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PROPERTY **SURVEY**



Customer Details

Client Name: XXXXXX XXXXXXXXX XXXXXXXXXX

Address: 15 XXXXXXXX, XXXXXXXX, XXXXXXXXXXXX, RH12 1QN

Purpose of Report: STRUCTURAL BUILDING SURVEY

Report Reference: SBS/XXX/2019

Inspection Date: 26TH XXXXXXXXXX 2019

Surveyor Name: MIKE LAPHAM BCI CII BDMA MCIQB

Property Image



The Subject Property is a 2-Bedroom Mid-Terraced House approximately 419+ years old of block brick and stone solid wall construction with a block/brick render and timber weather board finish, the property is situated in a semi-exposed town center location. Living accommodation is on two floors



Type of property: Mid-Terraced House

No of bedrooms: 2-Bedrooms

State of repair: In Below Average Condition

Services: Electricity-Gas-Mains Water Supply

Tenure: Presumed Freehold

General Description of Property (External)

- The property visited is a two bedroom mid terraced house situated in the busy town centre of Horsham.
- The main dual pitched roof has a covering of rosemary tiles with mortar bed ridges and verge overhangs.
- Water is discharged from the roof via a mixture of PVCU and cast iron rainwater systems with outlet downpipes hold fast fixed to the external elevations.
- There is a single large chimney stack located to the rear roof slope.
- The main walls of the building are of a rendered finish, with tile clad to the front with timber clad and painted brickwork to the rear.
- The sides of the building have tuner timber style render.
- The windows are mainly of an original timber construction with some original sash windows.
- There is a small driveway with space for one car located at the rear outside of the garden boundary.
- A camera access inspection to the front and rear elevation roof slopes, external construction, chimney stacks, lead flashings and water gates revealed the following.

Findings

A full assessment of the defects listed below revealed that the works itemized in the recommendation listings within the body of this report will be required to return the areas to an industry standard condition, consistent with Construction (Design and Management) Regulations 2007/2015.



Report Synopsis

- The main tiled roof covering is in poor condition, there is evidence of some slipped tiles caused by shailing and age related decay,
- deterioration was observed to the verge mortar, and junction adjoining the neighbouring public house,
- Recommend repairs are carried out to the felt batten and ties in several areas with mortar works carried out to the ridge line, neighbouring junction and verge.
- The gutter appears to be in working order but some debris build-up had occurred to some areas, recommend these are cleared and checked.
- The driveways and paved areas are adequate however these will need clearing of weeds and checked for movement.
- The large brick boundary wall top the rear of the building is in good condition and structurally sound, this may require cleaning.
- The majority of the timber window frames are in good condition for the age however some show evidence of wood decay to the lower corners and underside,
- Recommend these are serviced and checked.
- The large chimney stack on the rear roof slope has a slight kink, the pointing will need to be checked and repointed if necessary, no lead flashings exist to the chimney roof junction,
- It is recommended the mortar flashing is replaced with lead flashings.
- Inspection of the roof revealed physical evidence of roof spread to main roof and ridge line, there is also evidence of roof sag detected to the timber truss supporting structures to all elevation roof slopes.
- The timbers to the main roof so signs of decay and worm infestation, old repairs and strengthening was also observed.
- Recommend structural strengthening by way of timber web support propping and strapping of timber supporting roof structures, this to prevent any further spread and or sag occurring.
- A BWPDA Timber and Damp Proofing specialist should be asked to inspect the property, commenting in particular in regard to works required to remedy any decay or worm infestations.



Main Roof Coverings

- With regards to the main dual pitched tile roof (Rosemary tiles) this appears to be in poor condition and requires maintenance to prevent water penetration and further decay.
- Inspection revealed physical evidence of some slipped tiles caused by shailing and age related decay,
- deterioration was observed to the verge mortar, and junction adjoining the neighbouring public house,
- Recommend repairs are carried out to the felt batten and ties in several areas with mortar works carried out to the ridge line, neighbouring junction and verge.

Fault Imagery (slipped and deteriorated tile and mortar areas detected)





Fault Imagery (cracked and holed mortar and sagging noted to main roof ridge line)



Secondary Roof Coverings

- The pitched extended roof also has a pitched rosemary tile covering abutment linked to the dropped gable end with a tile and mortar fillet. although not appearing to be leaking will require repair due to evidence of mortar decay and slipped and missing tiles.
- There is a corrugated sheet timber frame supported canopy roof covering of the main entry door, recommend this is replaced due to evidence of age related decay and UV degradation to maintain shelter and support.



