of dampness either penetrating or rising through defects in the damp proof course then this could give rise to a condition of wet or dry rot in the adjoining timber work

We note some minor hairline cracking above the window within the reception room and to the spine wall separating the reception room and kitchen. We note the internal walls at this floor level separating the kitchen, bedroom one and reception room appear to be of light weight timber stud partitioning with plasterboard coverings thereon.

Whilst these appear to be non load bearing it would be prudent to have these checked, particularly as I note in your original enquiry that you are looking to alter and remodel this area, possibly to make an open plan living and kitchen area. Timber stud walls can be load bearing and further opening up / investigations would be recommended prior to removing these walls. Similarly you will need presumably landlord consent for any structural alterations within the demise.

We would refer to our comments under the floor section of the report in regards to the deflection to the floors, this may be due to historic movement and or structural alterations reconfiguring the building to facilitate self contained apartments. Additional loading of the floors are not recommended any walls removed will need to be checked by an engineer to ensure they are not providing mid span support to the floors above.



Using a hand held moisture meter some high meter readings were noted within bedroom two to the party wall within the built in cupboard. Also within bedroom one to the front left hand corner around the window at mid height. High readings were also noted within the shower room and behind the WC and also below the window in the second floor hallway area with high moisture meter readings also noted within the ground floor entrance area. These areas of dampness will need investigation and repair to minimise the potential for further damage.

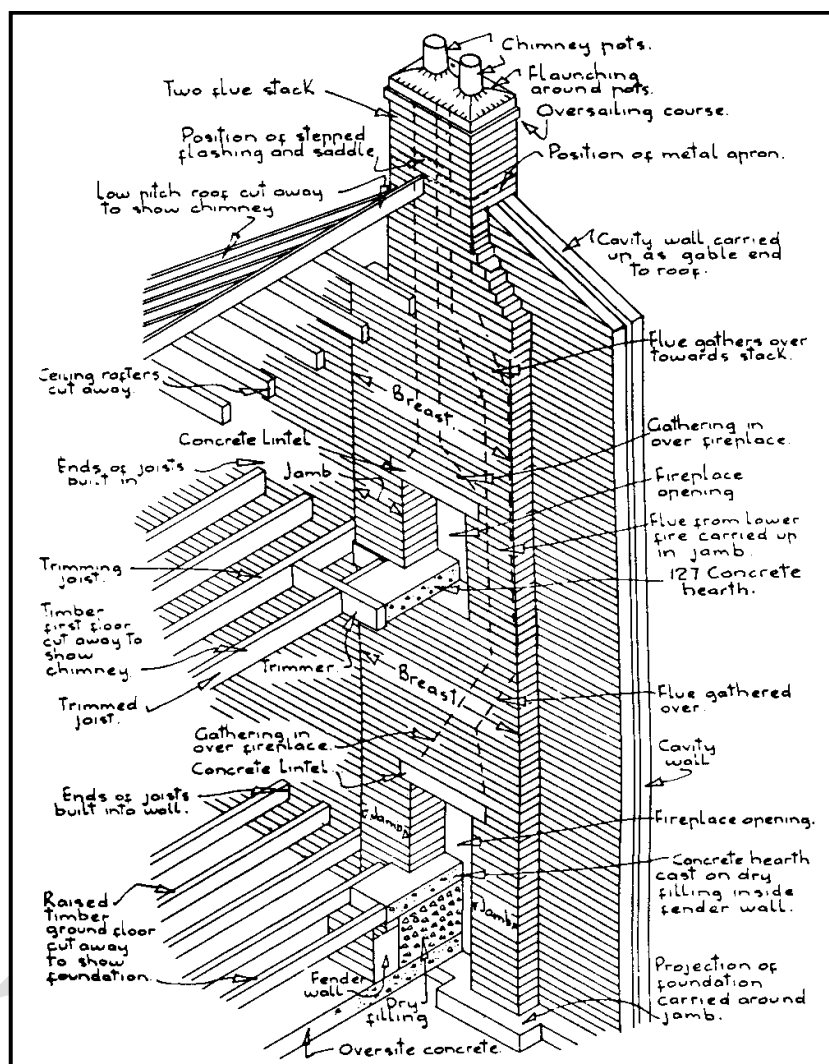
The property requires refurbishment and you should anticipate that the plaster repairs associated with dampness related works may need to be undertaken prior to refurbishment.

