

Multiple defects identified to upper and lower common rafters of both pitches. See attached schedule for further details

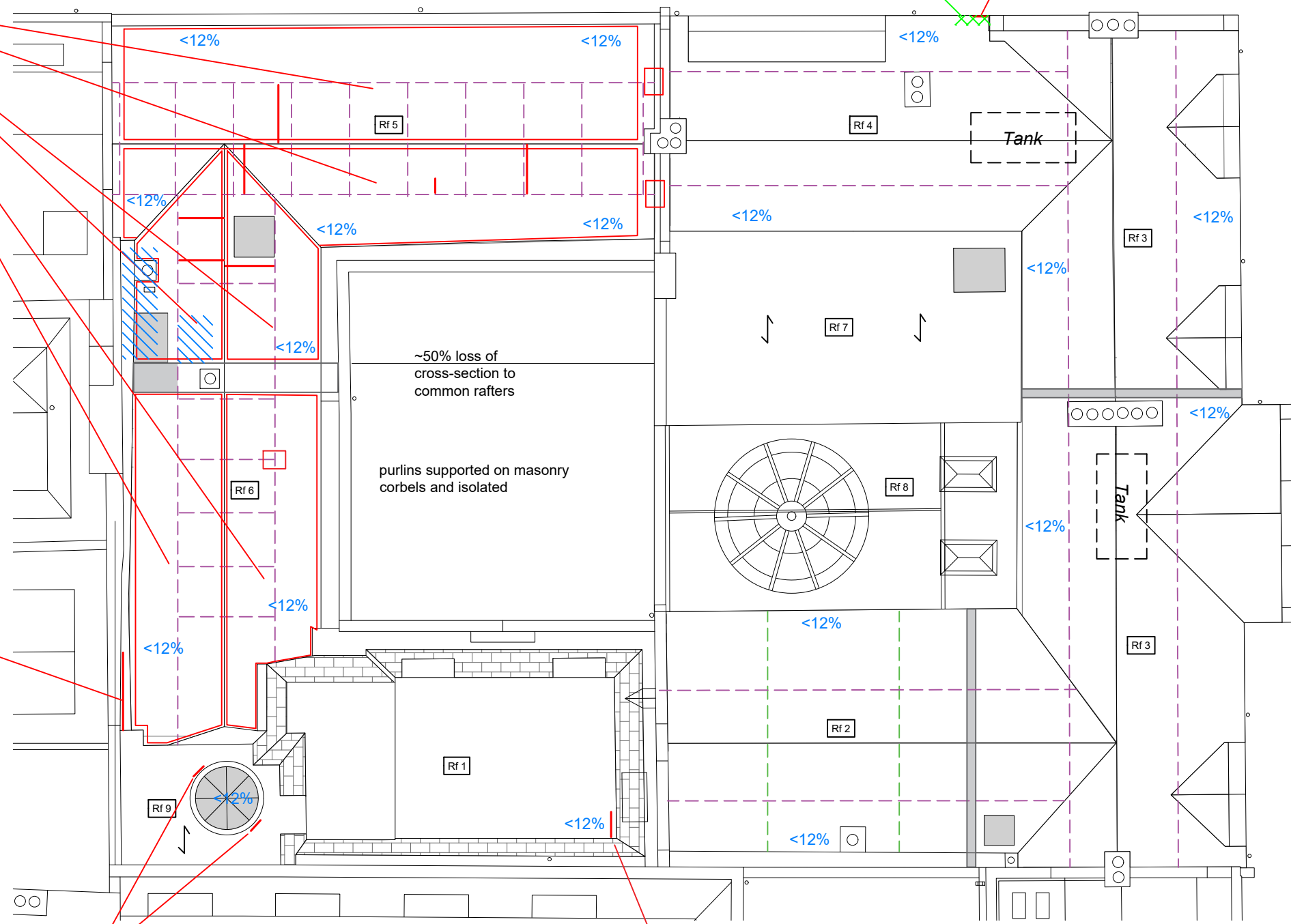
Mycelial growth over masonry and section of rafter plate

Section of rafter plate decayed for ~400mm. See drawings in Attachment A for further details

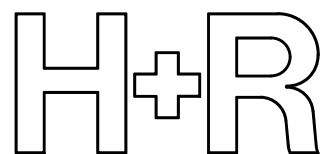
Rafter plate partially decayed along external edge for ~1m. See attached schedule for further details

