

A B C SURVEYS LTD

**BUILDING SURVEY REPORT**



OF

**70 Smith Road**

AS INSPECTED BY ABC SURVEYS LIMITED

On: Wednesday 14<sup>th</sup> June 2017

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We inspect the inside and outside of the main building and all permanent outbuildings, but we do not force or open up the fabric. We also inspect the parts of the electricity, gas/oil, water, heating and drainage services that can be seen, but we do not test them.

To help describe the condition of the home, we give condition ratings to the main parts (the 'elements') of the building, garage and some parts outside. Some elements can be made up of several different parts.

The condition ratings are described as follows.

- 3** Defects that are serious and/or need to be repaired, replaced or investigated urgently.
- 2** Defects that need repairing or replacing but are not considered to be either serious or urgent. The property must be maintained in the normal way.
- 1** No repair is currently needed. The property must be maintained in the normal way.
- NI** Not inspected (see 'Important note' below).

The report covers matters that, in the surveyor's opinion, need to be dealt with or may affect the value of the property.

Important note: We carry out only a visual inspection. This means that we do not take up carpets, floor coverings or floorboards, move furniture or remove the contents of cupboards. Also, we do not remove secured panels or undo electrical fittings.

We inspect roofs, chimneys and other surfaces on the outside of the building from ground level and, if necessary, from neighbouring public property and with help of binoculars.

We inspect the roof structure from inside the roof space if there is access (although we do not move or lift insulation material, stored goods or other contents). We examine floor surfaces and underfloor spaces so far as there is safe access to these (although we do not move or lift furniture, floor coverings or other contents). We are not able to assess the condition of the inside of any chimney, boiler or other flues.

We note in our report if we are not able to check any parts of the property that the inspection would normally cover. If we are concerned about these parts, the report will tell you about any further investigations that are needed.

We do not report on the cost of any work to put right defects or make recommendations on how these repairs should be carried out. Some maintenance and repairs we suggest may be expensive.

<b>3</b>	Section of Report	Element Name
<b>2</b>	Section of Report	Element Name
<b>1</b>	Section of Report	Element Name
	External Condition	Roof
	Internal Condition	Internal Walls and Partitions
	External Condition	Gutters, Downpipes and Gullies
	External Condition	Main Walls
	External Condition	Plinth and Damp Proof Course
	External Condition	Sub Floor Ventilation
	External Condition	Gates, Fences and Paths
	External Condition	Paintwork
	External Condition	Joinery
	Internal Condition	Windows and Doors
	Internal Condition	Ceilings
	Internal Condition	Floors
	Internal Condition	Stairs
	Services	Electricity
	Services	Gas
	Services	Plumbing and Sanitary Fittings
	Services	Hot Water and Central Heating

To make sure you get a balanced impression of the property, we strongly recommend that you read all sections of the report.

## 1.0 INTRODUCTION

This report is for the private and confidential use of the client(s) for 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 ABC Surveys Ltd

In accordance with your instructions, we inspected the above property on Wednesday 14<sup>th</sup> June 2017 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 and sunny weather.

At the time of inspection, the property was occupied and furnished with fully fitted and fixed floor coverings throughout. We were only able to gain a limited view of the roof coverings because of the height configuration of these roofs.

We were only able to inspect those parts of the structure which were accessible without removing kitchen and bathroom fixtures 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.

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.

## **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 garden area to the rear.

The property is a Semi-detached 4/5-bedroom house with front driveway.

## **3.0 ACCOMMODATION**

The accommodation comprises as follows:

Entrance hallway, Sitting Room (front), Study bedroom (front) Dining Room and Kitchen (rear), Living Room (rear) Utility Room (off kitchen), Staircase to 1<sup>st</sup> floor, Front bedroom (1), Front bedroom (2), Rear bedroom (3), Rear bedroom (4) with ensuite, bathroom (front)

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, the roof could not be accessed by ladder and would require a scaffold to gain full access.

### CHIMNEYS

1

There is a shared brick/rendered built chimney stacks serving the subject property located to the party wall line of the property and shared with the neighboring property to the front and rear elevations.

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 and render in order to prevent such dampness occurring.



Aerials fixed to the chimney stack can cause damage to the brickwork and render and will require to be periodically examined.

Otherwise, we found no significant signs of any cracking or damage evident of the chimney stack where visible to inspect.



## **ROOF**

1

The main roof to the property is of timber pitched construction covered with small clay roof tiles and half round ridge and hip tiles.



The roofs are lined in a clay tile. The roof was found to be in reasonable condition at the time of our survey.