FIREPLACES, FLUES and CHIMNEY BREASTS

There are chimney breast projections within the reception room and bedroom one.

It is not possible to indicate the condition of the flues or the presence of any flue liners and no assumption has been given as to the practicality of using these chimneys in the future.

All blocked up flues should be provided with ventilation grills in order to minimise the risk of condensation from occurring within the flues.



Nevertheless, if these fireplaces were to come back into use they should be swept and checked by an engineer specialising in such flues.

WINDOWS and DOORS

The present condition of the windows were found to be in poor condition generally with loss of texture / distortion evident to frames and general wear and tear / localised rot note. The windows are very difficult to operate, the best long term solution would be to have these replaced with a double glazed sealed unit, however this would be considerably more expensive than overhauling and maintaining the existing. This would be the best long term solution subject to budget and we emphasise that the condition of the windows are likely to

continue to deteriorate in the longer term, and the question of their condition may well arise again upon the future resale of the property.

We refer to our comments under the joinery section of the report in regards to rot and damage to the patio doors leading to the terrace, these will need replacement to maintain the weather tight condition of the building and also maintain security.

In a property of this age and type it was common practice to install timber lintels over window and door openings, with a brickwork facing to the external walls. Such lintels are vulnerable to penetrating dampness and consequential decay. The condition of any timber lintels at the property cannot be assessed without further exposure of the structure.

Internal doors were generally found to function satisfactorily, fitting within the frames provided. However we did note the doors within the kitchen, reception room one and bedroom two are poorly fitted within the frame and these will need adjustment.

The majority of doors are fire doors and they have had the self closers removed except for the kitchen which is note closing correctly. These devices will need to be reinstated. Self closers on fire doors are now days required in such properties to reduce the risk of fire / smoke spread and provide a protected escape route.

It is important you appreciate that under Part E of the Building Regulations, certain walls and floors are required to provide adequate resistance to the transmission of sound. This applies to 'new work' only and does not cover conversion of a private house into flats. Although remedies are possible to improve the sound insulation of existing walls and floors within flat conversions, this problem can never be totally satisfactorily resolved and the remedial works often require the disturbance to internal decorative surfaces and floors.

Fireproofing between flats and the means of escape in the event of a fire are vital matters. The standards which apply are those of the current Building Regulations. If an existing building should fail to meet such standards, it is often found to be impossible to meet modern requirements in an older building without the full cooperation of all flat owners and this would be unrealistic. In circumstances such as these, we can only warn you as to the fact that the property does fall below the required Fire Regulations and to confirm that the local Fire Regulation Authority has little power to enforce improvements of such standards. This is obviously a matter you must consider should you decide to proceed with the purchase of the property.

The kitchen units are basic and dated and the tiled counter tops are cracked and damaged presenting potential for cuts / hygiene related issues. As part of any refurbishment works that the property now requires re assume replacement kitchens, fixtures and fittings will be also undertaken, therefore our comments are limited in this regard.

FLOORS

The first, second and third floor are of suspended timber floor construction.

The floors were found to be reasonably firm and capable of bearing normal domestic loads. However, the main second and third floors are notably bowing and sagging. It should be noted that floors are one of the hardest areas to pass comment on due to the presence of furniture and fitted carpets. The risk must therefore be accepted that defects may exist beneath the carpets/floor coverings that are hidden from view.

We would refer to our comments under the internal wall section of the report, this may be due to historic movement and or previous alterations that have been undertaken to the flats and apartments below, for the increased loads that have been applied as part of the reconfiguration of the building into flats or material changes to flats below (ie removals of internal walls)



Floor structures are designed to the standard of the time, which are inferior to present day requirements in terms of the joists size and spacing. Therefore a degree of unevenness and springiness is expected to some of the floors. We would not recommend that you overload these floors and any alterations internally including the removal of walls should be carefully considered, having regard to the existing undulation to the floor. Relevelling these floors may be difficult and costly to achieve.

Otherwise the floors were generally firm and capable of bearing normal domestic loads.

