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Building Survey



Property Address

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1 Preliminaries

1.1 Introduction

This report is intended to make comment on the constructional characteristics and general condition of the property insofar as was apparent from a visual inspection which will be illustrated with photographs where appropriate.

We will refer to a number of specific matters, some of which are minor, in order to provide examples; the report is not intended to provide a comprehensive summary or list of every single minor fault or want of repair within the property.

Any property will require continuous maintenance and you should be prepared to find work of this nature upon occupation should you proceed with the purchase. For further information, please see **Appendix 6**, General Maintenance Advice.

Our report will have regard to the age and character of the property, and it should be appreciated that older property is likely to have been built to standards which fall well below modern requirements. This is most likely to be seen in elements such as roof timbers and floor joists which are likely to be undersized when compared to their modern counterparts.

This report will therefore reflect the surveyor's opinion as to the adequacy of the structure and condition of the property in comparison to properties of a similar age and type and will not detail work required to bring the property up to modern new-build standards, which would drastically alter the character of a property.

During the course of its life, a property will undergo change. This might be minor in nature, such as the upgrading of sanitary fittings, or more major such as structural alterations. During the course of our inspections, where such work is covered and decorated over, we can only assume that it has been carried out in a proper manner without evidence to suggest otherwise.

It is however not uncommon for hidden work in both older and more modern dwellings to be substandard and often work is undertaken to disguise problems which will not then be apparent to even the most experienced of surveyors.

By word of warning, any further new work or exploratory investigations may well uncover further defects which were not apparent at the time of our inspection. We would be pleased to provide you with further advice at the time of undertaking such work.

Finally, whilst every effort is made in preparing our report to keep the use of technical language to a minimum, this is not always avoidable. We have therefore provided a glossary at the end of this document for your reference.

Having read the report, please do not hesitate to contact this office should you have any queries and our surveyor will be pleased to discuss matters with you further.

1.2 Instructions

We refer to your acceptance of this Firm's Conditions of Engagement for Building Surveys sent to you on *(Enter Date)* now received back signed and dated *(Enter Date)*. Copy attached at **Appendix 1**.

We have now made our inspection of the property and are pleased to report.

1.3 Property Address

Property Address

1.4 Name & Address of Client

Applicant's Name & Address

1.5 Date of Inspection

Our inspection was carried out on *(Enter Date)*.

1.6 About Your Surveyor



Ray Smith, FRICS joined Watsons as a Senior Surveyor in 1987 in the Norwich Office being responsible for the Residential Survey and Valuation Department. Ray became an Associate Partner in 1989 and a full equity Partner in 1994. The firms work includes advising on Sale, Management, Letting, Valuation and Survey on a variety of Residential and Commercial property. As a firm we cover Norfolk, Suffolk, Cambridgeshire, Essex and Lincolnshire.

Ray has practiced either as an Estate Agent or a Surveyor and Valuer on a variety of property types throughout the counties of Suffolk and Norfolk. In the course of his professional career he has regularly advised on valuation on all types of property.

1.7 Contact Details

Head Office

Watsons Survey & Valuation Department
1 Bank Plain
Norwich
Norfolk
NR2 4SF

Applicant Name & Property Address

Enquiries

Email: survey@watsons-property.co.uk

Tel: 01603 751577. Any questions you can call the Surveyor on 07801 448 862.



2 General Information

2.1 Type and Age of Property

The property comprises of a mid-terraced house built in 1888 according to the date plaque on the front. The property is of traditional solid brick construction under a pitched and ridged roof covered with tiles. A single storey lean-to extension has been provided to the rear and windows have been replaced in comparatively recent times.

2.2 Situation

2.2.1 General

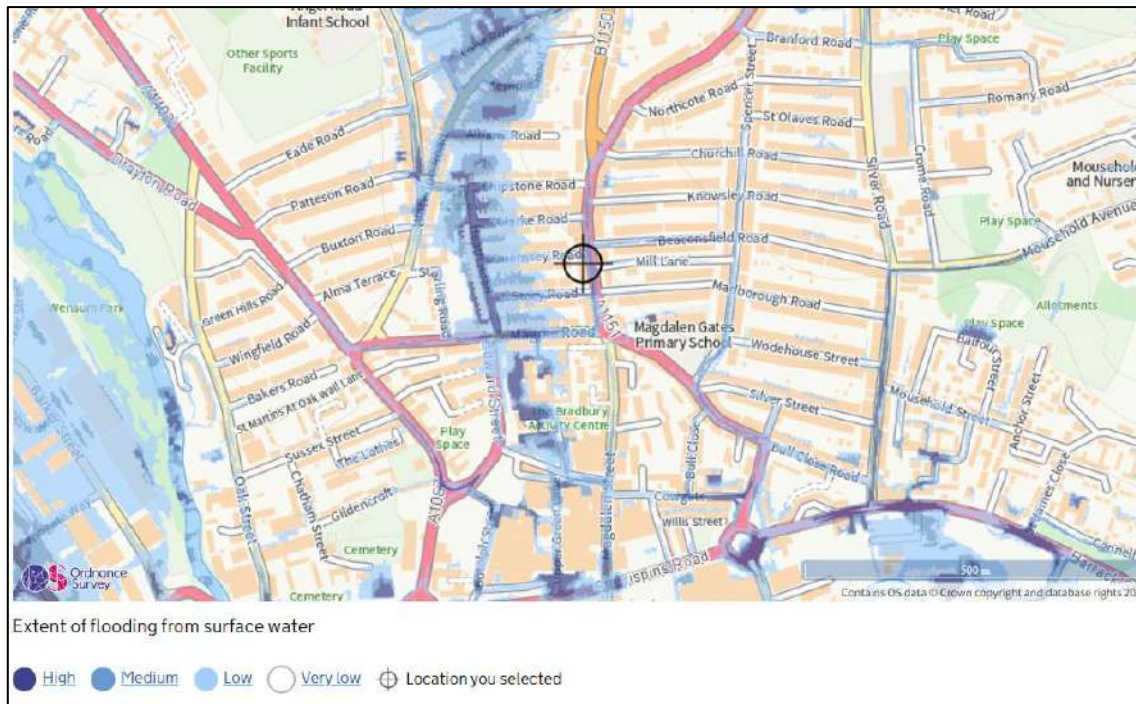
The property is situated fronting onto Magdalen Road, one of the main arterial roads into the city centre which, as a consequence, can be busy. Local shops are available nearby with further facilities available within the city which is less than a mile distant.

The property is not in a conservation area.

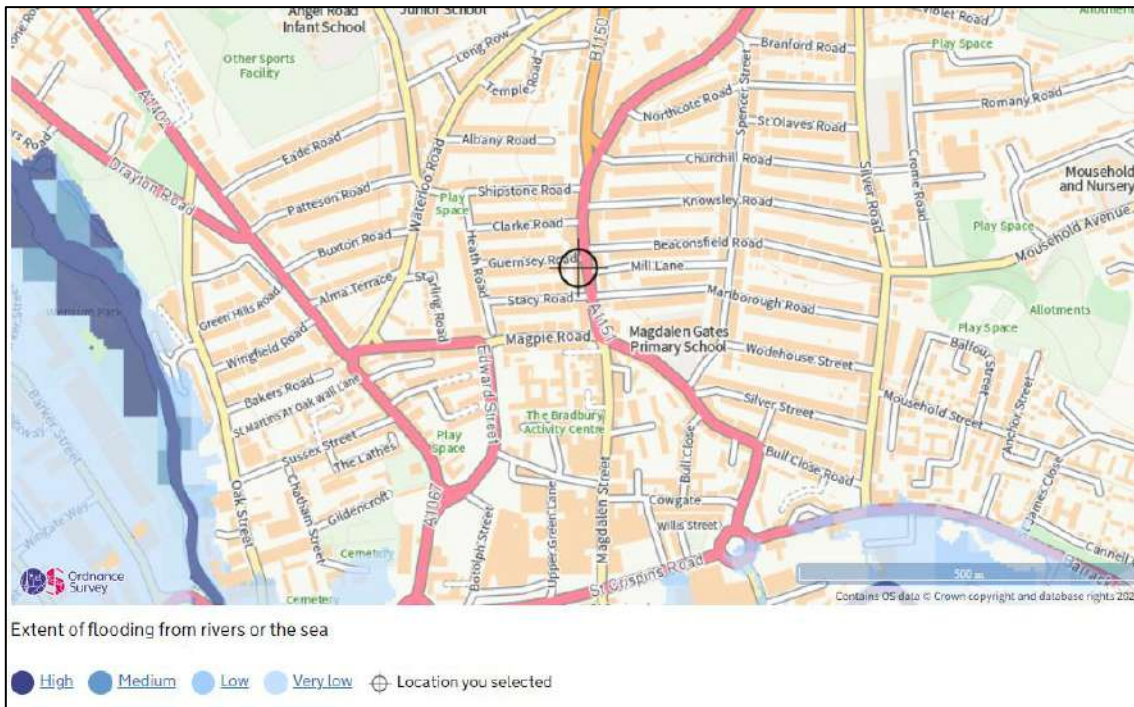
A Location Plan is attached at **Appendix 2**.