2 no. noggings decayed ~150/200mm. See attached schedule for further details

1 no. flat roof joist decayed



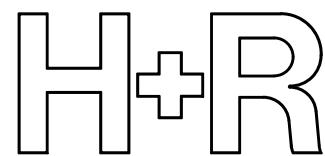
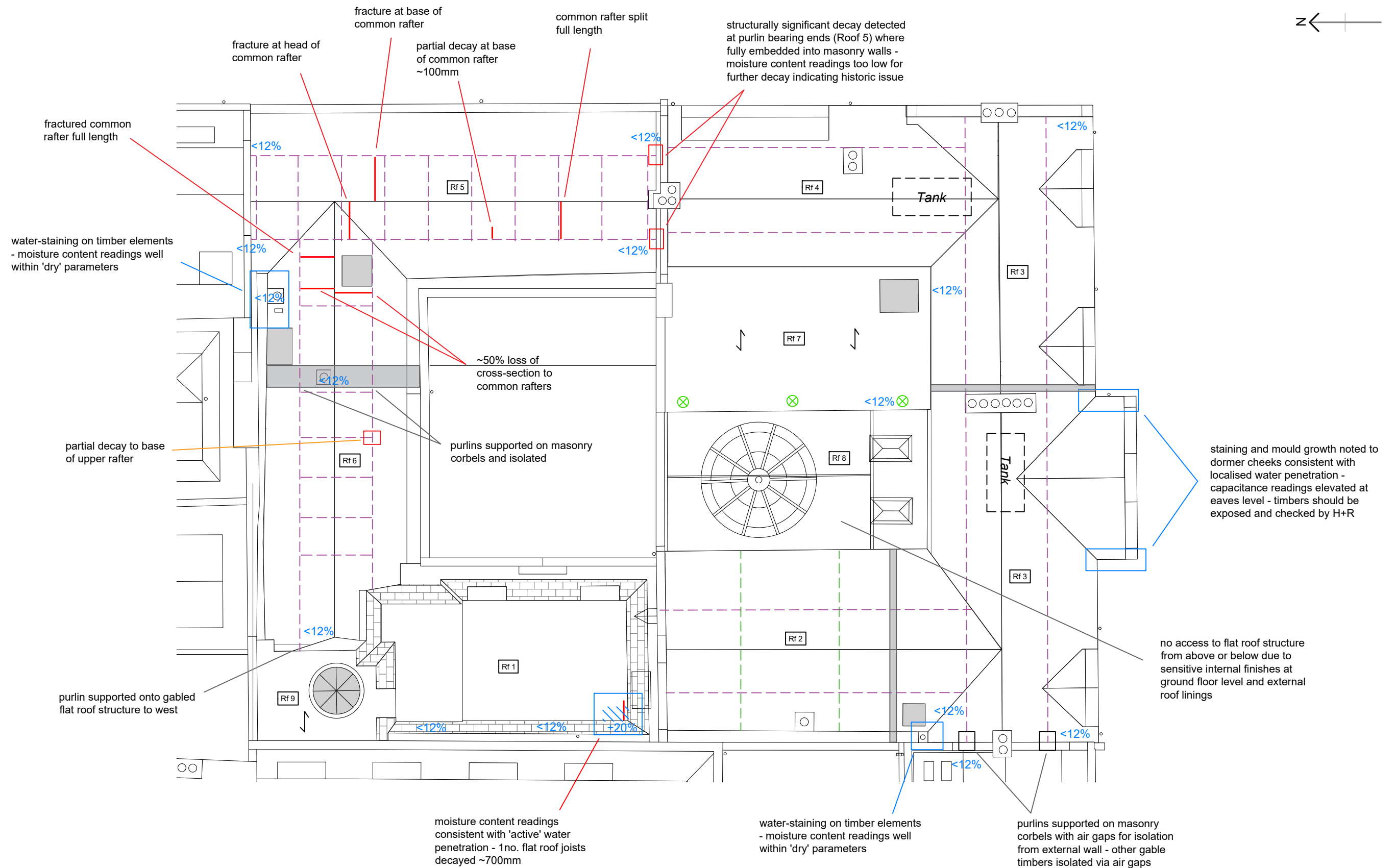
~50% loss of cross-section to common rafters  
purlins supported on masonry corbels and isolated



**41-43 Hayes Mews, Roof**  
Roof timber condition investigation - revisit  
November/December 2023

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- Key:**
- Area of water penetration
  - Decayed/defective timber element
  - Timber truss
  - Purlin/collar
  - Roof identification number (see Site Note text)
  - Deep moisture content reading (w/w%)
  - Approximate location of borescope inspection
  - Biological growth



**41-43 Hayes Mews, Roof**  
 Roof timber condition investigation  
 July 2023 (initial visit)

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