



The survey specialists...

Property • Infrared • Asbestos • Snagging



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RENEWABLE ENERGY

SURVEY



Customer Details

Client Name: MR S ERVAYED

Address: 1 QUALITY STREET, UNITED KINGDOM, QU11 8TY

Purpose of Report: ROOF CONDITION SURVEY

Report Reference: RE/MSE/2013

Inspection Date: 10th June 2013

Surveyor Name: PHILIP MILNE (Affior)

Property Image



The property was ex local authority block/brick render construction with a 45 degree dual pitched slated roof, with a zinc valley located to the front elevation, with mortar finished hipped end to the rear elevation extending from the cast iron gutter line up to the segmented ridge line. The property is approximately 50+ years old with the present owner in full occupation for approximately 2 years.



General Description of Property (External Roof)

Findings

- On inspection it was noted that the property had a 45 degree dual pitched slated roof with a segmented ridge line. A ladder inspection to the front, side and rear elevation main roof revealed the following defects.
 - A) Historical holed and cracked cement verge to front elevation.
 - B) Historical cracking and missing render from the front elevation chimney breast
 - C) Historical Cracking to the rear elevation mortar hipped end with missing mortar and slates close to the gutter line.

Action Required

A full assessment of the defects listed above revealed that the following works will be required to return the areas to an industry standard condition, consistent with solar panel installation regulation, compliant with micro generation installation Standard MIS 3002.

- 1) Supply and erect a chimney scaffold to the front elevation chimney breast
- 2) Remove loose and damaged render from chimney breast
- 3) Apply cement scratch coat to chimney breast
- 4) Apply dry dash chip render to chimney breast
- 5) Supply and fit slates to rear elevation hipped end at gutter line
- 6) Re cement damaged hipped end mortar
- 7) Break out loose and cracked front elevation roof verge
- 8) Apply cement prime coat to front elevation roof verge
- 9) Smooth coat cement finish roof verge

Fault Imagery (external) section A





Fault Imagery (external) section B



Fault Imagery (external) section C





Fault Imagery (external) section C



The cost for the reinstatement of the defects listed above should cost **£1729.00**, the costs have been calculated based on the average contractor and material rates throughout the UK to return the affected areas to an industry standard.

General Description of Internal (Attic/Loft Area)

Findings

- On inspection it was noted that the roof was constructed in off saw timber jack, cripple and hip rafters with a sarking overlay. A close inspection of the loft space roof timber construction and material revealed no ingress or timber decay damage however the following defects were noted
 - A) Settlement sagging to the jack off saw jack rafters on the rear and side main roof elevations due to insufficient support bracing
 - B) Sagging and detached support purlin at hip joint due to no hanging post or secure up rite supports forcing the gang nail fixings to spring from situ



Action Required

A full assessment of the defects listed above revealed that the following works will be required to return the areas to an industry standard condition, consistent with solar panel installation regulation, compliant with micro generation installation Standard MIS 3002.

- 1) Supply and install hanging post uprights within the industry standard 2.93m Maximum clear span for off saw timber jack rafters at 125mm x 47mm
- 2) Supply and install up right timber supports to support main rafter purlin into situ at rear elevation roof construction

The cost for the reinstatement of the defects listed above should cost **£427.00**, the costs have been calculated based on the average contractor and material rates throughout the UK to return the affected areas to an industry standard.

Fault Imagery (internal) section A





Fault Imagery (internal) section B



Fault Imagery (internal) section B





Potential for Insurance recovery.

The faults noted and detailed within this report may be viewed in a negative manner by your home insurance provider and could potentially prejudice any claim or future claim made, resulting in your claim being rejected, if the proximate cause of any loss can/could be associated to poor workmanship/materials or gradual process loss (wear & tare)

Health and Safety

Asbestos fibres were included in many different types of building materials, and may be released when these materials are damaged, disturbed or otherwise exposed. These fibres can cause a hazard to health when inhaled. If there is a risk that any work activity that intrudes beyond the surface finish of this building may potentially expose or disturb asbestos fibres and thereby create a potential health hazard. Persons or organisations carrying out these activities are advised to conduct appropriate risk assessment in order to identify and control these hazards.

For Example:

- Corrugated roofing, tiles, 'slates', soffits, gutters, downpipes, walls and panels;
- Insulation under the roof, on beams and stanchions;
- Boards and panels, and any insulation between these;
- Insulation around pipes, on a heater, boiler, calorifier, in storage heaters;
- Decorative coatings on walls or ceilings;
- Insulation around windows;
- Water cistern;
- Flues, waste water pipes;
- Plastic floor tiles.
- Textured Coatings (ARTEX) etc.
- Bitumen

If instructed we will take a representative sample of a potential Asbestos containing material for analysis



Limitations to Survey/Terms & Conditions

Our report on the services installations will be based on a cursory inspection only in order to include a general description. We will not test any installations. Unless otherwise instructed, we will not commission the inspection or testing of any installations by specialist contract engineers. If we find visual evidence to suggest that there may be problems with any installations in part or in whole, or if they are particularly sophisticated or complex, we will advise you accordingly, and make recommendations for further investigations or testing by specialists

This was a non-intrusive inspection and limited to commenting upon the extent of damage noted and inspected during the visible inspection at that time.

Based on an inspection as defined below, the surveyor will advise the client by means of a written report as to his opinion of the visible condition and state of repair of the subject property.

The surveyor will inspect as much of the surface area of the structure as is possible but will not inspect those areas which are covered, unexposed or inaccessible.

The surveyor will inspect the roof spaces if there are available hatches. The surveyor will have a ladder of sufficient height to gain access to a roof hatch or roof area not more than 5m above ground level. It may therefore not be possible to inspect roofs above this level without a suitable scaffold or access platform. In such cases pitched roofs, may be inspected with the aid of zoom Optics. The surveyor will follow the guidance given in surveying safety issued by RICS in April 1991.

This incorporates the guidance given in Guidance note GS31 on the safe use of ladders and step ladders issued by the Health & Safety Executive.

The surveyor will assume that the property is not subject to any unusual or especially onerous restrictions or covenants which apply to the structure or affect the reasonable enjoyment of the property.

The surveyor will assume that all bylaws, building regulations and other required consents have been obtained. The surveyor will not verify whether any such consents, have been obtained. The client and his/her legal advisors should make all necessary enquiries. Drawings-specifications will not be inspected by the surveyor.

The surveyor will assume is unaffected by any matters which would be revealed by a local search (or the equivalent) and reply's to the usual enquiries, or by a statutory notice and that neither the property, or its condition, its use, or its intended use, is or will be unlawful.)

The client will pay the surveyor the agreed fee for the report and any expressly agreed disbursements in addition.

The report is for the sole use of the named client and is confidential to the client and his/her professional advisors. Any other parties rely on the report at their own risk. The report must not be reproduced, in whole or in part, without the prior written consent, of the surveyor.

Note: A building survey report does not automatically include advice upon value or a reinstatement cost assessment/replacement for insurance Purposes. However, the surveyor will be prepared to provide such opinions-assessments if these are agreed from the outset