There is the risk of rot to timbers adjacent to any present or previous damp problems. By its very nature dry rot fungus usually grows in unexposed areas and although fungal attack was not evident in the areas that were readily accessible, we cannot state categorically that the property is completely free of such problems.

In the circumstances we would recommend that you employ a member firm of the Property Care Association (PCA) or equivalent to inspect further and report on the extent of damp proofing and timber treatment required, and undertake work as necessary. Such estimates are normally free of charge. If such works have previously been undertaken, you may wish to call the same firm back, provided any guarantees are still valid and the areas presently affected were treated.

We were unable to confirm the construction of the terraced area, it is possible that this may be concrete construction. In buildings of this age it is possible that there is not adequate

reinforcement within the concrete floor structure, and therefore in time such areas could become unstable. Without further examination we cannot comment further.

STAIRS

The main timber staircase appears to be sound and manageable, we note the handrails are loose and require refixing. There is a large step from the half landing leading from the stairwell area to the terraced, this ideally requires handrails and a banister as a matter of health and safety.

Similarly the temporary steps leading from the half landing to the terraced area requires upgrading with new hand rails and spindles provided as a matter of health and safety.



Emergency lighting and smoke detection is located in the common parts, the common part areas are showing signs of heavy wear and tear, the carpets are in poor condition and the internal common parts require redecoration. See legal section of report, you should check through your solicitor as to whether an asbestos management plan has yet to be prepared for the common parts. Such plans are mandatory with effect from May 2004.

We note there are small cupboard areas with some what appears to be fibrous boards, possibly cement space boards, however this may contain asbestos.

The current informed view is that whilst the asbestos remains undisturbed and undamaged it does not represent a significant hazard to health. The removal of the asbestos will need to be undertaken by a specialist company and this may prove relatively expensive. If you decide to remove the asbestos, then we advise you to obtain estimates before the exchange of contracts.

6.0 SERVICES

These have been inspected visually only, where accessible, and no tests have been applied. Standards and adequacy of installations can only be ascertained as a result of a test by an appropriate specialist. A general comment only is included under the following sections:

ELECTRICITY

The fuse board is located in the hallway in the second floor landing.

It is impossible to guarantee the condition of an electrical installation on the basis of a visual inspection only. There are many aspects relating to the physics of electricity which can only be identified by the application of test instruments which cover matters relating to resistance, impedance and current etc. Only proper testing of the installation will provide a true picture.

We would recommend that the system be inspected and tested by a qualified electrician and a report obtained. Pending receipt of an electrician's report we suggest you allow for the possibility that some expenditure on the electrical installation will be necessary.

Smoke detectors are installed within the property, these will need to be tested and maintained on a regular basis to ensure they function correctly, the intercom system also requires testing to ensure it remains in operational condition.

You should arrange for a qualified electrician to test the installation and quote for any necessary remedial work prior to legal commitment to purchase. The electrician should be registered with the National Inspection Council for Electrical Installation Contractors (NICEIC).

GAS

We were unable to locate the gas meter to the property, this will need to be confirmed through your legal advisor.

As a normal safety precaution we would recommend that the gas service, together with any fitted gas appliances included in the sale, be inspected and tested for safety by a qualified gas engineer before the property changes hands.

PLUMBING and SANITARY FITTINGS

The property is connected to the mains.

We were unable to locate the stop cock and you should enquire as to the location of the stop cocks in the event that you may wish to turn the water off for maintenance or in an emergency.

The plumbing to the property is of copper and plastic. There is some reliance on plastic pipes within the plumbing system. Whilst these are quite durable, they may be more prone to impact damage than conventional copper pipes.

Without exposing the rising main running beneath ground and floor structures, we cannot confirm the material used here. For health reasons, lead pipes are no longer recommended. Lead pipes can develop leaks, especially if run in sub soils subject to movement, and nowadays polythene pipes are used below ground for this purpose. If you are concerned about the fact that a lead pipe is used, replacement with a new polythene main would be the best solution.

The water pressure to the cold taps at each level was found to be very low and there was no hot water on the date of inspection. We would recommend the plumbing installation is checked by a qualified plumber and a report provided in relation to the same.