2.2.2 Environmental Information

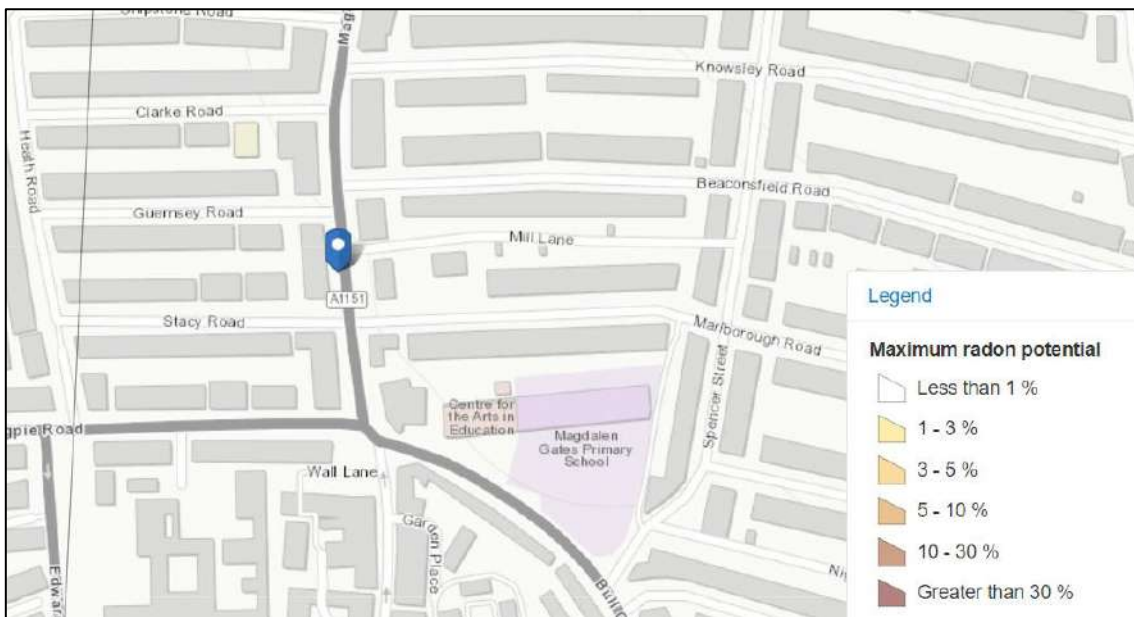
According to the Environment Agency (the Government organisation responsible for flood control) the site is located within an area that is of medium risk of flooding from surface water and very low risk of flooding from rivers and the sea.



Applicant Name & Property Address

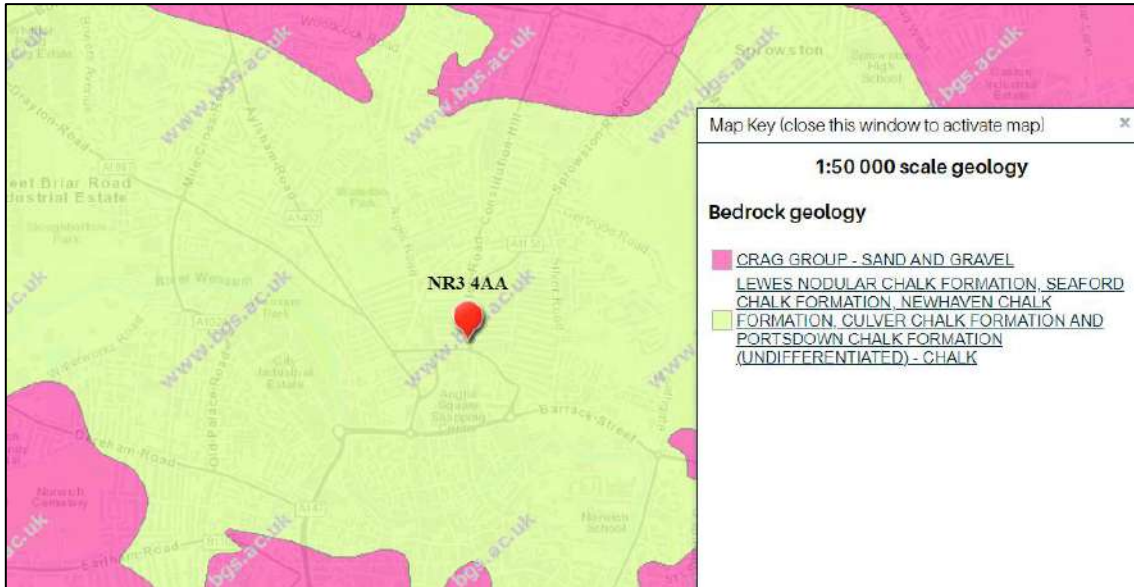


An online Radon search has been carried out and according to Public Health England, the probability of properties in this area being above the Action Level is 0 – 1%.



According to the geological survey website, the property sits on a bedrock of sand and gravel.

Applicant Name & Property Address



[Norwich - Norfolk LXIII.11.8](#)

Series: Ordnance Survey, Large Scale Town Plans (1:500)

Surveyed: 1882

Published: 1885

2.3 Aspect

The front of the property would appear to face very approximately east.



For the purpose of the report, the front of the property is considered to be that elevation containing the main entrance and all directions given in the report are assumed viewing the property from the front elevation.

2.4 Weather

At the time of inspection, the weather was fine and dry following a period of mainly dry weather in the days and weeks preceding.

2.5 Circumstances of Inspection

At the time of our inspection, the property was occupied and furnished, some floors were covered. The vendor was present during the course of our inspection.

2.6 Accommodation

(Brief description for identification only)

The accommodation offered is as the Agent's Sales Particulars attached at **Appendix 3**.

2.6.1 Ground Floor:

Entrance Hall, Sitting Room, Dining Room, Kitchen, Separate WC, Study.

2.6.2 First Floor:

Landing, 2 Bedrooms, Nursery and Bathroom with bath, basin, WC and shower.

2.6.3 Outside:

There are small gardens to the front and rear with a brick-built store to the rear.

2.7 Tenure

It is our understanding that the property is offered freehold.

2.8 Council Tax

For Council Tax purposes, the property is set in Band B.

The District Valuer has the right to amend his valuation if he considers the valuation to be incorrect where there has been a material change and for this purpose a material change can include a sale.

2.9 Local Authority

The Local Authority is Norwich City Council.

3 External Fabric

3.1 Main Roofs

3.1.1 Main Roof

The main roof is pitched and ridged with main ridge running parallel to frontage, draining to gutters at eaves level.

Roof surfaces to the front are covered with glazed pantiles whilst to the rear there are more traditional clay pantiles.



Pantiles are large roof tiles, S-shaped in section. They are side lapping, and the ends overlap only tiles in the course immediately below, unlike plain tiles which lap two courses. Pantiles are not to be confused with Roman tiles, which differ in profile. A pantile-covered roof weighs just two-thirds of a plain-tiled one and can be laid to a lower pitch. Pantiles initially appeared in eastern coastal areas of England and Scotland during the 17th century, being imported at first from Holland.

As with plain tiling, eaves, verges, and abutments are vulnerable to leaks. Defects are more serious with pantiles, though because they have only a single lap. Careful detailing by a suitably experienced contractor is, therefore, essential. Localised repair, not re-roofing, will usually suffice. However, complete re-tiling is normally justified several times during the life of individual pantiles, which, though affected by frost, are long-lasting. Failure of battens and fixings is one not uncommon reason, especially on steep roofs previously thatched. Another is movement in the roof, leading to water penetration far more readily than with plain tiles.

Isolated slipped, broken, or missing pantiles will, from time to time, require reinstating. Similarly, mortar fillets at abutments will need re-pointing. Where movement in the roof structure has disturbed pantiles, the joints between them are sometimes pointed in lime mortar, but this demands on-going maintenance so longer-term re-tiling is generally preferable. Any excess moss should be carefully brushed off pantiles as it may promote dampness, hastening their deterioration. Foam or bituminous-type remedial treatments are inadvisable. They prevent proper inspection, hinder the re-use of pantiles and, by reducing ventilation, increase the risk of timber decay.

Replacement pantiles should usually match the existing ones. Substitution with concrete pantiles, profiled steel decking or plain tiles is undesirable as, generally, is replacement of handmade pantiles with machine-pressed ones (or vice-versa). When re-tiling, the maximum number of old pantiles should be re-used. Depending on circumstances, replacement pantiles can be mixed with old ones across the roof or reserved for less prominent slopes. With patch repairs, carefully sourced second-hand pantiles give a better fit than new ones. For major work, larger deficiencies will probably need making up with new, purpose-made pantiles.

