

THE MAIN ENEMIES OF ANY BUILDING ARE:

1. Water Ingress
2. Beetle attack and fungal decay
3. Structural Movement
4. Deleterious materials

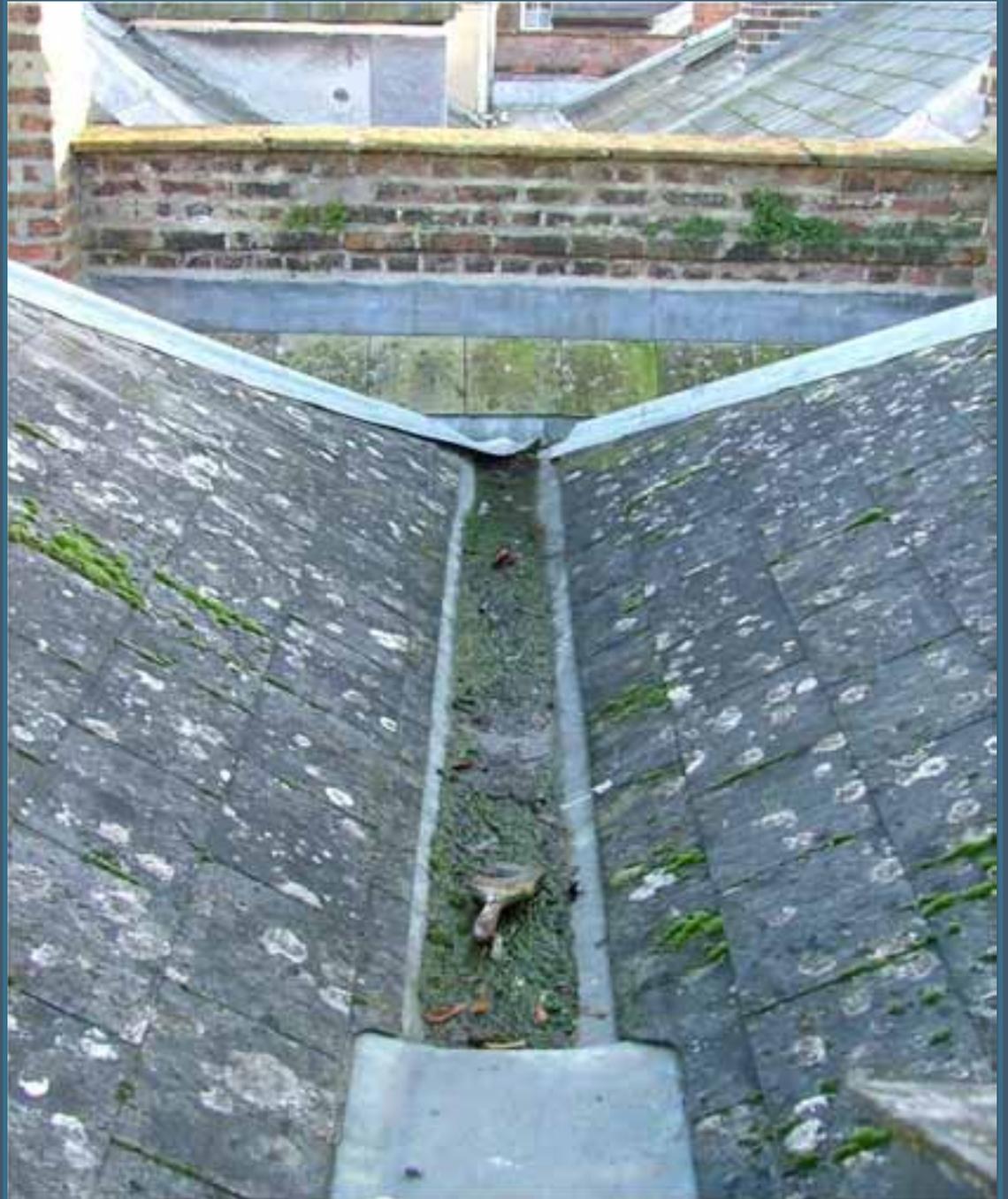
As Surveyors our inspection follows the trail to detect and identify the cause so that a remedy can be found.



Here – a standard
Victorian valley gutter –
what does this suggest?



Typical clogged valley
and blocked
outlet.....



leads to water ingress
internally.



The leaking outlet dam-
ages plaster.....



which can allow fungus to develop.



Longstanding water ingress through a parapet gutter brought this ceiling down and has resulted in decay to the concealed timber lintel.



Slipped lead ridge capping and slates allow water inress...