It is preferable for there to be an external overflow pipe as a failed float valve can be spotted quickly, and furthermore any surplus water is drained to a harmless exterior point. The fittings appear to be working, although detailed tests have not been carried out. We are unable to confirm that the plumbing installation is completely free of leakages, bearing in mind the limitation of the inspection and the fact that much of the pipework is in concealed locations.

The sanitary fittings are somewhat dated and it is anticipated that most incoming purchasers would wish to renew throughout.

Deterioration is noted to the mastic and the tiled surfaces within the shower with general build ups of high humidity causing blistering and peeling to the paintwork, this requires upgrading.

We note some staining to the ceiling within the reception room and we are concerned this may be due to plumbing relate defects or the boiler. The overflow to the boiler requires external discharge and we are unable to locate this, this will need to be checked by a gas safe engineer.

We emphasise that we have not inspected any of the hidden pipework, either under floors or boxed in, so are unable to comment upon this.

HOT WATER and CENTRAL HEATING

The boiler is located in the airing cupboard on the tope floor landing with emersion cylinder adjoining.

We recommend that the heating system is inspected and tested by a qualified engineer and a report obtained. If you are in doubt as to whether this system will provide heating to meet your requirements, you are advised to consult a heating engineer, and ask him to carry out a test and advise generally on the performance of the system.

The cylinder is mounted on the floor but this is not an ideal practice and it would be better mounted on two 100mm x 50mm (4' x 2') sections of timber off the floor. We do not consider it necessary, however, to relocate the cylinder unless other plumbing work is to be done at the same time.

We suspect that the central heating system has not been drained down recently and may, at some time in the past, have been unused for a period of time. We would recommend that the system be inspected and tested by a qualified heating engineer and a report obtained. The system should be drained down, flushed through, chemically cleansed and then re-charged with an inhibitor to reduce internal corrosion.

See comments above in relation to possible leakages causing staining to the ceiling and reception room and the requirement for repair.

7.0 CONCLUSIONS AND RECOMMENDATIONS

Although this section provides a summary of our findings, it is important that the report is read as a whole.

LEGAL MATTERS

Your legal advisor's attention is drawn to the following:

Your legal advisor should be specifically asked to check all relevant documents, including the Lease and advise you of their terms. You may be particularly concerned with the following:

- a) That there is a Management Company correctly set up to deal with the running and maintenance of the building.
- b) That the management arrangements are such that they will satisfy the normal requirements of Building Societies or other lending institutions.
- c) That suitable annual maintenance and replacement funds exist with suitable reserves, to deal with general cleaning, maintenance and repair of common parts and repairs to the main structure, centralised heating installations and other services. Particular

regard should be paid to the comments made in this report regarding the main structure and common parts.

- d) That the liability for repairs to the subject flat, common parts and the main structure are clearly set out as between the flat owners and the Management Company and that suitable procedures exist for settling disputes which may arise with regard to repairs.
- e) Whether the Management Company or individual flat occupiers are responsible for insurance of the building and where a block insurance policy is held.
- f) Your legal advisor should also ascertain from the Secretary of the Management Company whether there are any existing or foreseeable management problems or disputes or known outstanding repairs or programmed works which would affect the level of the service/maintenance charge payable.
- g) The precise repairing covenants and management arrangements under the lease are not known and these should be carefully checked through your solicitor. Previous maintenance costs should also be ascertained as a guideline to likely future costs, and enquiries should be made as to whether there are any impending major repair items. You should also check whether there is a sinking fund in existence for future building repairs.
- h) Although the maintenance arrangements may not involve liabilities for repair to the roof, etc, the condition of such areas is important as far as the structural integrity of the building as a whole is concerned. The future maintenance of the component parts of the building is therefore a relevant consideration.

Your legal advisor should check the Lease and confirm that there are suitable repairs and cross repairing covenants and adequate rights of way over common parts. It should also be established that the liability for repairs to the subject flat, common parts and the main structure are clearly set out as between the flat owners and the Freeholder, and that suitable procedures exist for settling disputes which may arise with regard to repairs. It should also be established as to whether individual flat owners or the Freeholder are responsible for the insurance of the building.