In the past, additional weather protection was often provided with pantiles by 'torching' underneath with lime mortar or pointing the tail and side joints. Alternatively, side joints were bedded in mortar on laths; a variation involved laying reed bundles between the battens before the pantiles were bedded. Where the appearance of the roof underside is important, like-for-like replacement is normally desirable, using, if appropriate, riven laths and oak pegs.

In other situations, the use of 'breather' felt with sawn battens and non-ferrous nails may be justified, but additional ventilation must be allowed for. Proprietary ventilators, invisible externally, are now available for pantiles.

Laths and battens need spacing very carefully to ensure pantiles seat properly over each other. The roof should be made reasonably level beforehand.

There is a half round ridge bedded in cement mortar.

It should be appreciated that it is unlikely these tiles have any form of mechanical fixing, i.e. nailing and therefore may be prone to disturbance particularly during heavy winds and to both bird and water entry.

3.1.2 Main Roof Space

The roof space was inspected, and the structure can be confirmed as comprising traditional cut rafters and purlins. The purlins have been supported by struts which in turn been taken off hangers laid across the ceiling joists. We would suggest this has probably been provided in some attempt to board and line the loft rather than as any substantial support.



To the underside of the tiles there is a felt underlay. In a section of this there is insulation present for some reason. However, this is limited to the front slope and only four gaps between four rafters.



There is some boarding and some stored items within the roof which precluded a more detailed inspection.



There is no formal ventilation and, should you wish to upgrade the levels of insulation within the roof space you would be well advised to consider providing ventilation at eaves level, which will prevent a build-up of moisture and condensation damage to the roof timbers.

3.2 Other Roofs

3.2.1 Rear Two Storey Projection

This is pitched and ridged with the main ridge running at right angles to the frontage, draining to gutters at eaves level. Roof surfaces are covered with interlocking concrete tiles. Our inspection of the slope was severely restricted due to the proximity of adjoining dwellings, however from distance the tiles appeared sound with no obvious signs of defect.



3.2.2 Roof Space

The roof space could not be fully inspected as there was no access hatch and the section between the rear slope of the main roof and the rear roof slope was partially hidden. We were able to inspect a small section, sufficient for us to confirm that there would appear to be no party wall between this and the adjoining property. This is a matter that should be rectified.



3.2.3 Bay Projection

This is the front bay projection which is subject to a mineral felt covering. It should be appreciated that mineral felt does not have an unlimited life and that repair and/or re-covering should not be unexpected.



3.2.4 Rear Single Storey Lean-to

This is a pitched structure with a covering of pantiles to which our previous comments would again apply.



3.3 Chimney Stacks and Flashings

There is a brick-built chimney stack to which both brickwork and pointing appeared basically sound.

At the junction between stack and tiles there is a lead flashing, which also appeared sound.



Chimneys and flues are subjected to intense heating and cooling cycles, condensation and aggressive chemical reactions caused by hot flue gases. Above the roof line the chimney stack is exposed to the full force of the weather. To withstand such conditions, maintenance and repairs need to be of the highest standard, and it is important that design elements of such significance are conserved properly. Yet works are often badly executed by unqualified contractors using inappropriate materials and ill-conceived methods. The result can be damaging to the character and fabric of the building and may even be dangerous.

There are three likely routes by which rain can enter the structure: simply down the flue and into the building; around defective flashings between the chimney and the roof; or through the wall of the chimney stack itself where the fabric is too thin or too porous to prevent penetrating rain from getting around the flashings.

Rain can usually be prevented from coming down the flue by introducing a discreet capping. Types are available for flues which are no longer in use (providing ventilation only) and for flues still in use. If it is still in use, the draught may be affected by the capping, causing the fire to smoke, so some experimentation may be required. When a flue has been relined, rainwater which had previously been soaked up by the old parging may run down the new flue as if it were a drainpipe. Rainwater in the fireplace may be a problem after a flue has been relined.

Where flashings are defective, these should be thoroughly inspected and repaired in accordance with usual good practice and the recommendations of the Lead Sheet Association. However, all too often inspection reveals that penetrating rain is getting around an otherwise perfectly sound flashing. Such problems are more difficult to solve, and a degree of intuitive judgement must be used. The BRE and the Lead Sheet Association now recommend taking a sheet of lead all the way through the structure of a chimney stack just above the roofline, but this will not usually be an appropriate solution in conservation work. However, the introduction of higher (taller) flashings and ensuring that all pointing is sound may help.

3.4 Parapets, Parapet Gutters, Valleys and Valley Gutters

There are no parapets or parapet gutters. There is however a valley gutter formed between the rear slope of the main roof and the rear two storey projection. This could only be inspected from distance sufficient for us to confirm that the valley would appear to be lead lined and apparently sound. Inspection within the roof space did not reveal any signs of water leakage.

It should be appreciated that valley gutters can be a source of weakness. They should be inspected from time to time with the aid of long builders' ladders to ensure the lining material remains sound and there are no blockages.



3.5 Gutters and Downpipes

Gutters and fall pipes are of modern PVC construction. Downpipes are connected via closed gullies into what we assume to be a combined foul and surface water drainage system to the rear, whilst to the front we would assume that it drains into the roadway system. Modern PVC gutters serving the front slope and the bay discharge into an original cast iron downpipe at ground level.



3.6 Main External Walls

The main external walls of the property were measured on site and found to be approximately 225mm thick overall which would suggest solid construction confirmed to some extent by the external brickwork which has been laid Flemish bond.



There is an attractive egg and dart moulding to the front of the property at eaves level. The rear elevation at first floor level was visible sufficient to confirm that again this would appear to be of solid brick construction.





From the beginning of their use in late and post-medieval times, bricks were laid in lime mortar, which is relatively soft and highly porous. Originally it was probably made from lime putty mixed with coarse sand and other aggregates, but in many parts of the country the lime was impure enough to be more 'hydraulic' in nature.

Lime mortar remained in use until the beginning of the 20th century. Whether hydraulic or not, these traditional lime mortars allowed some movement in the brickwork without showing signs of cracking under normal seasonal conditions.

Solid brick walls in domestic two-storey buildings tend to be 9-13½ inches thick, which equates to a depth of 1-1½ brick lengths. In taller buildings base brickwork might be 18 inches thick or more, reducing in thickness as you rise up the building. In the absence of a cavity, solid walls simply rely on the mass of the wall to keep moisture out, a principle that works well as long as the wall is kept in good condition. Rain would soak part way into the structure but would then evaporate away again.

Problems with brickwork can be categorised as:

- inherent defects such as inadequate firing, poor design or bad craftsmanship
- aging defects such as weathering and settlement
- maintenance defects such as open joints, plant growth in masonry and saturation from leaking gutters.

Water plays a significant part in many of the most common problems found in brick walls.

All brick is porous to some degree. Where brickwork is well pointed or protected by an external render coat most rainwater is shed from the relatively uniform surface, and any moisture absorbed by the brick or the mortar quickly evaporates. However, leaking gutters and downspouts can lead to saturation, causing major problems with any wall, brick or otherwise. Constant water running down walls will soak through most thicknesses of brick wall, eventually leading to the decay of any timbers it supports. Dry brick acts as insulation, but saturated brick conducts heat, so moisture inside the building condenses on the cold surface, adding to the problem.

Externally, saturated walls are also ideal locations for plant growth and the roots can cause lifting of bricks and more water ingress.

Over-flowing gutters can wash out mortar joints, also allowing more water ingress. In cavity walls with old wrought or cast-iron cavity ties, the development of rust on the ironwork can lead to jacking up of bricks.

Paint and modern cement renders are a common problem; modern non-breathable paints prevent the external evaporation of water from walls, driving the problem inside. When new, many modern paints will trap moisture in the wall. As the paint ages and starts to crack and deteriorate, especially where it has been heavily overpainted, more water can get in but evaporation remains inhibited. Solid walls can become saturated causing serious internal damp and rot to any timber built into the wall. Removing the paint and repointing with a lime mortar will make a huge difference to this problem and should produce visible improvements. Often internal walls have been plastered with an impervious cement render to help to hide damp, whether rising or penetrating, so where damp ingress is a problem all cement surfaces should also be removed above ground level and lime plaster re-established. (Masonry at ground level and below may need to be waterproof to exclude ground water.) Where redecoration of areas affected by damp must be carried out, then breathable paint, such as Kiem, Beeck and other mineral-based pigments can be used. They come in a large range of colours, are more durable than limewash, and have minimal effect on evaporation.

A similar problem can be caused by cement renders. When looking at a rendered wall it is always worth asking, why has this material been applied in the first place? Archaeological evidence would indicate that many historic buildings that are now bare were once rendered in lime, whether to help their performance or for decorative effect, often in imitation of ashlar. Infill panels on timber framed buildings should never have cement infill panels as this encourages the runoff of moisture onto the surrounding timber at a greater rate than a lime or clay surface will allow. In the south of England many timber framed buildings are rendered in lime or clay daub, and painted with lime-wash. This breathes well and so protects the underlying material, be it timber or brick.