We noted some evidence of lichenous deposits to the surface of the roof tiles and, ideally, these should be brushed off as these can cause deterioration of roof coverings and if they become dislodged in gutters they can cause blockages and damp penetration problems to the structure beneath.

The general condition of the roof tiles were found to be in serviceable Condition. It is important to maintain the condition of these tiles, not only to secure them but to render these parts of the roof weather-tight.

## **GUTTERS, DOWNPIPES AND GULLIES**

1

The rainwater pipes and gutters are formed in modern plastic incorporating half round sections to the gutters and down pipes to the main house. Generally, these were found to be in reasonable condition with no obvious signs of leak-ages evident.

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 water damage to surfaces.

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



## **DRAINAGE**

**1**

Within the curtilage of the property, the inspection chamber is situated in the side passage way adjacent to the boundary fence, which provides access to the underground drainage system. Access was gained by lifting the inspection chamber lid. The precise condition of the drains can only be verified by testing.

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.



## MAIN WALLS

1

The main walls to the property are of cavity wall construction with a render finish and face brickwork to the front low level areas. Some weathered and missing mortar to the front elevation main walls will require repointing to maintain just above the bay window plinth (very minor)



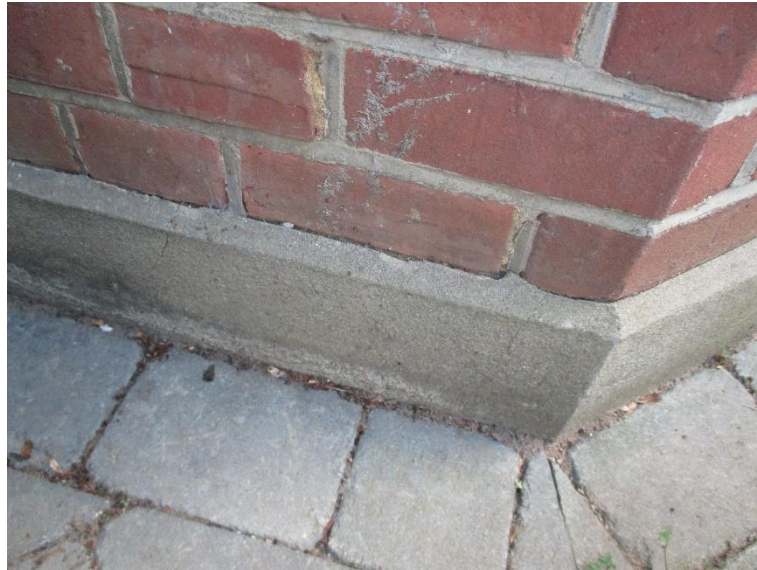
It is important that you appreciate that the overall stiffness of cavity wall construction relies upon the inner and outer skins of the walls being held together by effective wall ties. Without the benefit of exposing the walls we cannot confirm the existence, or indeed the condition, of these wall ties.

When corrosion takes place it can cause horizontal cracks every four, five or six courses of brickwork in the mortar joint and sometimes this is accompanied by bulging in the outer leaf of the brick wall. We have found no indication of failures to suggest that there is an existing defect in the wall ties.

The structural condition of the property is otherwise satisfactory. We found no evidence of any significant cracking or current settlement/subsidence or structural movement and no indication to suggest that the foundations are defective or inadequate.

In regard to the rendered sections, the rendering may be concealing defects to the main walls, although internally there were no obvious signs of serious problems. Some cracking to the render on the side elevation, will require repair to maintain.

Cement rendering is prone to fracturing over the years due to normal shrinkage, frost action and ageing processes and some cracking is evident. Any areas of hollow rendering should be hacked off and renewed.



## JOINERY

1

External joinery is limited to the main front door, framework, and fascia and soffits. General redecoration and maintenance is required to the fascia and soffits in order to protect the wood from decay.

The keys to all windows and doors should be made available on completion of the sale. Any guarantees for the double-glazing should be checked and retained for future reference. The double-glazed units should help reduce the amount of repainting required over the years.



The vacuum seal in the front left bedroom has failed, showing a missing to the glazing.

The vacuum seals to the double-glazing are prone to failure, and are particularly unreliable in older double-glazed units. If the vacuum seals fail the affected glazing will need to be replaced, which could prove problematic unless there is an easy means of removing the affected glazing. Following amendments to the Building Regulations all window installations after April 2002 are subject to approval under the Regulations and therefore it is important to ensure that any recent window replacement has the necessary approval or has been undertaken by an authorised installer (FENSA).

