



RICS Building Survey with Valuation



Property Address in full

Report By: John Roberts BSc MRICS

Chartered Building Surveyor & Registered Valuer

Membership Number: 0075184 Elected 21st October 1986

Marwood Surveyors Limited,

28 High Street, Aldridge, WS9 8LZ

Marwood Surveyors Limited is regulated by the Royal Institution of Chartered Surveyors



29 October 2018

Mr & Mrs
[Address]

Dear Mr & Mrs

Re:
Building Survey

In accordance with your instructions in respect of the above-mentioned property, set out below are our terms, details of the inspection, survey of the property and market valuation as requested.

Instructions Received

Instructions were received from:

Mr & Mrs

Purpose of Report

Building survey and valuation. This report is for the exclusive use of Mr & Mrs..... and their professional advisers, to whom liability in respect of the contents of this report shall be limited.

Furthermore, our instructions did not include the preparation of a detailed schedule of condition and the purpose of this report is to draw attention to significant structural shortcomings and items of disrepair we consider likely to materially affect the decision of the average purchaser to proceed, or have a measurable effect on market value that can be revealed without causing disturbance to the building or site or undue inconvenience to its occupation.

Neither are we instructed to make local enquiries, nor enquiries of the local or statutory authorities, or investigations to verify information as to tenure and the existence of rights and easements etc.

Subject Property

[Address]

Tenure

The tenure, so we believe, is freehold and not subject to any chief rent or similar encumbrance.

We have assumed that any necessary rights and easements with regards to the service installations and rights of access for maintenance purposes are reserved in the deeds and that they contain no onerous or unusual covenants.

Property Type

The property is

The front of the building faces approximately??? and all directions in this report are given as if facing the property from the front.

Extent of Inspection

The survey was carried out on... between.....

At the time of our inspection it was

Restrictions on inspection.....

The property was occupied and furnished, together with fully fitted floor coverings in all of the rooms.

Our inspection of the property was unaccompanied. This report has been prepared without the benefit of any consultation. Any enquiries arising from this report must only be made by your legal adviser through the course of the normal pre-contract enquiries.

OR

The property vendor attended our inspection. However, no consultation was made with the vendor at the time of our inspection. Any enquires arising from this report must only be made by your legal advisor through the course of the normal pre-contract enquiries.

Status of the Surveyor / Valuer

John Roberts BSc MRICS and Registered Valuer.

Location

Construction

Accommodation

The accommodation is arranged on two floors (extending to approximately XXX square metres – Gross External Area) and briefly comprises the following:

Ground Floor

First Floor

Externally

Page 3 – Address of property

Overall Opinion

Discussion.....

This report is aimed to help you make a reasoned and informed decision when purchasing the property. Where appropriate, it will make recommendations as to any further action or advice you will need to obtain before committing to purchase. It is important that you pursue these matters before exchange of contracts since they may reveal the need for additional expenditure, not apparent from a non-intrusive inspection, or they may be outside the scope of our expertise. When further investigations are completed, any costs found necessary may provide you with the opportunity to renegotiate your purchase price. Any quotations obtained in respect of further investigation should only be obtained from reputable and qualified tradespersons.

In compiling the report, we acknowledge that we may raise some matters which will require careful consideration within your overall decision to purchase. We are always willing to discuss any concerns you may have arising from this report.

Typically, all properties will involve regular and ongoing maintenance and repair, invariably requiring time, inconvenience and possible disruption to its occupation, so it is important that you do not hesitate to contact us via the office where a telephone appointment can be made for further discussion as necessary. This service is free of charge.

Further Investigation

We recommend that you treat the following matters – all discussed later in the report – as urgent which should be undertaken and concluded before you exchange contracts. Additional repairs/improvements may be necessary following the results of these investigations. As soon as you receive any reports we would be pleased to advise whether or not they would cause us to change the advice or valuation which we give in this report. Should you 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:

- 1.

Maintenance Considerations

There are a number of significant matters which although not urgent will require attention. The following should be carried out soon after purchase. You should obtain quotations for the work before you exchange contracts so that your full financial liability is known, before you commit to purchasing the property.

- 1.

Note: Costs are expressed as a decimal fraction of £1,000. Costs for remedial works are approximate only as no detailed measurement has been carried out. Costs arising following further investigation (as detailed above) are excluded. Costs provided are for essential works only and exclude costs for upgrading, external works and/or redecoration. Costs are exclusive of VAT.