- Your legal advisor should check whether there are any rights of way that exist over the property boundaries and if so, what the terms of ownership and repair and responsibilities are in this regard.
- Your legal advisor should confirm as to what rights of way/repair and responsibilities are afforded over the common parts of the property.
- Your legal advisor should confirm which of the subject boundaries are your responsibility, in respect to future maintenance and also where boundaries have not been properly demarcated. Also whether there are/have been any boundary disputes or similar.
- Your legal advisor should ascertain as to whether the below ground drainage is classified as a separate or combined system. It may be that the below ground drainage system is shared and, as such, there may be joint financial responsibilities.
- Your legal advisor should ascertain as to whether there has been any structural movement or claims related to the property.

- Your legal advisor should ascertain as to whether Building Control/Planning permission or other statutory consents, Party Wall approval, where applicable, were obtained for any alterations or additions to the property.
- Your legal advisor should enquire on your behalf as to the history of the property with regard to flooding.
- Your solicitor will check that the town planning and Building Regulations history of the property is in order. Appropriate local authority and other enquiries will reveal whether there are any planning proposals, etc. likely to adversely affect the property.
- It is important to check that all alterations to the property have the benefit of all necessary local authority consents, and were supervised by the Building Inspector under the Building Regulations.
- You should confirm that all the alterations were undertaken in accordance with a scheme drawn up and supervised by a qualified architect/structural engineer.
- All additional investigation and enquiries referred to in this report should be undertaken prior to exchange of contracts. Such investigation should include obtaining quotations for the various building works referred to in this report. Such enquiries should also include checking whether there has been a history of underpinning at the property or whether there has been any claim under a buildings insurance policy in respect of structural movement. The enquiries should also include asking about the history of any alterations carried out to the property over the years.
- Any guarantees in respect of previous building works should be checked.

URGENT REPAIRS

A number of repair items have been raised which will require attention either at the present time or in the future and you will no doubt bear the latter in mind. You will also no doubt wish to make alterations to both the external and internal decorative surfaces to suit your own particular tastes, although in addition to this, we draw your attention to the relatively urgent matters below:

1. Check roof coverings, undertake repairs, check chimneys and undertake repairs / possible additional strengthening works, repointing and checking rain water goods - removing debris, blockages and ensuring it is fit for purpose.
2. Undertake crack repairs to the building.
3. Cut out rotten and defective areas of timberwork and replace with new.
4. Install additional hand rails to the terraced area and to the steps to ensure it is fit for purpose and free from hazard / defects.

5. Trace and remedy cause of staining / high moisture meter readings in the property and make good damage so caused.
6. Reinstall door closers as a matter of health and safety / fire precaution.

In view of our findings therefore, as to the property as a whole, we strongly recommend that estimates for the above mentioned urgent repairs are obtained before the exchange of Contracts. Only when you have all this information will you be fully equipped to make a reasoned and informed judgement on whether or not to proceed with the purchase. We must advise you, however, that if you should decide to exchange contracts without obtaining this information, you would have to accept the risk that adverse factors might come to light in the future.

FURTHER INVESTIGATION

The following should also be dealt with before exchange of contracts:

- Obtain gas safety certification.
- Obtain electrical safety certification.
- Undertake a CCTV survey of the drainage system to ensure that it is fit for purpose.
- Consider further the possible presence of asbestos within the property and arrange for specialist to test prior to disturbing the same.

MAINTENANCE

We have highlighted throughout this report the need for areas of maintenance or items that will require your attention. Estimates for these should be obtained **prior to exchange of contracts** so that you are sure that the Property falls within your budget.

STRUCTURAL MOVEMENT

The property is free from any major structural movement. Various hairline cracks have appeared externally, but this is largely the result of some differential movement/shrinkage cracking which may have occurred over a long period of time.

We emphasise that we cannot provide any assurances as to whether the structural movement has stabilised or not without the benefit of monitoring those areas affected over a period of time.

It is important that you appreciate that a building survey is not a substitute for an insurance policy. We can only comment upon the degree of structural movement to date and the possible risks involved. All property owners are advised to ensure that their property is insured from the moment of exchange of Contracts for the usual perils in this case, subsidence, land slip and ground heave.

OVERALL OPINION

The property requires modernisation throughout and you should anticipate that this will require a large amount of expenditure in order to bring it up to modern day standards.