## **GATES, FENCES and PATHS**

**1**

The fences to the boundary are of concrete posts and timber fence panels found to be in reasonable condition to the side elevation.

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.

## **PAINTWORK**

**1**

The reapplication of paintwork will be required to the external joinery sections to preserve the existing wood and the metal items and 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 preparation and decoration of timber and metal elements, including the balcony, gate, front door frame, front door cupboards and fences.

## **5.0 INTERNAL CONDITION**

The interior has been inspected from floor level only, unless otherwise stated. We have not attempted to remove any kitchen or bathroom fixtures and fittings.

## **LOFT SPACE**

**1**

Access was possible into the main roof structure via an access hatch on the first floor landing. Access was gained using the fixed ladder. There is a light fixing therein.

The main roof was found to comprise of pitched rafters supported by a horizontally positioned purlin.



It was not possible to inspect the underside of the main roof covering. This is laid on top of roofing felt which conceals this part of the underside of the surface of the tile. The absence of ventilation between this felt and the underside of the roof covering can reduce the life expectation of the tiles. Without examination, we are unable to determine the level of ventilation that has been provided.

We stress to you that we were unable to gain access to all parts of the roof and therefore not all of the timbers were visible. For this reason, we cannot provide you with any assurances as to the condition of the timbering as a whole.

We confirm that due to the limitations described above (the number of stored items) we are unable to confirm the presence (or not) of woodworm, wet or dry rot. In a property of this age, given a completely free examination, we would have expected to have found some evidence of woodworm infestation. If you have concerns or simply require any further advice in this regard, we recommend you approach a reputable timber specialist company, offering a long term guarantee, to inspect the roof void when it is free of items.

## **CEILINGS**

**1**

The ceilings are constructed of plasterboard and plaster, there are some classic differential/movement cracking noted to the joints of the plasterboard and also 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.



Otherwise on the date of survey the ceilings were noted to be in good condition.

## **INTERNAL WALLS and PARTITIONS**

**1**

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

Some internal walls have been lined with plasterboard which limited the scope of our inspection. This is often referred to as “dry lining” and is a popular method of finishing off the internal surfaces of walls as it saves on costs and reduces the drying out period when construction took place. Dry lining is where plasterboard sheets are fixed to either timber battens or dabs of plaster and then decorated over. This means that there is a gap between the plasterboard and the walls. Because of the gap, it is difficult to screw directly into the walls, although a range of proprietary fixing products can be found in DIY stores. Tiled surfaces are featured to the bathroom.

Otherwise the internal walls where visible appeared to be in a serviceable Condition.

## **FIREPLACES, FLUES and CHIMNEY BREASTS**

**1**

There are open fire place/chimneys in the front sitting room, rear loving room and front and rear right hand side bedrooms.

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 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

1

The windows and doors to the property are Uvpc double glazed units with timber door and frames to the main front entrance.



The double-glazing appears in satisfactory condition with no significant defects, except the front left hand bedroom window. It should be noted, however, that double-glazing can vary in quality, particularly in respect of the seals around the edges of the glass. These will deteriorate over time allowing moisture to penetrate between the panes of glass, resulting in misting.

Internal doors were generally found to function satisfactorily, fitting within the frames provided.

The kitchen has recently been replaced.

Your legal advisor should ascertain as to whether there are any guarantees or warranties provided for the window replacement works and if these were installed after April 2002 then FENSA certification/Building Regulation approval is required.

## FLOORS

The ground floor and first floors are of suspended timber construction (that is floorboards on joists). The rear extension floor is of solid floor construction.

The floors were found to be reasonably firm and flat and capable of bearing normal domestic loads. 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.

## **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**

Electricity is connected to the mains supply.

(General Information for Electrical Works)

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.

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**

Gas is connected to the mains supply.

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**

**1**

The property is connected to the mains 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.

The water pressure to the taps at each level was found to be adequate and there were no obvious signs of any leakages to the underside of taps or waste pipes. The 1<sup>st</sup> floor toilet cistern runs consistently and will require maintenance to repair.

The fittings appear to be working, although detailed tests have not been carried out. The cold water tap to the basin in the front ensuite bathroom moves back and forwards when turning on and off, this will require repair or replacement.

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.

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 wall mounted, sited within the utility room.

We found no obvious signs of any leakages to the boiler or associated pipework.

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.

## **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 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 Party Wall approval, where applicable, were obtained for any alterations or additions to the property.
- 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.

## **REPAIRS/MAINTENANCE**

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. Overhaul/clean rainwater gutters and downpipes and reconnect rear guttering to down pipe.
2. External repairs and decoration (maintenance)
3. Inspect drainage
4. Allow for repointing some missing pointing to the main walls above front plinth.