Regulations

Your legal adviser should confirm that is adopted and maintained by the Highways Authority.

Other matters.....

Your legal adviser should also confirm the ownership and obligations for maintenance, extent and position of the property boundaries.

Guarantees

We are not aware of any matters in respect of guarantees which need further enquiry.

External Observations

Chimney Stacks

Roof Coverings

Rainwater Fittings

Main Walls

The main walls are in satisfactory structural condition for their age. We found no evidence of significant cracking or indications of historic structural movement.

The cavity walls of this property are formed in two leaves which are usually held together with metal wall ties. The metal ties used in properties built before 1981 were prone to corrosion which, if significant, could lead to structural movement. However, no signs of wall tie failure were found and when considering the property's construction and the local environment, we consider the risk of such failure in this property to be small.

External Joinery

Internal Overview

Movement

In a property of this age, it is likely that the foundations are less substantial than would now be required in accordance with the provisions of the Building Regulations. However, our inspection did not reveal evidence of any significant displacement in the main or internal load bearing walls resulting from foundation movement.

Timber

We found no evidence of any significant timber decay in this property. We also found no signs of woodboring insect infestation.

Damp / Condensation

Dampness

Condensation

As a condition of sale, a separate energy audit is a statutory requirement in the form of an Energy Performance Certificate (EPC). We have not seen the EPC, but it will contain information relating to the current thermal insulation standards and the energy performance criteria relating to the heating, hot water installation and lighting. Therefore, a full copy of the Energy Performance Certificate should be obtained prior to your commitment to purchase. You should carefully review the report and consider undertaking any cost-effective improvements which will reduce heat loss and energy costs.

Internal Observations

Roof Structure / Roof Space

Ceilings

Internal Walls and Partitions

Floors

Fireplaces

Internal Joinery

Internal Decoration

Attached Structures

Services

Electricity

Gas

Gas is connected.....

All gas appliances and equipment should regularly be inspected, tested, maintained and serviced by a registered 'competent person' and in line with the manufacturer's instructions. This is important to make sure that the equipment is working correctly, to limit the risk of fire and carbon monoxide poisoning and to prevent carbon dioxide and other greenhouse gases from leaking into the air.

In the absence of any test certification within the last 12 months, you must arrange to have the gas installation and appliances checked for safety and serviceability prior to your commitment to purchase.

Water

Heating

Hot Water

Sanitary Appliances

Other

We cannot comment upon the satisfactory operation of any smoke alarms fitted. For safety reasons, you must ensure that adequate alarms are installed and are operating properly before occupation.

Security System

Drainage

Rainwater Drainage

Without extensive exposure work we cannot confirm the type or layout of the underground rainwater drainage system. Nevertheless, we found no signs of flooding or blockages on site.

Foul Drainage

Grounds and Boundaries

Environmental Matters

Asbestos

In addition to the asbestos referred to earlier, most properties of this age and type often contain some other asbestos based materials in one form or another. Again, according to the Institute for Environment and Health, the presence of asbestos would not normally constitute a health hazard unless the material which contains the asbestos, is disturbed, drilled or becomes substantially damaged.

Therefore, when maintenance work, building improvements or alterations are undertaken, you should therefore be mindful of the possibility of asbestos. If found, a licensed contractor will need to be employed for its removal and disposal. This could be costly.

Mining

Flooding

We have not undertaken a detailed investigation into the potential for flooding of the land on which the property lies. However, we have consulted the website of the Environment Agency at: www.environment-agency.gov.uk and their information regarding the potential for fluvial flooding (from rivers) suggests that the area is not at risk. However, no checks have been made in respect of any risk concerning pluvial (storm water) flooding.

Invasive Vegetation

We did not note the existence of any knotweed or hogweed around the property.

(Japanese Knotweed was introduced into the United Kingdom in the 19th Century. It grows vigorously and can cover large areas to the exclusion of most other plant species. It has been known to grow through bitumen macadam, house floors and sometimes through foundations).

Trees

Electromagnetic Fields and Microwave Exposure

We found no evidence of any significant risk from high voltage electrical supply equipment or telecommunications electromagnetic fields.

Generally

As far as we are aware, the property is not detrimentally affected by any current planning or other significant environmental matter. However, no formal enquiries have been made and your legal adviser should complete all local searches prior to exchange of contracts and advise you fully in this respect.