It takes a huge leap of faith to move away from modern materials and back to old principles and materials, but in old buildings they really do work. Modern materials are easy to obtain, and many builders have only ever used sand and cement for mortars and renders and know about modern paints and sealants. Old brick structures, however, only work properly when traditional materials are used. These materials might let some moisture in, but they also let it out again. The synergy between lime, brick and timber is impressive. Soft brick, hardwoods and

soft mortars have lived comfortably together for hundreds of years – happily the proof is all around us.

We would draw your attention to the Notes on Lime at the end of this report at **Appendix 4**.

3.7 Other External Walls

3.7.1 Rear Two Storey Projection

This is a solid structure confirmed to some extent by the brickwork which is again laid Flemish bond. The brickwork has been repointed to certain areas, although a high level of brickwork to the gable requires repointing.



Brickwork to the flank elevation of this two-storey structure again appeared satisfactory. Cement mortar pointing has been used. We would draw your attention to the Lime Appendix at the end of this report.

The rendering at ground floor level is cracked in several places, which might possibly be causing water ingress. It has also been continued down to ground level, which is not ideal.

Applicant Name & Property Address





3.7.2 Bay Projection

This is a solid structure which is rendered and colourwashed. This appeared to be in generally satisfactory condition.



3.7.3 Lean-to Infill

This is the single storey structure to the side of the two-storey projection. This has been weatherboard clad externally. We would suggest that the party wall between this and the adjoining property has been used by the adjoining property for their extension and has been similarly used by this property but has simply been dry lined internally.



3.8 Damp-Proof Courses

We could see no evidence of a damp-proof course (DPC) within the building.

3.9 Sub-Floor Ventilation

Air bricks have been provided to the front elevation, to the bay, and there is also an air brick within the single storey lean-to projection. It is important to maintain an adequate flow of air beneath the suspended timber floors to prevent build-up of stagnant pockets of air.





3.10 External Joinery

(Inspection made from ground level only. You should generally assume that defects present to low level timbers will be mirrored to upper floors)

Windows have been replaced with PVC double glazed units which are of some age and probably installed well before FENSA regulations came into force in 2002. Prior to 2002, it would have been a requirement for replacement windows such as these to have Building Regulation Approval; whether or not it has is open to debate.

It should be appreciated that these windows will require ongoing maintenance attention.

The window to the front bedroom is a tilt and turn style which does enable it to be fully opened with no child safety measures in place other than a ratchet type catch at the top of the window.

3.11 External Decoration

The external decorative condition of the property would appear sound although as mentioned in a previous paragraph, the external rendering to the rear is cracked and we would suggest that this will require some remedial attention.

The bay to the front will also require ongoing maintenance attention. Fascias are of timber.

4 General Fabric

4.1 Structural Movement

(Comment is made from a surface inspection only. Foundations have not been exposed.)

Whilst some level of structural movement is to be expected in any property, where such movement can be attributable to climatic changes, changes in soil conditions, water tables, etc, these can be accepted, providing such changes are not brought about by any defects attributable to the property i.e. leaking drains. What would be difficult is if these changes occurred during a period when the property is being offered on the market for sale. Any new purchaser, Building Society and, as a result, their insurers, would want assurances as to the stability of the structure.

There was no evidence of movement actually affecting the property at the time of our inspection.

4.2 Dampness

4.2.1 Rising Damp

From tests taken internally with an electronic moisture meter, little evidence of any dampness was recorded.

4.2.2 Penetrating Damp

Penetrating damp is a problem which can affect solid structures but again this property would appear to be reasonably free from any such defect. It is important to pay particular attention to rainwater disposal, i.e. gutters and downpipes, joints between window frames and brick openings and pointing to external brickwork.

4.2.3 Condensation

The parts of a property that are normally most likely to be subject to condensation are those facing the north-west, north and north-east. Condensation is likely to be a greater problem in the rooms where moisture is generated i.e. kitchens and bathrooms that are positioned in these parts of a property.

The provision of mechanical extraction would be a sensible and worthwhile improvement and in the absence of the same, we would suggest that this matter is rectified.

4.3 Timber Decay

(No part of the structure has been opened up and floorboards have not been raised unless otherwise indicated.)

4.3.1 Woodworm and Beetle Infestation

There is no evidence of active woodworm infestation at the time of our inspection. However, it is obvious that some of the floorboards at ground floor level, particularly to the entrance hall, have been badly affected, to the point at which some have been crudely repaired with duct tape.



The condition of these boards is a little concerning and it may be necessary to make provision to replace some of the badly affected boards.

Woodworm beetles can live in the wood for a number of years before they come out, and you must appreciate that unless all the timbers have been treated hidden outbreaks may be present.

If at any subsequent date any infestation is noted it will need to be dealt with on a localised basis to comply with COSHH regulations which have been drafted to protect the environment, the installers and the occupants of the building.

4.3.2 Wet Rot

We have taken all reasonable care in our investigations but hidden wet rot could be present in areas where we were unable to inspect.

Wet rot is usually associated with timber which is definitely wet and is found in Bathrooms, roofs, cellars, and other situations in buildings where persistent water leakage, rising or other dampness and condensation occur, as well as on exterior timber which is wet, such as gutter boards and windowsills. Skirtings, window frames and floorboards, especially those under impervious carpets or other covering material, are sometimes affected. Often this decay is of limited extent, and it is unlikely to spread to other timbers and set up serious decay.

Immediate steps should be taken to remove the affected timbers and eradicate the cause of the rot. If the timbers are not removed and the cause not properly corrected there is a serious risk of an outbreak of dry rot developing which can rapidly spread.

4.3.3 Dry Rot

There was no visible evidence of dry rot outbreak at the time of our inspection. However, dry rot can live unseen behind plaster or in the brickwork and whilst we have taken all reasonable care in our investigations hidden dry rot could be present in the areas where we were unable to inspect.

Dry rot is a fungus generally confined to buildings, which develops in damp timber, usually under conditions of bad ventilation and high humidity. The fungus produces strands which may extend for several feet over and through such materials as brick and plaster. These strands link the original infestation with secondary outbreaks. One of the major difficulties in eradicating dry rot in a building is to ensure that the strands which may be embedded in inaccessible places are killed off.

To ensure proper and full treatment it is important to establish the full extent of an outbreak which will involve fully exposing the likely affected areas. The fungus does not like light and often grows between materials where light is excluded. This characteristic makes the fungus difficult to find and even more difficult is the task of eradicating it.

By way of warning the backs of timber skirtings and other timbers in contact with damp walls may be susceptible to rot attack. Without their removal and further damaging investigations we are unable to be categoric in this respect.

4.4 Thermal Insulation

(An advisory comment only is made. No technical assessment has been undertaken).

4.4.1 Roof Insulation

There is a level of insulation within the roof which is only 150mm at most. The current minimum recommended thickness is 300mm. As a consequence, there is considerable scope for improvement.

4.4.2 External Walls

Solid walls will not provide the same thermal insulation qualities as cavity walls, therefore the heat loss through the external walls of the original structure will be higher than for a modern cavity-built structure.

4.4.3 Windows

The use of double glazing will greatly assist in the reduction of heat loss through the external walls.

4.4.4 Floors

It is now a requirement with all new buildings and extensions to incorporate insulation within the floor screed. It is thought unlikely that this property would have had any form of insulation provided within the floor.

4.4.5 Plumbing

There are no tanks or pipework within the roof space, other than a disused tank.



4.4.6 Energy Performance

The property's current energy rating is D61. It has the potential to be B85.

Energy Performance Certificate dated 8th November 2013 attached at **Appendix 5**.

4.5 Planning & Building Regulations

4.5.1 Planning

There are no outstanding planning matters for this property as far as we are aware.

For further details please contact your local planning office.

4.5.2 Building Regulations

We assume all necessary Local Authority Approvals were obtained in respect of all works undertaken to the property.

5 Internal Fabric

(Only major defects are referred to and general comment made.)

5.1 Roof Space

5.1.1 Ventilation

The roof would appear to be reasonably well ventilated although there is no evidence of any formal ventilation. We would suggest that this matter should be kept under review.

5.1.2 Chimney Stacks

There is a chimney stack visible within the roof space appeared sound with no obvious signs of defects apparent.



5.1.3 Water Storage

There are no water storage tanks or pipework within the roof space as previously noted.

5.1.4 Rodents, Bats and Insects

There is no evidence of rodent, bat or insect infestation within the roof space.

It should be noted that if bats are discovered we would advise you that they are a protected species under the Wildlife & Countryside Act. There are heavy fines for disturbing bats and even photographing them. Chemicals used within the vicinity, particularly Lindane which is lethal, are prohibited.