Within the context of a building survey we found this property to be a reasonable proposition for purchase, provided that you are prepared to accept the costs and inconvenience of dealing with the various repair works reported. These defects are not inconsistent with a property of this age and type.

We trust that our report provides the information and advice you require. If we can be of any further assistance, please let us know. We mention that our report has been prepared for you as our client in connection with the respected purchase of the property and we cannot accept responsibility for it to any third party who may become acquainted with its contents, without our prior knowledge and consent in writing. An electronic pdf copy of the report can be sent to your legal advisors if requested.

Yours sincerely

MODRICS CHARTERED SURVEYORS

8.0 GLOSSARY

Brief explanation of some of the technical words and terms that may be found in our report

Air brick	Perforated brick or grating set into wall to provide ventilation. Most frequently used at the base of walls to ventilate timber ground floors. Insufficient ventilation can result in dry rot to floor timbers.
Barge Board	Wide board fitted below tiles of overhanging verge to gable.
Binder	Horizontal timber placed at right-angles to and above ceiling joists to stiffen ceiling and provide additional support.
Bressummer	Beam supporting walls and floor joists over openings in main walls by bay windows.
Cavity Wall	External wall, comprising inner and outer 'skin', brick or block with space between. Properly constructed it is more resistant to damp penetration than solid wall and improves thermal insulation.
Cesspool	Watertight chamber in which sewage effluent is collected. Has to be emptied at intervals - a service usually provided by Local Authority for which a charge is made.
Collar (in roof)	Timber that ties across between rafters on either side of a roof at some point above the feet of the rafters.
Collar (in drain)	Wider end of pipe into which another pipe fits.
Damp Proof Course (dpc)	Layer of some impervious material incorporated in the structure to prevent passage of dampness through porous materials. Older buildings often constructed without dpc. Chemical injected dpc often recommended as the cheapest method of damp proofing. This method not as effective as physical barrier and depends partly on replastering walls.
Damp Proof Membrane	Similar to dpc but in solid ground floors to prevent damp rising up through floor. Should be connected to dpc in surrounding walls to be fully effective.
Dormer Window	Window set into roof slope.
Dry Rot/Wet Rot	Fungus growth which attacks timber. Conditions conducive to growth of dry rot are damp, coupled with stagnant air, e.g. if sub-floor ventilation is lacking. Wet rot thrives in similar conditions also in

external joinery unless maintenance is meticulous. Does not worsen after damp source removed, unlike dry rot which will continue to spread and affect new timber or adjoining areas if not properly treated.

Eaves	Projecting edges of a roof.
Expansion Tank	Small storage tank linked with the central heating system to top up water in that system independent of main cold water storage tank.
Fascia	Vertical board at eaves level to which guttering often attached.
Fillet	Method of weatherproofing joint between roof covering and brickwork, e.g. around the base of chimney. Most frequently in cement but sometimes of tiles set in cement. Less satisfactory than flashing (see below) because of inflexibility and liability to crack.
Flashing	Method of weatherproofing joint between roof covering and brickwork using metal sheeting.
Floors	Suspended timber - a system of joists covered with floorboards or chipboard at first floor level, suspended between walls and resting on them, at ground floor level, most often supported by small 'sleeper' walls on oversite concrete. Cavity beneath floorboarding should be ventilated by air bricks set into external walls to avoid conditions conducive to growth of dry rot. Solid floor usually formed of hardcore, surmounted by 4" to 6" concrete, then a damp proof membrane with final surfacing of cement screed and floor finish.
Foundations	Firm base constructed beneath ground to spread loading from a building on to subsoil. Modern buildings normally have strong concrete foundations. Older buildings often have weaker, shallow foundations, more susceptible to failure and subsidence. Some older buildings are sometimes constructed direct onto compacted soil.
Gable	Triangular part of an exterior wall beneath two roof slopes.
Gutters	Normally formed in cast iron in older properties but in PVC in modern houses. 1) Half round semi-circular section fixed to fascia with brackets. 2) Ogee - a different pattern with vertical rear side screwed direct to fascia -disadvantage is that it restricts decoration of fascia and rear face of gutter; rusting and failure of gutter can result, and in extreme cases, rot in fascia and feet of rafters.
Hanger	Vertical timber fixed between rafters and binder to provide additional support to ceilings.
Hip	External angle formed by roof when end slopes backwards instead of ending in a gable. Usually protected by tiles even on slate roof.