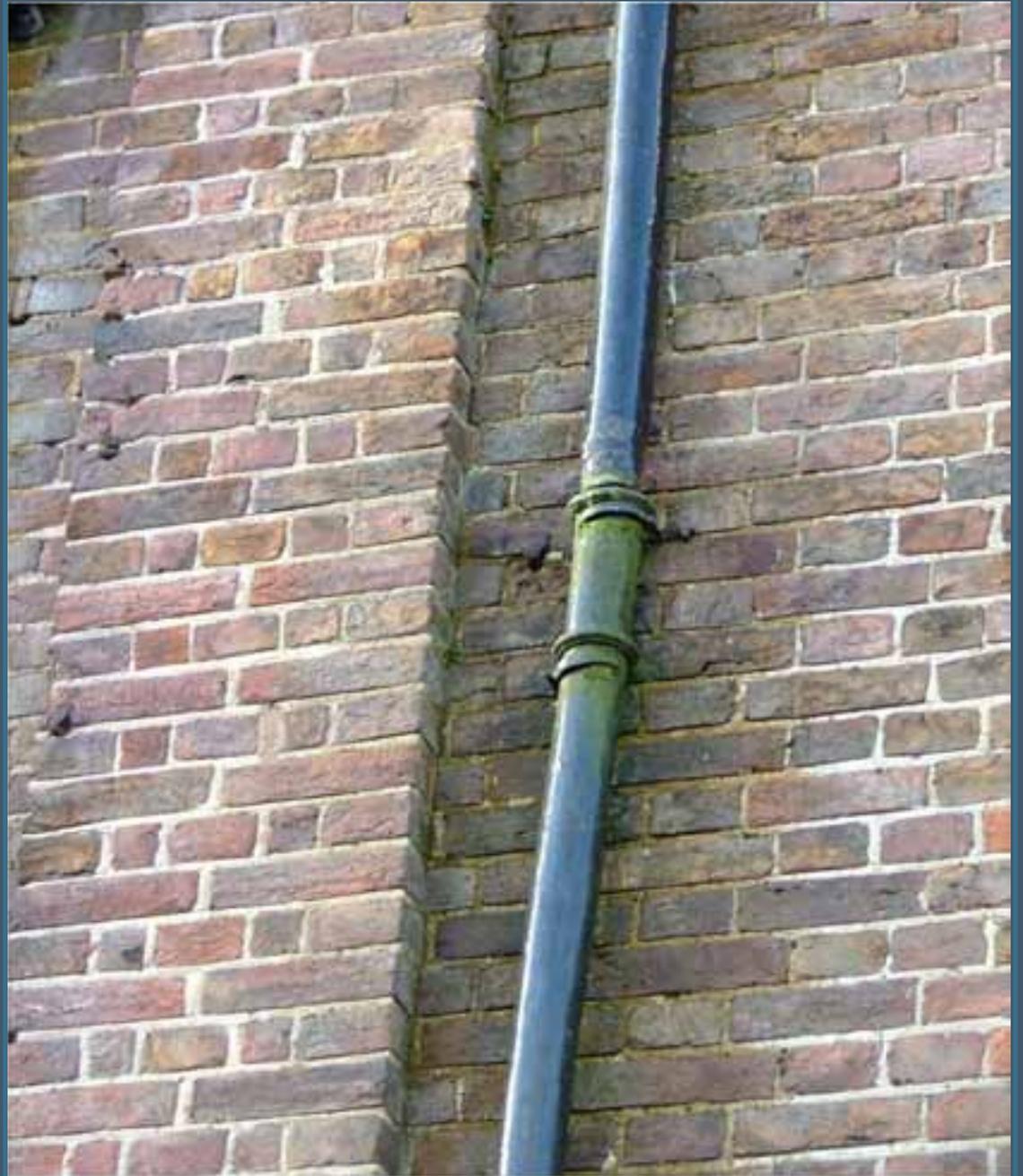


resulting in fruiting body
to the ceiling from
fungal attack to roof tim-
bers.



What's this?

A leaking downpipe to a solid wall
which.....



if left causes water ingress,
mould spores to plaster,
concealing inevitable
decay to the timber
lintel behind.



Damaged plaster from
the leaking pipe at
ceiling level.



Cracked cement mortar
flaunching could
allow this pot to come
loose.....

with devastating results!



What's going on here?

Corroding steel window frame,

Displaces stone surround



No, this isn't Sherwood Forest –
it's Mrs Robinson's roof
space.....



soon to be no more!



Answers on a postcard please!

Correct answer is an intumescent hood to protect roof space from fire due to heat produced by a low voltage downlighter.

(not recommended lighting for thatched roofs, but has been seen)



What's this?

Yes, an asbestos coated hot water tank.

- Costly removal under controlled conditions
- Control of Asbestos at Work Regulations – Asbestos Register
- Harmful to health
- Affects value of property



I thought I'd seen it all...

Tenants helped themselves to oil
on departure



At the end of the day
the most important
thing is to have firm
foundations.....



For scary pictures of
your new or existing
property and solutions
to the problem call.....



Jeremy Gainsford
J P Gainsford Associates
CHARTERED BUILDING SURVEYORS