5.2 Ceilings

Ceilings, we assume, are a mix of lath and plaster and plasterboard. We noticed some cracking to ceilings in the two reception rooms. However, there is also some ornate ceiling moulding.



There would appear to be some distortion to the ceiling in the kitchen, beneath the shower unit. We were unable to test for damp, but this might be an area where there has been, or is, some water leakage from the shower above. We would suggest that this matter be further investigated.



5.3 Internal Wall Surfaces and Partitions

Internal partitions are of solid/studwork construction with all internal walls finished with plasterwork and as far as decorations allowed the finishes were seen to be in generally satisfactory condition. The slight cracking noted is considered to be due to shrinkage of materials and therefore no action is considered necessary apart from making good before redecoration.

Features such as some slightly sloping door heads would indicate a degree of consolidation of the building, but such features are not unusual and as they were not noted to an exceptional degree, they are unlikely to comprise a major detraction to future purchasers.

5.4 Fireplaces, Flues and Chimney Breasts

There is a fireplace in the sitting room which has a wood burning stove fitted. No doubt confirmation can be sought as to whether this was installed by a HETAS registered engineer and is therefore compliant.



5.5 Floors

Floors throughout the property are of part suspended timber and part solid construction at ground floor level, with suspended timber at first floor level. As mentioned in previous paragraphs, there is some evidence of old woodworm infestation affecting the floorboards in the entrance hall, which may necessitate some repairs.

Where tested, floors appeared firm with no evidence of any undue deflection. To the two main bedrooms and the landing the boards were visible at first floor level.



5.6 Internal Joinery

The internal joinery would appear to be of a reasonable quality.

The kitchen has a range of modern units which would also appear relatively sound.



The staircase is of conventional timber construction and relatively easy to ascend and descend.

5.7 Internal Decorations

The internal decorative condition of the property would appear sound. No doubt you will have your own ideas in this respect.

5.8 Cellars and Vaults

As far as we are aware, there are no cellars or basement rooms to the property.

6 Services

6.1 Electricity

Main's electricity is connected. Wiring and fittings appeared modern. However, it is always a wise precaution to have wiring tested as standards are regularly improved so that even quite recent wiring can be found to need ideal improvement. It is now recommended that all residential installations are inspected and tested on a five-yearly basis by a NIC/EIC or NAPIT registered electrician and a certificate issued on completion. Such a test may well reveal the need for some expenditure.



6.2 Gas

Main's gas is connected. Fittings and pipework have not been tested. In the absence of a test and report from a qualified fitter you must accept the risk of defects existing.

6.3 Oil or Bottled Gas

There is no oil or bottled gas supply to the property.

6.4 Cold Water, Plumbing and Sanitary Fittings

Main's water is connected. You should familiarise yourself as to the position of both internal and external stop cocks so they can be reached in an emergency.

Pipework within the property would appear to be copper where visible. If at any time any lead or galvanised pipework is discovered, it should be replaced with copper.

The sanitary fittings to the bathroom would appear to be of a reasonable quality.



6.5 Hot Water and Central Heating

Domestic hot water and central heating are provided by the gas boiler located in the cupboard off the second bedroom.



Radiators throughout the property are of steel panel design and would appear to be adequate to heat the property during normal conditions.

We would recommend that the boiler is serviced and tested prior to exchange of contracts.

6.6 Foul Drainage

The property is connected to, we assume, the mains sewer. However, there were no inspection chambers located on site and we are therefore unable to report on any detail upon the condition of the underground drains. Above ground there are modern PVC soil and vent pipes.



6.7 Surface Water Drainage

We assume surface water is dealt with by means of a shared system to the rear whilst to the front we would assume that it drains into the roadway system.

7 Curtilage

(Only major defects are referred to and general comment made.)

7.1 Garages

There is no garage.

7.2 Other Outbuildings

There is a concrete block store shed to the rear. It has a mineral felt, gently sloping roof. There is evidence of quite substantial cracking internally to the rear wall, which is also visible in part externally. The wall generally along this rear elevation has bowed and is leaning inwards.





7.3 Site and Site Boundaries

The boundaries of the site are reasonably well defined and comprise of timber panelled fencing either side to the rear, whilst to the front there are brick piers and wrought iron railings. Your Solicitor should confirm ownership and therefore repairing liabilities.

Applicant Name & Property Address





7.4 Rights of Way and Easements

As far as we are aware, there are no rights of way or easements which adversely affect the property and our valuation assumes this to be the case.

7.5 Town and Country Planning

As far as we are aware, there are no planning proposals which adversely affect the property.

8 Legal Considerations

8.1 Regulations

With older properties it is likely that alterations and extensions may have been carried out during its lifetime and are not always easily identifiable. It is unlikely that some or all of these alterations will have Planning or Building Regulation consent as they are likely to pre-date the applicable regulation. We still recommend that you request your Legal Adviser to make the appropriate enquiries.

Your legal adviser should check whether Local Authority notifications, approvals and completion certificates have been obtained and that all statutory inspections have been made and appropriate completion certificates issued for the following:

- Replacement windows and doors
- Alterations and removal of internal walls
- Removal of chimney breasts
- Re-roofing works
- The boiler

If regulations have been breached or work carried out without the necessary approvals and certificates, then extensive and costly alteration works may well be needed to ensure compliance.

8.2 Guarantees

Ask your legal adviser to check for the existence, validity and transferability of enforceable guarantees and certificates for:

- The replacement doors and windows
- The double-glazing installation
- The boiler
- The gas installation and appliances
- Roof coverings

which should be assigned to you as a new owner of the property. The extent of any work should also be confirmed.

Ask your legal adviser to establish in the pre-contract enquiries the existence and validity of any service agreements or engineer's certificates for the:

- Central heating system
- Electrical system

with this property. The date of original installation, the name of the service company and when testing/servicing was last carried out, should also be determined.

8.3 Other Legal Matters

You should ask your legal adviser to:

Confirm that the property is freehold and free from any encumbrances.

Make further enquiries and advise you on the ownership and obligations for the maintenance, extent, and position of the property's boundaries.

Make further enquiries and advise you on your rights and responsibilities in respect of any rights of way.

Make further enquiries and advise you on your rights and liabilities for the drainage pipes that not only serve this property, but which also serve neighbouring properties. If some of these drainpipes are now designated as Public Sewers under legislation passed in 2011 and are within your boundary, your right to build over these drains may be restricted.

Make further enquiries and advise you on whether the property has been flooded in the past or is at risk from flooding. Enquiries should also be made with the Environmental Agency in respect of the risk of flooding.

We understand the property may be in a Conservation Area. This has legal implications and Planning Consent will be required for some repairs and external alterations you may wish to undertake to the property. You may also have to seek Planning Consent to undertake any works to trees within the curtilage of the property. Your Legal Adviser should be asked to obtain confirmation and full details of the conservation area and to advise you of the legal implications.

9 Recommendations

9.1 Summary of Condition

As can be seen from the above, the result of our inspection was reasonably satisfactory. There are one or two points which require further attention and these for convenience sake are itemised as follows below:

Item

1. Comments with regards to the Roof should be noted.
2. Flat roof to the bay will not have an unlimited life.
3. Chimney will require ongoing maintenance attention.
4. Gutters should be cleared and cleaned on a regular basis.
5. Valley Gutters will not have an unlimited life.
6. Walls will need careful ongoing maintenance. Some brickwork to the rear elevation need to be re-pointed.
7. Windows should have had building regulation approval.
8. Fireplace will wood burning stove should have HETAS certification.
9. Electrics should be tested.
10. Heating should have annual service record.
11. Drainage has no access points within the curtilage which should be rectified.
12. Outbuilding has a badly cracked back wall and will require repair/reconstruction.
13. Boundaries should be confirmed together with repairing liabilities

You are most strongly advised to obtain competitive quotations from reputable contractors before you exchange contracts. As soon as you receive the quotations and reports for the works specified above, and the responses from your legal advisers, we will be pleased to advise whether these would cause us to change the advice or valuation which we give in this report.

Only when you have all this information before you will you be fully equipped to make a reasoned and informed judgement on whether 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.

9.2 General Comment

A reasonably well maintained mid terraced house fronting onto a busy road just over a mile from Norwich City Centre. The property requires some ongoing repairs and maintenance which is not unusual for a property of this type.

The biggest disadvantage is the busy road and this it would appear has been reflected in the agreed price.

9.3 Valuation

We are of the opinion that the current Market Value is **£***,*** (Value in words)**. This is on the assumption that further reports and estimates do not reveal the need for substantial additional expenditure.

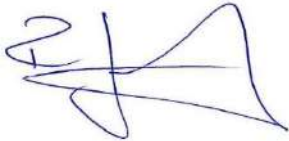
We would obviously reserve the right to amend our valuation subject to seeing those reports.

9.4 Reinstatement Cost

For fire insurance purposes, the sum of **£***,*** (Amount in words)** is recommended as is that any sum insured be index linked.