Fault Imagery (visible mortar decay with slipped tiles evident)



Fault Imagery (age related decay detected to the canopy roof covering)





Roof Drainage

- Water is discharged from the roof via a mixture of PVCU and cast iron rainwater systems with outlet downpipes hold fast fixed to the external elevations.
- The cast iron gutter to the front of the building appears to be in fair condition for its age, it shows signs of rust and these areas have been painted over, it is recommended these areas are checked.
- The gutter appears to be in working order but some debris build-up had occurred to some areas, recommend these are cleared and checked.
- The fascia to the front has a painted timber fascia, some minor deterioration was found to the timber, it is recommended these areas are checked and repaired.

Essential Repairs

- Inspection of the roof revealed physical evidence of roof spread to main roof and ridge line, there is also evidence of roof sag detected to the timber truss supporting structures to all elevation roof slopes.
- The timbers to the main roof so signs of decay and worm infestation, old repairs and strengthening was also observed.
- Recommend structural strengthening by way of timber web support propping and strapping of timber supporting roof structures, this to prevent any further spread and or sag occurring.
- A BWPDA Timber and Damp Proofing specialist should be asked to inspect the property, commenting in particular in regard to works required to remedy any decay or worm infestations.
- The front bedroom external wall is leaning outwards quite severely, no recent cracking was found at the time of inspection to this area.
- The lateral movement detected is presently to a degree of over 30mm out-with the plumb line and will soon be beyond an acceptable limit to maintain building stability.
- Recommend this is closely monitored and a specialist wall tie company consulted to confirm or refute possible tie bar requirements, commenting on any potential works required to provide traditional restraint and maintain building stability.



Fault Imagery (evidence of main roof sag detected to the ridge and roof slope)



Fault Imagery (decay detected to the roof timber supporting structures)