Land Drain	Method of disposal of water beneath ground. Usually comprises a drain laid down with open joints and surrounded by shingle or similar material through which water can disperse into surrounding soil. Drains will become blocked with silt in time.
Lath and Plaster	Traditional way of forming plaster surface on ceilings or timber partitions. Comprising a number of horizontal battens or laths which form a key for the plaster. Now largely obsolete and replaced by plasterboard.
Lean-to Roof	Roof constructed with single pitch leaning from eaves against another external wall.
Lintel	Beam normally of concrete or metal - sometimes timber - spanning opening in a wall to support the wall above.
Purlin	Horizontal timber in roof space which provides intermediate support to rafters.
Rafters	Inclined timber immediately beneath the roof covering to which the tiling battens or boarding for sloping roofs are fixed.
Reveal	Vertical side face of an opening for a window or doorway between the frame and outer face of wall.
Ridge	The horizontal line at the apex of a roof. Usually has tile covering.
Roof Truss	Triangular framework of structural members supporting a roof, carrying horizontal members (purlins) which in turn support common rafters. (See also 'Trussed Rafter').
R.S.J.	Rolled steel joist - steel supporting beam.
Septic Tank	Sewage disposal system normally comprising two or three linked chambers within which self-purifying (bacteria) process takes place, beyond which is an outfall to land drains or a soakaway (see below) for the purified liquid effluent. Occasional emptying may be needed, but dependent upon soil conditions and method of use, septic tank can remain undisturbed for a number of years. New land drains or soakaways may also be required but on average probably at intervals of not less than ten years.
Soakaways	Method of water disposal, usually for surface water, i.e. hole dug in the ground and then filled with brick, rubble or similar material and covered over. Disperses water from drains leading into it provided surrounding soil conditions are suitable.

Soffit	The underside of overhanging eaves or an archway. Sometimes used to describe sloping sections inside a house beneath a roof or staircase.
Spall	Process whereby the face of damp bricks or other building materials is blown off by frost action, leaving a soft porous surface. Affected bricks should best be cut out and renewed, although resurfacing with a coloured cement render is often acceptable.
Strut	Load bearing timbers normally supporting purlins (see above) and fixed at an angle down to a wall or some other load bearing point.
Stud Partitions	Wall formed of pieces of timber (stud) covered with plasterboard or lath and plaster in older property. Unless specially constructed, unlikely to give sound insulation or strength of brick or block partitions.
Throat	Groove cut in the underside of external sills to throw rainwater away from walls. Where throats do not exist, rainwater can run back beneath the sill, soaking into the wall and causing dampness inside the building.
Tie Bar	Metal bar inserted across building to tie outer walls together, i.e. to arrest movement in structure and improve stability.
Trussed Rafter	Derivative of roof truss (see above). Factory made timber framework used instead of common rafters, joined together by metal connectors or adhesive.
Underpinning	Construction of new foundations beneath existing walls to arrest uneven subsidence due to ground movement or foundation failure.
Valley	Internal angle formed by the outside surfaces of two adjoining roof slopes. Can be tiled or formed in metal or, less durably, in felt. May be called 'valley gutter' particularly when horizontal, i.e. between two parallel adjacent sloping roofs.
Verge	Edge of a roof which runs from eaves to ridge at a gable (usually cement pointed).
Wall Plate	Horizontal timber at top of wall on which floor or roof timbers, rafters or joists rest.
Wall Tie	Metal connector used to provide structural link between inner and outer skins of cavity wall.
Woodborer Infestation	Insect that attacks timber. Eggs are laid by the insect. Resulting grub eats away within the timber before emerging as adult insects through distinctive and characteristic flight holes in spring/early summer.

Serious infestation can ultimately result in breakdown of timber but is relatively slow process. Most usual attack is by common furniture beetle. Other species are more voracious such as Deathwatch Beetle and House Longhorn Beetle. Chemical treatment will eradicate woodborers. Specialist companies offer a service with long term guarantees against re-infestation.

EXAMPLE

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