The external area of the accommodation is approximately ******* sq. metres.

9.5 Signature of Surveyor

A handwritten signature in blue ink, appearing to read 'R J Smith', written over a horizontal line.

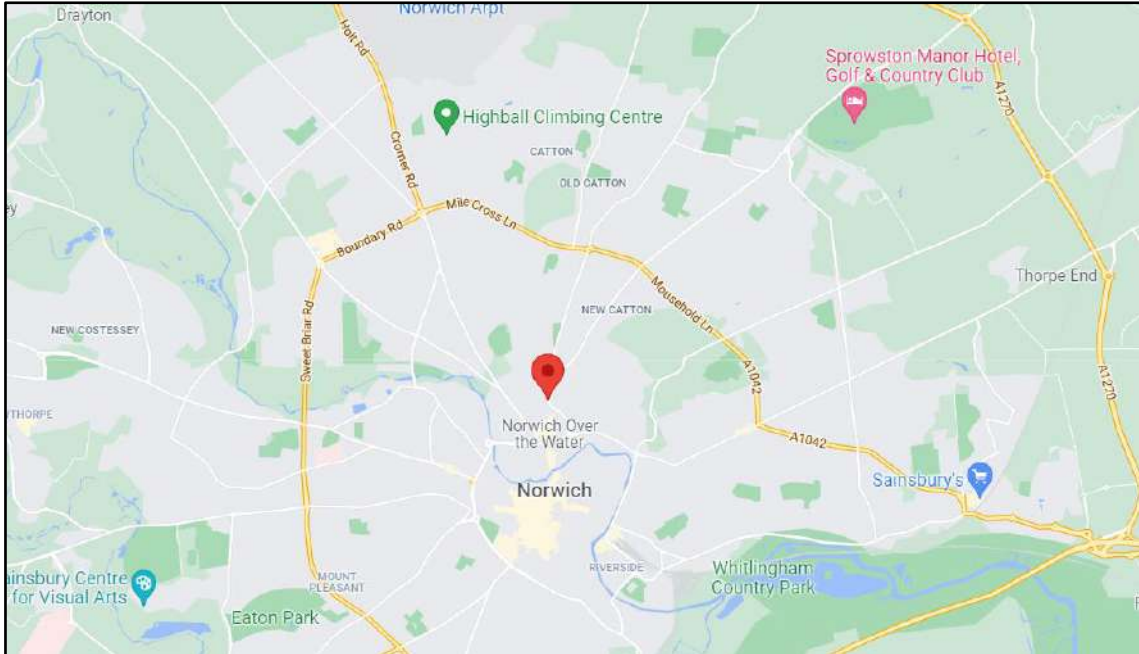
Raymond J Smith, FRICS

10 Limitations and Definitions

1. Except where otherwise indicated, we have not tested the electricity, gas, water, central heating or drainage systems; nor made any assessment of electrical equipment.
2. Where comments are made in the report on condensation, they are based on a visual assessment only as at the date of inspection and not on the very complex tests and investigations necessary to assess precise risk of a future problem developing.
3. We have not inspected parts of the structure, including concealed timbers, which are covered, unexposed or inaccessible and are therefore unable to report that such parts are free from defect.
4. We have not carried out any tests to establish the presence of contamination to the site or of any other environmental factors bearing upon value and no guarantee is offered that the property is not affected by chemical or other contaminants.
5. The opinion expressed as to value is based on the following assumptions:
 - that the property is freehold and offered with vacant possession, that no onerous restrictions or conditions are contained in the title and that the use to which the property is currently put is lawful.
 - that no significant outgoings other than the Council Tax attach to the property.
 - that inspection of those parts not inspected would not reveal material defects requiring major expenditure by way of repair.
 - that no harmful or hazardous material has been used in the construction of the property or has since been incorporated.
 - that the site has not been landfilled, is not subject to excessive levels of radon gas or to electromagnetic fields and that there is no contamination from the ground or potential for contamination from adjoining ground.
6. This report is for the use only of the parties to whom it is addressed and of your professional advisers acting on your behalf and no responsibility is accepted to any other party or parties for the whole or any part of its contents.

APPENDIX 1: Conditions of Engagement

APPENDIX 2: Location Plan



APPENDIX 3: Agents Sales Particulars

APPENDIX 4: Notes on Lime

Until the mid-19th Century buildings were built to breathe. Solid walls were made of soft porous materials that absorbed rain and moisture and dried out naturally.

But with the invention of modern cements building technology began to change. The new mortar – quicker to mix and easier to use – sets harder and has resisted water penetration. Instead of breathing, they formed a barrier against water penetration, backed up by damp proof course and cavity walls.

A common mistake is to mix old with new. Initially damage can have been done by previous owners who repointed great patches of walls with cement. Repointing/raking out the tired damaged surface mortar and replacing with a new mix every few decades – isn't a bad thing in itself. But replace the original flexible and breathable lime mortar with modern cement and you begin to suffocate the building. Moisture which used to be drawn out of the wall via the seams of lime and sand is now trapped in the fabric by a rigid network of cement.

As a result, the soft bricks or stone dries much more slowly and are much more vulnerable to frost damage, corrosive salts and the destructive effects of damp. They crack, crumble and weather. The walls which can no longer dry out naturally become cold and damp.

By sealing up the lower part of the inside walls, by installing a damp-proof course stripping away the plaster to a height of 1 metre and re-rendering with waterproof cement and skimmed with a new coat of plaster, the original mistake can be compounded. Originally the walls would have been plastered with breathable lime-based render and painted with a breathable lime-based wash. Now the damp will simply come through higher up the wall. Short of ripping it all out again, there is little one can do except keep the house well ventilated and heated.

Restoration using cement mortars and renders has seriously damaged hundreds of thousands of buildings, throughout the country from small cottages to Grade I Listed mansions. The only effective way to repoint, rebuild and in many cases extend buildings built using lime, is to continue to use it.

The trouble is that the art of using lime-based mortars, plasters and washes has virtually died out, and only in the past 20 years or so has the message been getting through to some of the more enlightened conservation surveyors, architects and builders.

Many builders believe wrongly that they can make an effective lime mortar by adding powdered lime to cement. Even among builders aware of the issue, fewer than 10% know how to use lime properly.

Conservation Officers on local councils may be able to put you in touch with builders who are suitably experienced in the use of lime.

Lime in all its forms is extremely caustic. Protect your skin and eyes when using it and seek medical advice immediately if you get it in your eye.

APPENDIX 5: Energy Performance Certificate

APPENDIX 6: General Maintenance Advice

Any property will require ongoing maintenance work and the following advice may be of some use to you in planning your home's maintenance needs. The advice given below is not specific to this property and does not include comprehensive details.

External Items:

Check the condition of your property at least annually and after any particular heavy storms. Routine external redecoration will also give you the opportunity to closely examine the building.

Chimney Stacks

Check for cracked cement, split, broken or missing pots, loose and gaping joints in the brickwork or render. Storms may loosen aerials or other fixings, including the materials used to form the joints with the roof coverings.

Roof Coverings

Check for slipped, broken and missing tiles or slates, especially after storms.

Flat roofing has a limited life and may crack or blister. You should not walk on a flat roof. Where possible keep free from debris. If it is covered with chippings, ensure that coverage is even and replace chippings where necessary.

Rainwater Goods

Clear of any debris at least annually and check for leaks during downpours. Check for loose connectors and broken fixings.

Main Walls

Check for cracks and bulging. Maintain joints in brickwork and repair loose or broken rendering. Repaint decorated walls regularly. Cut back or remove plants that are harmful to mortar and render. Keep ground levels well below the level of any damp proof course (at least 150mm) and keep airbricks free from obstruction. Check cladding for broken, rotted or otherwise damaged areas that need repair.

Windows and Doors

Check all frames at least annually for signs of rot in timber, splits in plastic or metal and for corrosion in fixings and metal frames. Repair or redecorate at the first sign of any deterioration. Check double glazing for condensation between the glazing in the Autumn. Have broken or cracked glass replaced by a qualified tradesman. Check sash windows for broken sash cords and sills and window boards for any damage.

Conservatories and Porches

Keep all glass surfaces clean and clear all rainwater goods of debris. Check for broken glazing and any leaks during rainfall. Arrange for repairs by a qualified tradesman.

Other Joinery and Finishes

Regularly redecorate and check for rot and decay which should be repaired at the same time.

Internal Items:

You will have the opportunity to check the interior of the property through your normal cleaning and decorating routine. You should also inspect the roof spaces occasionally.

Roof Structure

Check for signs of leaks, vermin and rot or decay to timbers. Check for tears or holes in the underfelt and check pipework, lagging and insulated areas.

Ceilings

Leaks in the roof often first show up as a damp stain to the ceiling below. An uneven ceiling may indicate a serious problem, particularly in older properties.

Walls and Partitions

Look for cracking and impact damage as well as damp patches which could be caused by plumbing faults or external defects.