Legal Matters

Your legal advisers are responsible to check all legal documents relating to the property as well as carrying out all standard searches and enquiries. We refer you to our additional comments in 'Regulations'.

Other Legal Matters

Your legal advisers should undertake normal searches from the Local Authority and obtain verification of the following:

Whether the property is affected by any road improvements or redevelopment schemes.

Whether the property is free from restrictive covenants and or easements.

Whether the property is affected by any rights of way.

Council tax banding.

Confirm the property is outside any coal mining reporting area.

Obtain a drainage search.

An Environmental Report is recommended.

Page 8 – Address of property

It is recommended a copy of this report is passed to your legal adviser and a request to check and verify all the above items.

Please ensure that if any of the information is found to be inaccurate or significant this is reported to the surveyor immediately. This could have an adverse effect on the valuation given.

Findings

As soon as you receive responses from your legal adviser we would be happy to advise on whether the findings affect the valuation of the property.

Market Valuation

On the basis of the inspection and of the findings as detailed above, the comparable evidence gained and taking into account the stipulations and assumptions as detailed in this report I would consider as follows:

I am of the opinion that the Market Value of the **Freehold** property, as inspected, with vacant possession, as at _____, was **£XXX,000. (XXX Thousand Pounds)**.

Market Value Definition:

'The estimated amount for which a property should exchange on the date of valuation between a willing buyer and a willing seller in an arm's-length transaction after proper marketing wherein the parties had each acted knowledgeably, prudently and without compulsion'.

The valuation is provided subject to the findings of the reports and estimates recommended. If you decide to exchange contracts without obtaining the additional reports, you will have to accept the risk that some adverse factors might come to light after you have committed to purchase.

*For building insurance purposes, we estimate the current reinstatement cost in present form on the usual basis for such an exercise to be **£XXX,000 [XXX Thousand Pounds]**. This figure is the estimated current reinstatement costs of the property in its present form (unless otherwise stated) for insurance purposes including any garage, outbuildings, site clearance and professional fees excluding VAT (except on professional fees). Please note that this figure may be higher or lower than the market valuation of the property and has no bearing on what the property may be bought or sold for. In providing this figure, information has been used as provided by the ABI/BCIS House Rebuilding Costs Guide and Index, as prepared by the Association of British Insurers (September 2018).*

If you have any queries in respect of the report or its findings, please do not hesitate to contact me further.

Yours sincerely,

John Roberts BSc MRICS and Registered Valuer.
Marwood Surveyors Ltd.

Building Terms Explained

Aggregate

Broken stone, gravel or sand used with cement to form concrete. Aggregates may be coarse or fine and are often used in the construction of 'soakaways'.

Airbrick

A perforated brick built into a wall for the purpose of providing air for ventilation purposes. Used for instance to ventilate the underside of a wooden floor or a roof space.

Architrave

A moulding around a doorway or window opening. It usually covers the joints between the frame and the wall finish, thus hiding any shrinkage gaps which may occur.

Asbestos

Material used in the past for insulation. Can sometimes be a health hazard – specialist advice should be sought if asbestos (especially blue asbestos) is found.

Asbestos Cement

Cement mixed with 15% asbestos fibre as reinforcement. Fragile – will not usually bear heavy weights. Hazardous fibres may be released if cut or drilled.

Asphalt

Black, tar-like substance, designed to be impervious to moisture. Used on flat roofs and floors.

Barge Board

See 'Verge Board'

Balanced Flue

Common metal device normally serving gas appliances which allow air to be drawn to the appliances whilst also allowing fumes to escape.

Balustrade

A collective name for a row of balusters or other infilling below a handrail on a stair or parapet.

Beetle Infestation

(Wood Boring insects e.g. woodworm). Larvae of various species of beetle can tunnel into timber causing damage. Specialist treatment normally required. Can also affect furniture.

Benching

Shaped concrete slope beside drainage channel within an inspection chamber. Also known as 'haunching'.

Bitumen

Black, sticky substance, similar to asphalt. Used in sealants, mineral felts and damp-proof courses.

Bond

The regular arrangements of bricks or stones in a wall so that the units may be joined together. The principal types of 'bond' used in domestic construction being English, Flemish, header, stretcher, diagonal or garden wall bond.