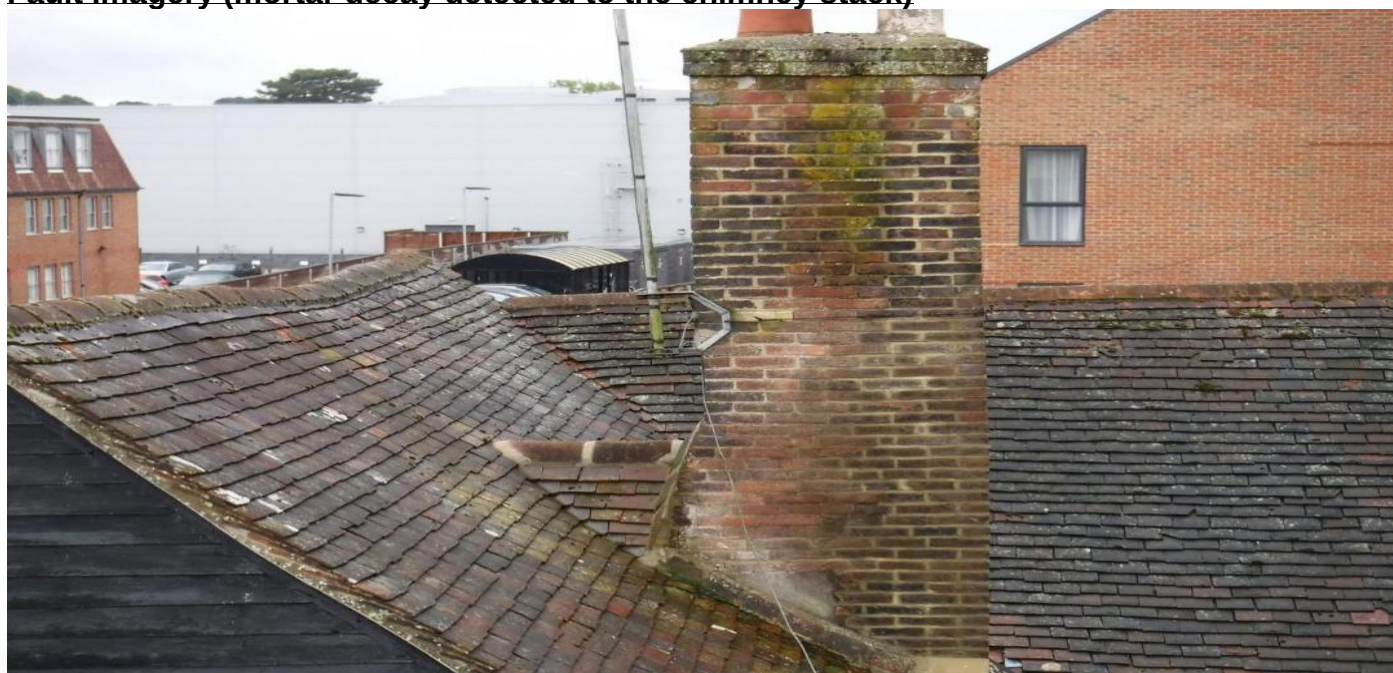




Other Repairs External

- The driveways and paved areas are adequate however these will need clearing of weeds and checked for movement.
- The large brick boundary wall top the rear of the building is in good condition and structurally sound, this may require cleaning.
- The majority of the timber window frames are in good condition for the age however some show evidence of wood decay to the lower corners and underside,
- Recommend these are serviced and checked.
- The large chimney stack on the rear roof slope has a slight kink, the pointing will need to be checked and repointed if necessary, no lead flashings exist to the chimney roof junction,
- It is recommended the mortar flashing is replaced with lead flashings.
- On inspection the timber cladding to the rear showed signs of rot in some areas, some warped and loose boards were found, it is recommended these areas are checked and repaired as necessary.

Fault Imagery (mortar decay detected to the chimney stack)





Fault Imagery (weed growth and undulation detected to the pathways)



Other Repairs Internal

- The ceilings were of plaster finish, the undulating ceilings are in character with the old warped ceiling timber beams, these were found to be in fair condition with old patched repairs.
- The walls were of plaster finish with some painted timber cladding and some exposed painted stonework.
- Inspection revealed that some of the low level stonework showed water penetration and saturation when tested with the proti-meter.
- No visible damp proof membrane was detected so it is likely rising damp is elevating upwards from the ground level, with the building occupied and air changes being made these levels will drop however it is recommended a damp proof specialist is appointed to advise.
- The undulating walls are in character with the old warped wall beams
- The front bedroom external wall is leaning outwards quite severely, no recent cracking was found at the time of inspection to this area.
- The lateral movement detected is presently to a degree of over 30mm out-with the plumb line and will soon be beyond an acceptable limit to maintain building stability.



- Recommend this is closely monitored and a specialist wall tie company consulted to confirm or refute possible tie bar requirements, commenting on any potential works required to provide traditional restraint and maintain building stability.
- The ceramic tiles in the bathroom shower area were found to be in fair condition however there were sign of deteriorated grout and mastic, it is recommended these areas are checked.
- The buyer should take steps to insure the electrics, plumbing and central heating are checked for compliance due to the property age.
- On inspection of the loft which is accessed via a loft hatch, Some areas of the loft showed that the insulation was dusty and not evenly spread.
- it is recommended this is repaired or renewed to bring the insulation in line with the current building regulations

Algorithm Guidance Budget: £12,250 (the guide cost relates to defect repairs outlined)

[Follow the link below to find a Local Trusted Contractor](https://www.hich-ltd.co.uk/trusted-contractors/)

<https://www.hich-ltd.co.uk/trusted-contractors/>

Fault Imagery (limited rolled wool insulation detected in loft space)





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Roof Ventilation

- A full inspection of the loft space and roof coverings revealed no roof ventilation, the roof relies on natural ventilation, however if re-roofing or developing the roof space ventilation should be provided in the form of ridge vents or similar.

Fireplaces, Flues and Chimney Breasts

- A full inspection revealed the large chimney stack to the rear roof slope shows evidence of spalling, the pointing will need to be checked and repointed if necessary, no lead flashings exist to the chimney roof junction, it is recommended the mortar flashing is replaced with lead flashings.
- The four original fire places were not checked for working order, as the building has been empty for some time it is recommended these areas are checked and serviced with a chimney sweep to all flues.

Ceilings

- The ceilings were of plaster finish, the undulating ceilings are in character with the old warped ceiling timber beams, these were found to be in fair condition with old patched repairs.

Walls, partitions and plasterwork

- The walls were of plaster finish with some painted timber cladding and some exposed painted stonework.
- Inspection revealed that some of the low level stonework showed water penetration and saturation when tested with the proti-meter.
- No visible damp proof membrane was detected so it is likely rising damp is elevating upwards from the ground level, with the building occupied and air changes being made these levels will drop however it is recommended a damp proof specialist is appointed to advise.
- The undulating walls are in character with the old warped wall beams



Interior Decoration

- The walls and ceilings were finished with white emulsion, some staining was found to some of the walls and ceilings it is recommended when roof repairs are carried out and moisture levels are controlled, the stained areas will need to be stain blocked and re painted

Floors

- All room areas had a mixture of solid and supported joist floors with no visible defects, with no visible movement or structural defects, generally the floors are free of evidence of undue deflection or vibration in normal use and are considered in a satisfactory condition.
- As with the age and character of the building some of the floors are uneven, it is recommended these areas are checked.

Windows/Doors

- The majority of the timber window frames are in good condition for the age however some show evidence of wood decay to the lower corners and underside, recommend these are serviced and checked.
- The internal doors are of timber construction and were found to be fit for purpose,
- The front door is of solid wood construction and found to be in good working order, the rear door was of barn door style construction with no defects found at the time of inspection.

