
BUILDING SURVEY

ADDRESS

**26 BRIDGEFOOT PATH
EMSWORTH
HAMPSHIRE
PO10 7EB**



CLIENT

**MR & MRS D MILES
12 MALCOLM ROAD
WIMBLEDON
LONDON
SW19 4AS**

PREPARED BY

TIM WILYMAN, FRICS

DATE OF INSPECTION

24 JUNE 2010



dropped at the end and needs adjusting. At the right hand gable wall, rainwater discharges at the back of the house and is then led by a downpipe which runs diagonally across the face of the wall to ground at the front. This is an unusual feature which may be difficult to maintain effectively. (I suspect the reason it is fitted in this way is that this was the easiest way to connect to a rainwater drain on the site without excavations. The original route for drainage was presumably inaccessible after the extension was added.)

As it was not raining at the time of my inspection we are unable to confirm whether any joints are leaking or whether gutters are properly aligned. Rainwater goods appear serviceable but should be checked in wet weather.

6.4 Sub-Soil, Foundations and Trees

The geological survey map indicates that the subsoil in the locality is a mixture of sand and clay. This has mixed loadbearing qualities: the clay is susceptible to shrinking in dry weather and swelling in wet weather and this can be exacerbated by any trees nearby, whilst sand can wash away where drains leak, causing voids which may cause localised settlement in foundations.

Foundations were not exposed or examined. The depth of foundations is likely to be shallow by present day standards but will be average for properties of this age and type. No surface evidence of fracturing or distortion was found to suggest unequal movement or failure at foundation level. We conclude that the sub-soil in the locality is stable and that the risk of future below ground movement is no greater than with any other property built on similar material nearby.

There is a partly grown deciduous tree in the front garden a short distance from the boundary and it is within about 2m of stone structures in front of the house and probably about 4m of the house itself. Whilst there is evidence that its roots have started to affect foundations or other areas, it is too close to the fence and to the house and some of the branches are almost touching the front of the house. Its removal is recommended.

6.5 Damp Proof Course and Sub-Floor Ventilation

The house would originally be built with a damp proof course, probably cross bonded slate, and some small sections of this can be seen externally. There are air bricks provided to give a good through flow of air under the floors, but these were noted only on the front elevation. The rear part of the Dining room cannot be seen properly from outside because there is timber decking laid, and there may be ventilation grilles beneath this, although their efficacy is probably compromised by the decking. Where possible, it is recommended that improvements are made to the sub-floor ventilation to remedy this potential defect. A through flow of air is important to prevent damp air from being trapped beneath the floors and rot possibly developing.