Breeze Block

Originally made from clinker cinders or ('breeze') – the term now commonly but incorrectly used to refer to various types of concrete and cement building blocks.

Carbonation

A natural process affecting the outer layer of concrete. Metal reinforcement within the layer is liable to early corrosion, with consequent fracturing of the concrete in some cases.

Casement Window

A window composed of hinged, pivoted or fixed sashes.

Cavity Wall

Traditional modern method of building external walls of houses comprising two leaves of brick or block work usually separated by a gap ('cavity') of about 50mm (2 inches).

Cavity Wall Insulation

Filling of wall cavities by one of various forms of insulation material:

Beads: polystyrene beads pumped into cavities. Will easily fall out of the wall if broken open for any reason.

Foam: Urea formaldehyde foam, mixed on site, and then pumped into the cavities where it sets. Can lead to problems of dampness and make replacement of wall ties more difficult.

Fibreglass: inert mineral fibre pumped into the cavity.

Cavity Wall Tie

A twisted piece of metal or similar material bedded into the inner and outer leaves of cavity walls intended to strengthen the wall. Failure by corrosion can result in the wall becoming unstable – specialist replacement ties are then required.

Casspool

A simple method of drain comprising a holding tank which needs frequent emptying. Not to be confused with 'septic tank'.

Chipboard

Often referred to as 'particle board'. Chips of wood compressed and glued into sheet form. Cheap method of decking to flat roofs, floors and (with Formica or melamine surface furniture, especially kitchen units).

Cleaning Eye

Sometimes known as an 'access eye' or 'rodding eye'. An opening in a drain or ventilation pipe, covered by a plate, the removal of which allows the drain to be rodded to clear blockages

Cob

Walling of damp earth sometimes mixed with cement, rammed without reinforcement into a framework. This cheap method of walling has in the past been practiced mainly in East Anglia and the West of England.

Collar Beam

A horizontal tie beam of a roof, which is joined to opposing rafters at a level above that of the wall plates.

Collar

Horizontal timber member designed to restrain opposing roof slopes. Absence, removal or weakening can lead to roof spread.

Combination Boiler

Modern form of gas boiler which activates on demand usually within a pressurised system. With this form of boiler there is no need for water storage tanks, hot water cylinders etc.

Coping/Coping Stone

Usually stone or concrete, laid on top of a wall as a decorative finish and designed to stop rainwater soaking into the wall.

Corbel

Projection of stone, brick, timber or metal jutting out from a wall to support a weight above it.

Cornice

A large moulding at the junction between an inside wall and a ceiling. Can also include a moulding at the top of an outside wall designed to project and throw raindrops clear of the wall.

Coving

Curved junction between wall and ceiling.

Dado Rail

A wooden moulding fixed to the wall or capping panelling and forming the topmost part of a dado. Originally designed to avoid damage to the wall where people or furniture brushed against it.

Damp Proof Course (DPC)

Layer of impervious material (mineral felt, pvc etc.) incorporated into a wall and designed to prevent dampness rising up the wall or lateral dampness around windows, door etc. Various proprietary methods are available for damp proofing existing walls including 'electro-osmosis' and chemical injection.

Death-watch Beetle

(*Xestobium Rufovillosum*). Extremely serious insect pest which attacks structural timbers. Usually affects old hardwoods with fungal decay already present.

Double Glazing

A method of thermal insulation usually either: -

Sealed unit: two panes of glass fixed and hermetically sealed together

or

Secondary: in effect a second 'window' positioned inside the original window.

Double Hung Sash Window

A window in which the opening lights slide vertically within a cased frame, counter balanced by weights supported on sash cords which pass over pulleys in the frame.

Dry Rot

(*Serpula Lacrymans*). A very serious form of fungus which attacks structural and joinery timbers, often with devastating results. Can flourish in moist, unventilated areas.

Eaves

The overhanging edge of a roof.

Efflorescence

Powdery white salts crystallized on the surface of a wall as a result of moisture evaporation.

Engineering Brick

Particularly Strong and dense type of brick, often used as a damp-proof course in older buildings.

Fibreboard

Cheap, lightweight board material of little strength, used in ceilings or as insulation to attics.

Flashing

Building technique designed to prevent leakage at a roof joints. Normally metal (lead, zinc, copper) but can be cement, felt or proprietary material.

Flaunching

A cement mortar weathering on the top of a chimney stack surrounding the base of the chimney posts to throw off the rain and thus prevent it from saturating the stack.