Floors

Be aware for signs of unevenness particularly with timber flooring.

Fireplaces, Chimney Breasts and Flues

Arrange for a qualified specialist to regularly sweep all used open chimneys. Ensure bricked up flues are ventilated. Gas flues should be checked annually by a qualified Gas Safety registered engineer.

Built-in Fittings, Woodwork and Joinery

Check for broken fittings.

Services:

Ensure all meters and control valves are easy to access and not hidden or covered over.

Arrange for an appropriately qualified and registered engineer to test all gas and oil services, boilers, heating systems and connected devices annually.

Electrical installations should only be replaced or modified by a suitably qualified electrician and tested as specified by the Institute of Electrical Engineers (at least every 10 years if no alterations or additions are made).

Monitor plumbing during use and check for leakage and breakages. Check insulation is adequate particular as winter approaches.

Lift drain covers to check for blockages and clean these as necessary. Check any septic tanks, cess pits or other private drainage systems annually and arrange for these to be cleared by a qualified contractor as needed. Keep gullies free from debris.

Grounds:

Garages and outbuildings should be inspected and maintained as advised above for the main building. Regularly prune trees, shrubs and hedges as necessary. Check for overhanging and unsafe branches, loose walls, fences and ornaments, especially after storms. Clear leaves and other debris, moss and algae growth. Ensure all hard surfaces are stable and level and not slippery or a trip hazard.

Glossary

Air brick

A perforated brick or grate built into a wall, to provide ventilation below a suspended floor.

Apron

A strip of (usually) lead built into a wall and dressed down to cover adjoining roofing.

Architrave

A moulded wood strip covering the junction of a door frame and plaster or other wall finish.

Ashlar

A moulded wood strip covering the junction of a door frame and plaster or other wall finish.

Baluster

Squared and faced (usually limestone) stones for high quality/expensive finish.

Balustrade

A row of balusters joined to a horizontal handrail, for instance at the side of a landing.

Bargeboard (or fascia board)

A wide, normally timber, board, fitted below tiles or slates at the edge of a roof.

Batten

Timbers to which slates or tiles affixed.

Bell Drip

Angled section at bottom of a rendered wall which allows rainwater to drip off slightly away from the base of the main walls.

Benchings

The cement finish between open pipes where they join in a manhole.

Bond

The name given to the way bricks are laid to form a wall. Common types are English, Flemish, Garden Wall, Stretcher.

Bonded guarantee

A specialist company may guarantee its own work but the guarantee will prove worthless if the company fails. For a small additional payment insurance is available which will pay for any necessary treatment in this event.

Braced door

A door with diagonal support braces.

Breeze

Ashes, coke or cinders formed into a building block (Breeze block).

British Wood-Preserving and Damp-Proofing Association

The national body overseeing this type of specialist treatment.

Buttress

An additional support to a wall, designed to resist outward thrust and add stability.

Casement

A window hinged at one edge, usually the top or one side.

Cavity Insulation

Insulation, either of dry fibres or wet foam, within a cavity wall. In exposed positions the insulating material may bridge the cavity and allow damp into the building.

Cavity Wall

A main, external, wall built of two leaves of brick, stone or a type of block, and a space in between. Normally the inner leaf is load bearing and the function of the outer leaf is to protect the inner leaf from the weather, the two leaves are linked by ties, normally of metal. A cavity wall is usually more resistant to damp penetration than a solid wall, and has greater thermal insulation.

Cesspool

A watertight chamber to collect sewage effluent. It needs emptying at intervals. A cesspool is a liability.

Chase

A groove in plaster, brickwork, etc., to receive cables or pipes.

Chimney breast

The part of a chimney below roof level normally projecting into rooms.

Chimney stack

The part of a chimney above roof level.

Closed-end, or stopped-end

The end of a gutter.

Collar

A roof timber tying two rafters, to prevent them spreading; or the wider end of a pipe, into which another pipe fits.

Coping

Brick or stonework on top of a wall, to stop damp penetrating the top of the wall.

Corbelling

Brick or stonework projecting in steps from a wall, often to provide a support.

Couple roof

A roof without collars.

Cowl

A cap to a chimney or flue pipe.

Crown

The top of an arch.

Dado

The lower 3ft or so of a wall separated by a decorative timber strip. It covers the area most likely to be affected by rising damp and protects against scuffing.

Damp-proof course

Often abbreviated as DPC. A layer of impermeable material built into a wall to prevent damp rising within it. Older DPCs are often of slates; more recently felt impregnated with bitumen; modern construction uses heavy duty polythene. A chemical DPC can be injected into an old wall, forming an impermeable layer within the masonry, although its efficiency varies with the type of construction. A vertical DPC requires to keep a room below ground level dry is known as tanking. DPCs are also installed in other parts of a structure.

Damp-proof membrane

A sheet DPC underneath a solid floor to keep the surface dry.

Dormer window

A window projecting from a roof slope.

Double hung sashes

A window with upper and lower sliding sashes.

Down-Pipe

Vertical pipe taking rainwater from roofs.

Drainage Inspection Chamber

Commonly called the man-hole. Access point to a drain comprising a chamber with a removable cover at ground level.

Dressing

The process of working lead to shape.

Eaves

The lower edge of a roof adjacent to guttering.

Efflorescence

Salts brought to the surface when moisture evaporates from the surface of brickwork or plaster.

English bond

A brick wall built with alternative courses of headers and stretchers.

Fascia

A vertical board at eaves level, often with guttering attached.

Fall pipe

A vertical rainwater pipe.

Fanlight

A light or window over a door or casement.

Fillet

A board or cement used to fill a gap.

Firring

Tapered timbers laid on the joists of a flat roof to provide a fall to gutters.

Flashings

Strips of (usually) lead fixed to waterproof a joint, e.g. between a roof and a wall, or at the base of a chimney stack.

Faunching

Cement work at the top of chimney stacks securing the terminal pot.

Flemish bond

Brickwork with alternate headers and stretchers in each course.

Footings

Foundations for walls.

Foul Drain

Underground drain taking away foul waste from the property to the main sewer or septic tank/cesspit.

Foundation

Below the ground solid construction to support the main walls of the property.

Frame and braced door

A door made of rails, stiles, battens, and diagonal braces.

Furniture

Handles, locks, etc. fitted to doors, windows and cupboards.

Gable

The top triangular part of a wall below two slopes.

Gang-Nailed Truss

Also known as a factory-made truss. Manufactured off site these roofing trusses are nailed together with plates at their junctions.

Garden Wall bond

Brickwork of three courses of stretchers and one of headers.

Gauged arch

An arch formed by bricks cut to the radial form.

Granolithic

A floor finished of polished crushed stone or aggregate.

Gutters

Of wood or cast iron in order, and often of PVC or aluminum in modern properties. Collect roof water and discharge to drainage system via downpipes/fall pipes.

Hanger

A vertical timber fixed between rafters and ceiling timbers to provide extra support to a ceiling.

Header

The end of a brick.

Header Tank

A small water storage tank providing water to a central heating system. Also called feed/expansion tank.

Herringbone bond

Feature brickwork bonded in diagonal lines.

Hip

Angled roof slope to gable wall rather than building gable up to ridge level.

Hip Tile

Tile provided at the junction between the hip and the roof pitch.

Hopperhead

A funnel-shaped head to collect water from one or more pipes, connected to down-pipe below.

Interlocking tiles

Roof tiles designed to lock together to prevent water driving in, without overlapping.

Jamb

The side of a door or window opening.

Joist

Horizontal timbers supporting floors or roof structure.

Key

A roughened surface to ensure adhesion (e.g.) cement rendering.

King post

A central post of timber roof truss.

Land drain

A drain laid with open joists, in a trench filled with gravel, to dispose of surface water.

Lap

The amount of which slate courses overlap.

Lath and plaster

Thin timber laths providing a key for plaster. A labour-intensive and out-of-date construction, now superseded by plasterboard.

Leaf

A cavity wall is built with inner and outer leaves.

Lean-to

An addition abutting a higher wall.

Lintel

A beam, normally of timber concrete, steel or stone, spanning a window or door opening.

Louvres

Slats fixed at an angle or pivoting to allow ventilation.

Mansard roof

A roof with two slopes, steep to the lower and flatter to the upper part. This is the way of providing additional accommodation in a roof space.

Masonry

Brickwork, stonework or blockwork.

Mastic

A generic term used for flexible sealant, e.g. around window openings.

Mezzanine

A floor between principal floors.

Mullion

A vertical division in a window opening.

Newel

The vertical post at the top and bottom of a stair, to which the handrail is fixed.

Nogging

Brickwork used to infill a timber framework.

North light

Usually a factory roof with windows facing north and slates or other roofing to south pitches. Provides natural light without heat.

Oriel Window

A projecting window, without a supporting wall, as with a bay window which does not have foundations to the ground.

Panelled door

A door with inset panels.