In view of our findings therefore, as to the property as a whole, we strongly recommend that estimates for the above mentioned 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.

## **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 structural condition of the property is otherwise satisfactory. We found no evidence of any significant cracking or current settlement/subsidence or structural movement and no indication to suggest that the foundations are defective or inadequate.

## **OVERALL OPINION**

Within the context of a Building Survey Report 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

**Richard Wood**

**Chartered Building Engineer CABE AssocRICS MCIOB MFPWS  
ABC Surveys Ltd.**

## 8.0 GLOSSARY

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

<b>Air brick</b>	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.
<b>Barge Board</b>	Wide board fitted below tiles of overhanging verge to gable.
<b>Binder</b>	Horizontal timber placed at right-angles to and above ceiling joists to stiffen ceiling and provide additional support.
<b>Bressummer</b>	Beam supporting walls and floor joists over openings in main walls by bay windows.
<b>Cavity Wall</b>	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.
<b>Cesspool</b>	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.
<b>Collar (in roof)</b>	Timber that ties across between rafters on either side of a roof at some point above the feet of the rafters.
<b>Collar (in drain)</b>	Wider end of pipe into which another pipe fits.
<b>Damp Proof Course (dpc)</b>	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.
<b>Damp Proof Membrane</b>	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.
<b>Dormer Window</b>	Window set into roof slope.
<b>Dry Rot/Wet Rot</b>	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.
<b>Eaves</b>	Projecting edges of a roof.

<b>Expansion Tank</b>	Small storage tank linked with the central heating system to top up water in that system independent of main cold water storage tank.
<b>Fascia</b>	Vertical board at eaves level to which guttering often attached.
<b>Fillet</b>	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.
<b>Flashing</b>	Method of weatherproofing joint between roof covering and brickwork using metal sheeting.
<b>Floors</b>	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.
<b>Foundations</b>	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.
<b>Gable</b>	Triangular part of an exterior wall beneath two roof slopes.
<b>Gutters</b>	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.
<b>Hanger</b>	Vertical timber fixed between rafters and binder to provide additional support to ceilings.
<b>Hip</b>	External angle formed by roof when end slopes backwards instead of ending in a gable. Usually protected by tiles even on slate roof.
<b>Land Drain</b>	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.
<b>Lath and Plaster</b>	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 plaster-board.

<b>Lean-to Roof</b>	Roof constructed with single pitch leaning from eaves against another external wall.
<b>Lintel</b>	Beam normally of concrete or metal - sometimes timber - spanning opening in a wall to support the wall above.
<b>Purlin</b>	Horizontal timber in roof space which provides intermediate support to rafters.
<b>Rafters</b>	Inclined timber immediately beneath the roof covering to which the tiling battens or boarding for sloping roofs are fixed.
<b>Reveal</b>	Vertical side face of an opening for a window or doorway between the frame and outer face of wall.
<b>Ridge</b>	The horizontal line at the apex of a roof. Usually has tile covering.
<b>Roof Truss</b>	Triangular framework of structural members supporting a roof, carrying horizontal members (purlins) which in turn support common rafters. (See also 'Trussed Rafter').
<b>R.S.J.</b>	Rolled steel joist - steel supporting beam.
<b>Septic Tank</b>	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.
<b>Soakaways</b>	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.
<b>Soffit</b>	The underside of overhanging eaves or an archway. Sometimes used to describe sloping sections inside a house beneath a roof or staircase.
<b>Spall</b>	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.
<b>Strut</b>	Load bearing timbers normally supporting purlins (see above) and fixed at an angle down to a wall or some other load bearing point.

<b>Stud Partitions</b>	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.
<b>Throat</b>	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.
<b>Tie Bar</b>	Metal bar inserted across building to tie outer walls together, i.e. to arrest movement in structure and improve stability.
<b>Trussed Rafter</b>	Derivative of roof truss (see above). Factory made timber framework used instead of common rafters, joined together by metal connectors or adhesive.
<b>Underpinning</b>	Construction of new foundations beneath existing walls to arrest uneven subsidence due to ground movement or foundation failure.
<b>Valley</b>	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.
<b>Verge</b>	Edge of a roof which runs from eaves to ridge at a gable (usually cement pointed).
<b>Wall Plate</b>	Horizontal timber at top of wall on which floor or roof timbers, rafters or joists rest.
<b>Wall Tie</b>	Metal connector used to provide structural link between inner and outer skins of cavity wall.
<b>Woodborer Infestation</b>	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.