Flue

A smoke duct in a chimney, or a proprietary pipe serving a heat producing appliance such as a central heating boiler.

Flue Lining

Metal (usually stainless steel) tube within a flue – essential for high output gas appliances such as boilers. May also be manufactured from clay and built into the fire. Other proprietary flue liners are also available.

Foundations

Normally Concrete, laid underground as a structural base to a wall; in older buildings these may be brick or stone.

Frog

An indentation, usually 'V' shaped, in the bedding face of the brick to reduce its weight. 'Frog down' or 'Frog up' are the generally accepted ways of describing how the bricks are laid.

Gable

Upper section of a wall, usually triangular in shape, at either end of a ridged roof.

Ground Heave

Swelling of clay sub soil due to the presence of moisture; can cause an upward movement of foundations in extreme cases.

Gully

An opening into which rain and waste water are collected before entering the drain.

Gutter

A channel along the eaves of a roof or the edge of a path for the removal of rainwater.

Hardcore

Broken bricks or stone which, consolidate, are used a foundation in extreme cases.

Haunching

See 'Benching'. Also, term used to describe the support to a drain underground.

Hip

The external junction between two intersecting roof slopes.

Hip Tile

A saddle shaped or angular tile fitting over the intersection of those roof tiles which meet at a hip.

In Situ

'In position' – applied to work done in the position where it is finally required, e.g. concrete may be precast in sections which are later taken to the position where they are required or it may be cast 'in situ'.

Inspection Chamber

Commonly called the 'man-hole' ; access point to a drain comprising a chamber (of brick, concrete or plastic) with the drainage channel at its base and a removable cover at ground level.

Jamb

Vertical side face of a doorway or window.

Joist

A timber or steel beam directly supporting a floor and sometimes alternatively or additionally supporting a ceiling. Steel beams are usually referred to as RSJs (rolled steel joists).

Key

The roughness of a surface which provides a bond for any application of paint, plaster, rendering, tiles etc. or spaces between laths or wire meshes which provide a grip for plaster.

Landslip

Downhill movement of unstable earth, clay, rock etc. often following prolonged heavy rain or coastal erosion but sometimes due to subsoil having poor cohesion.

Lath

Thin Strip of wood used in the fixing of rood tiles or slates, or as backing to plaster.

Lintel

A horizontal beam over a door or window opening usually carrying the load of the wall above. Often lintels can be partially or completely hidden from view.

Longhorn Beetle

(Hylotrupes Bajulus). A serious insect pest mainly confined to the extreme south-east of England, which can totally destroy the structural strength of wood.

LPG

Liquid Petroleum Gas or Propane. Available to serve gas appliances in areas without mains gas. Requires a storage tank.

Mortar

Mixture of sand, cement, water and sometimes lime used to join stones or bricks.

Mullion

Vertical bar dividing individual lights in a window.

Newel

Stout post supporting a staircase handrail at top and bottom. Also, the central pillar of a winding spiral staircase.

Oversite

Rough concrete below timber ground floors.

Parapet

Low wall along the edge of a roof, balcony etc.

Parapet Gutter

A timber gutter or rectangular cross section usually provided with a flexible metal or other impervious lining. Used behind a parapet or sometimes at a valley.

Pier

A vertical column of brickwork or other material, used to strengthen the wall or to support a weight.

Plasterboard

Stiff 'sandwich' of plaster between coarse paper. Now in widespread use for ceilings and walls.

Pointing

Outer edge of mortar joint between bricks, stones etc.

Powder Post Beetle

(*Bostrichoidea* or *Lyctinae* family of beetles). A relatively uncommon pest which can, if untreated, cause widespread damage to structural timbers.

Purlin

Horizontal beam in roof upon which the rafters rest.

Quoin

The external angle of a building; or specifically, bricks or stone blocks forming that angle.

Rafter

A sloping roof beam, usually timber, forming the carcass of a roof.

Random Rubble

Basic early method of stone wall construction with no attempt at bonding or coursing.

Rendering

Vertical covering of a wall either plaster (internally) or cement (externally) sometimes with pebbledash, stucco or Tyrolean textured finish.

Reveals

The side faces of a window or door opening.

Ridge

The highest part or apex of a roof, usually horizontal.