Pantile

A curved roofing tile which fits over adjoining tiles.

Parapet

A wall built up above roof level.

Pargetting

Plasterwork finish to the inside of a chimney flue.

Parquet floor

Small strips of hardwood laid in an interlocking pattern on a solid floor.

Parting bead

The timber fillet separating sliding sashes in a window frame.

Partition

A wall dividing up the space within a building.

Party Wall

A wall separating, and shared by, adjoining properties.

Pitch

The slope of a roof.

Plinth

The projecting base of a wall.

Pointing

The neat finishing of mortar joints in masonry.

Purlin

A large horizontal timber, part of the roof structure, supporting the rafters, and normally supported by load bearing walls.

Quoin

Bricks or stones, often contrasting, used at the corner of walls.

Rafters

A sloping timber, part of the roof structure, supporting the tile or slate battens and probably resting on purlins.

Rail

A horizontal timber part of a door or window.

Random rubble

Irregular stone walling without courses.

Rendering

The sand/cement finish to an external wall, or the first coat in plastering.

Ridge

The horizontal top of a pitched roof.

Ridge course

The top course of slates or tiles, sometimes a different size from the rest.

Ridge piece

A horizontal timber at the top of a pitched roof structure.

Ridge Tile

A specially shaped tile for covering and making weather-tight the ridge of a roof.

Rising damp

Dampness originating in the ground and rising within a wall by capillary action, controlled by an effective damp-proof course.

Roof Plate

Timber/steel section taking weight of main roof structure.

Rot

Fungal growth which causes breakdown of the cellulose which gives strength to timber. Can be wet or dry rot.

Rough cast

A rough render finish to external walls, usually made in gravel in sand/cement.

RSJ

Rolled Steel Joist used to span openings.

Sarking

Waterproof felt used to cover a roof structure before tiling.

Sash

A window frame sliding vertically or, less often, horizontally.

Septic tank

A tank sunk in the ground to dispose of sewage by purifying it, unlike a cesspool which is only for collection. It usually comprises two or three chambers to allow bacteria to purify the liquor, and an outflow to a land drain or soak away.

Settlement

Structural movement caused by compression of the ground beneath the building.

Silicone treatment

Weathering and frost damage of masonry can be reduced by spraying with silicone-based liquid.

Sill

The horizontal piece at the bottom of a window or door.

Soakaway

A substantial hole in the ground filled with rubble to dispose of surface water.

Soakers

Lead components to waterproof the joint between (e.g.) a pitched roof and a chimney stack.

Soffit

The underside of an arch or eaves.

Soil & Vent Pipe

A vertical pipe conveying sewage to the drains. Its upper end is usually vented above the eaves or through roof coverings.

Stack pipe

Foul waste pipe from the building to the drainage system.

Steeper wall

A low wall beneath a suspended ground floor providing interim support to floor joists.

Stile

A vertical side member of a door.

Stretcher

The side of a brick.

String

The sloping board up the side of a staircase.

String course

A projecting or feature course of masonry.

Stucco

A type of external decorative plasterwork.

Stud partition

A non-loading-bearing internal wall built of timber covered with plasterboard or, in older buildings, lath and plaster.

Subsidence

Where the ground supporting the foundations moves causing damage to building.

Surface Water Drain

Drain taking surface water waste from either drives or roofs.

Terracotta

Earthenware components made of baked clay.

Throat

The widening of a flue above the fireplace.

Tie

The inner and outer leaves of a cavity wall are tied together for stability at intervals.

Tilting fillet

A timber fillet inserted to raise the edge of the bottom course of slates.

Tingles

Metal strips used to secure flashings or loose slates.

Tongued and grooved boarding

Timber boarding with a projecting lip fitting into a groove in the adjoining board.

Torching

Pointing on the underside of slate to prevent water penetration.

Truss

A (usually timber) triangulated structure designed to support the weight of a roof.

Underpin

To strengthen foundations by placing concrete beneath them.

Upstand

Raised section of flat roof covering at junction with adjoining vertical wall.

Valley

The internal angle where two roof pitches intersect.

Vapour barrier

An impermeable layer, often of polythene, fixed to prevent condensation and possible rot within a timber structure.

Verge

The edge of a roof.

Wall plate

A timber along a wall top, to carry floor joists or rafters.

Weather board

A board fixed at the bottom of a door, or door opening, to prevent rainwater driving in.

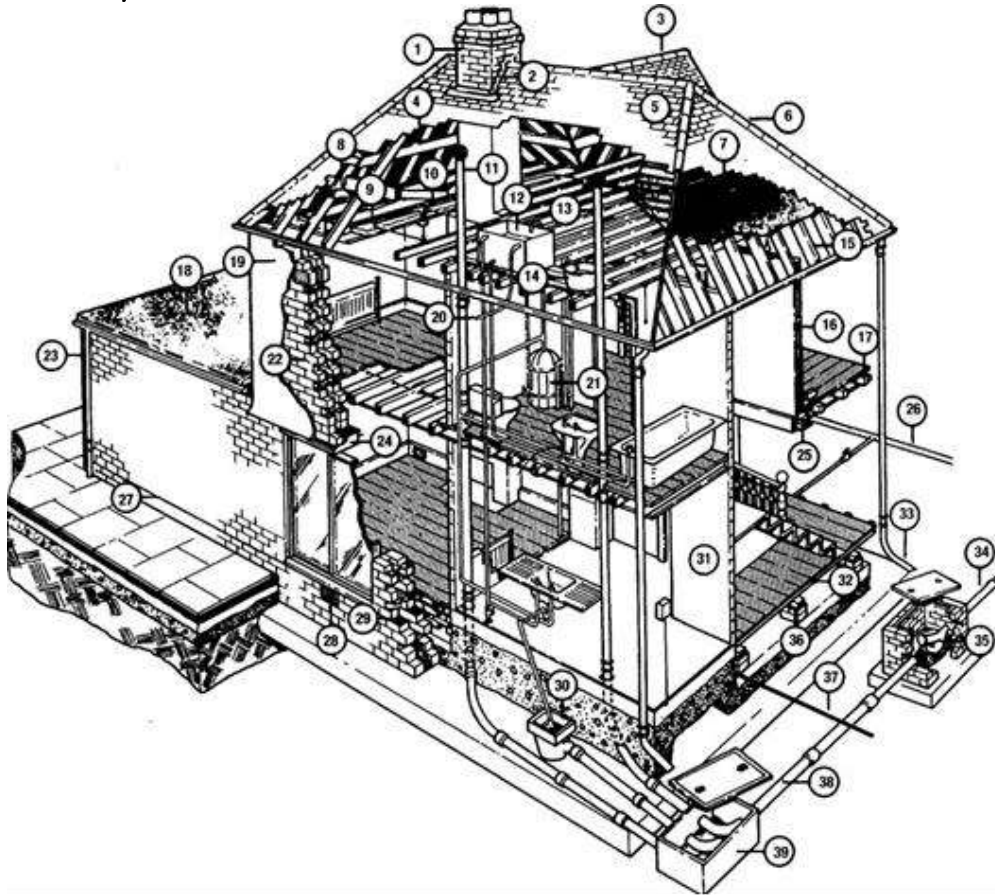
Weepholes

Small holes left in a wall to allow moisture to drain out.

Woodworm

A type of timber infestation in which grubs eat their way along, and weaken timbers before flying away from a flight hole. There are various varieties of worm attack.

Glossary cont'd...



Common building terms

- | | | | |
|----|---|----|---------------------------------------|
| 1 | Chimney stack | 21 | Hot water cylinder |
| 2 | Flashing | 22 | Cavity brick (or block) wall |
| 3 | Ridge | 23 | Gutter and rainwater pipe (downpipe) |
| 4 | Purlin | 24 | Concrete or steel lintel over opening |
| 5 | Slating or tiling | 25 | RSJ (Rolled Steel Joist) |
| 6 | Hip | 26 | Water main |
| 7 | Felt and battens | 27 | Damp proof course (dpc) |
| 8 | Strut | 28 | Air brick |
| 9 | Insulation | 29 | Wall ties |
| 10 | Electrical conduit/wiring | 30 | Gully with grating |
| 11 | Soil and vent pipe (SVP) | 31 | Solid wall |
| 12 | Cold water storage tank | 32 | Floor joists |
| 13 | Vent pipe with wire balloon | 33 | Surface water to soakaway |
| 14 | Central heating header tank | 34 | To main sewer |
| 15 | Roof Rafters | 35 | Interceptor trap |
| 16 | Timber stud wall | 36 | Wall plates on sleeper walls |
| 17 | Floor joists | 37 | Electricity main |
| 18 | Felt with stone chippings or reflective paint | 38 | Foul drain |
| 19 | Cement rendering | 39 | Inspection chamber. |
| 20 | Overflow pipe | | |

The logo for Watsons, featuring the word "watsons" in a white, lowercase, sans-serif font on a red rectangular background.

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