Ridge Tile

A specially shaped tile for covering and making weather tight the ridge of a roof. These tiles may have a rounded or angular cross section.

Riser

The vertical part of a step or stair.

Rising Damp

Moisture soaking up a wall from below ground, by capillary action, which can cause rot in timbers, plaster decay, decoration failure etc.

Roof Spread

Outward bowing of a wall caused by the thrust of a badly restrained roof framework (see 'collar').

RSJ

Frequently used abbreviation for a rolled steel joint.

Screed

Final, smooth finished of a solid floor; usually cement, concrete or asphalt.

Septic Tank

Drain instillation whereby sewage decomposes through the action of bacteria, which can be slowed down or stopped altogether by the use of chemicals such as bleach, biological washing powders etc.

Settlement

All properties settle to some extent, and this can show as cracking and/or distortion in walls. Very often minor settlement is not of great significance to the building as a whole.

Sewer

A large, underground pipe or drain used for conveying waste water and sewage. The Local Authority is usually responsible for the sewers, which collect the effluent from various drains, the drains being the responsibility of the land owners.

Shakes

Naturally occurring cracks in timber, in building timbers, shakes can appear quite dramatic but strength is not always impaired.

Shingles

Small rectangular slabs of wood used on roofs instead of tiles, slates etc.

Soakaway

A pit, filled with broken stones etc below ground to take drainage from rainwater pipes or land drains and allow it to disperse.

Soaker

Piece of flexible metal fitted to interlock with slates or tiles and make a water tight joint between a wall and a roof or at a hip or valley. Stepped flashings are used over the soakers at a joint against a wall.

Soffit

The underside of an arch, beam, staircase, eaves or other feature of a building.

Soil Pipe / Soil Stack

A vertical pipe which conveys sewage to the drains. Its upper end is usually vented above the eaves.

Solid Fuel

Heating fuel, normally wood, coal or one of a variety of proprietary fuels.

Spandrel

Space above and to the sides of an arch; also, the space below a staircase.

Stopcock

A valve on a gas or water supply pipe which is used to cut off the supply.

Stud Partition

Lightweight, sometimes non-load bearing, wall construction comprising a framework of timber faced with plaster, plasterboard or other finish.

Subsidence

Ground movement, generally downward, possibly a result of mining activities or failure of the subsoil.

Subsoil

Soil lying immediately below the topsoil.

Sulphate Attack

Chemical reaction, activated by water, between tricalcium aluminate and soluble sulphates which can cause deterioration in brick walls and concrete floors.

Tie Bar

Metal bar passing through a wall, or walls, in an attempt to brace a structure suffering from structural instability.

Torching

Mortar applied on the underside of roof tiles or slates to prevent moisture penetration. Not necessary when a roof is underdrawn with felt.

Transom

Horizontal bar of wood or stone across a window or top of door.

Tread

The horizontal part of a step or stair.

Trussed Rafters

Method of roof construction utilising prefabricated triangular framework of timbers. Now widely used in domestic construction.

Underpinning

Method of strengthening weak foundations whereby a new, stronger, foundation is placed beneath the original.

Valley Gutter

Horizontal or sloping gutter usually lead or tile lined, at the internal intersection between two roof slopes.

Ventilation

Necessary in all buildings to disperse moisture resulting from bathing, cooking, breathing etc. and to assist in prevention of condensation.

Floors: Necessary to avoid rot, especially dry rot; achieved by airbricks near to the ground level.

Roofs: necessary to disperse condensation within roof spaces; achieved either by airbricks in gables or ducts at the eaves.

Verge

The edge of the roof, especially over a gable or around a dormer window or skylight.

Verge Board

Timber placed at the eaves of a roof, designed to take the weight of the roof timbers and coverings.

Wall Plate

Timber, sometimes decorative, placed at the verge of a roof; also known as 'barge board'.

Wall Tie

See 'cavity wall tie'.

Waste Pipe

A pipe from a wash hand basin, sink or bath to carry away the waste water into the drains.

Weather Boarding

Horizontal overlapping boards nailed on the outside of a building to provide the finished wall surface.

Wet Rot

(*Coniophora Puteana*). Decay of timber due to damp conditions. Not to be confused with the more serious dry rot.

Woodworm

Colloquial term for beetle infestation; usually intended to mean Common Furniture Beetle (*Anobium Punctatum*); by far the most frequently encountered insect attack in structural and joinery timbers.