Staircase

- The staircase was of original wood with timber handrail found to be in an acceptable condition, the stair treads were sound under foot and free from vibration in normal use.

Kitchen Fittings

- The kitchen is located to the rear ground floor, all areas of the kitchen including units, cupboards, work surfaces in good order, all considered fit for purpose.

Sanitary Fittings

- The suite comprise of W/C, hand wash basins and shower cubicles, all of the Sanitary ware is fit for purpose.
- The sealant around the showers is general adequate however these may require periodic checking for delamination



- The ceramic tiles in the bathroom shower area were found to be in fair condition however there were sign of deteriorated grout and mastic, it is recommended these areas are checked.

Mechanical Ventilation

- No mechanical ventilation exists apart from a small ceiling fan in the bathroom, it is recommended due to the age and condition of the property with high moisture levels that mechanical ventilation is installed

Services

- **Only detailed specialist tests will confirm the adequacy/efficiency and/or safety of the services and installations thereof**
- **Surveyors are not qualified to undertake these tests, therefore any comments on services within the body of this report are made by way of general observation of the visible parts only, I therefore recommend that you arrange for the services and installations thereof to be inspected by specialists.**

Drainage

- The head of the drainage system is a soil vent pipe which receives discharge from the internal sanitary fittings, the drains at the time of inspection were free flowing with no restrictions.
- It is recommended that the drains are checked due to the property being empty for some time, a drain camera may be required

Cold Water

- The property is connected to a cold-water supply, the visible parts of the installation appeared in satisfactory condition.

Gas

- The property is connected to mains gas, the visible parts of the installation appeared in satisfactory condition.

Electricity

- The property is connected to mains electrical supply, the visible parts of the installation appeared in satisfactory condition.



Hot Water

- Hot water is fed from the electric hot water cylinder, this was not tested at the time of inspection.

Heating

- Central heating is provided by way of pumped circulation from the gas boiler serving steel panel radiators of varying sizes in principal ground and first floor accommodation, the visible parts of the installation appeared in satisfactory condition. We recommend a test and inspection of the boiler and hot water system be carried out by a Gas Safe approved heating engineer prior to exchange of contracts.

Thermal Insulation

- From the limited inspection of the roof space I noted glass wool fibre insulation laid between the ceiling joists, the visible parts of the insulation revealed in-complete areas requiring attention.

The Site

- The property is located within a rectangle shaped site, no front garden area exists but there is a small paved garden to the rear.

Garage/Store

- N/A

External Areas/Paths/Patios etc

- The driveways and paved areas are adequate however these will need clearing of weeds and checked for movement.

Retaining walls/Earth retaining structures

- None

Boundaries and fences

- The large brick boundary wall top the rear of the building is in good condition and structurally sound, this may require cleaning.
- The timber close bored fence was found to be in fair condition



General Environmental Factors

- None of any note

Trees

- Some small trees and shrubs were found to the rear of the property within the garden boundary, it is recommended the trees and shrubs are monitored .A large tree was found at the rear of the building on third party land,
- The size and width of the tree close to the property could cause problems in the future, this tree will need to be monitored.
- Recommended the trees be checked by a fully qualified tree surgeon

Structure Movement

- The property shows visible signs of structural movement and should be considered a risk.
- The front bedroom external wall is leaning outwards quite severely, no recent cracking was found at the time of inspection to this area.
- The lateral movement detected is presently to a degree of over 30mm out-with the plumb line and will soon be beyond an acceptable limit to maintain building stability.
- Recommend this is closely monitored and a specialist wall tie company consulted to confirm or refute possible tie bar requirements, commenting on any potential works required to provide traditional restraint and maintain building stability.

Dampness

- Tests were carried out to the walls and ceilings throughout the property using a proto-meter electronic moisture testing appliance which revealed.
- Some of the low level stonework showed signs of saturation when tested with the protimeter.
- No visible damp proof membrane was detected so it is likely rising damp is coming from the ground, with the building occupied and air changes being made these levels will drop however it is recommended a damp proof specialist is appointed to advise.

Timber Defects

- Inspection of the roof revealed physical evidence of roof spread to main roof and ridge line, there is also evidence of roof sag detected to the timber truss supporting structures to all elevation roof slopes.



- The timbers to the main roof so signs of decay and worm infestation, old repairs and strengthening was also observed.
- Recommend structural strengthening by way of timber web support propping and strapping of timber supporting roof structures, this to prevent any further spread and or sag occurring.
- A BWPDA Timber and Damp Proofing specialist should be asked to inspect the property, commenting in particular in regard to works required to remedy any decay or worm infestations.

Further Guidance Notes

- A roofing contractor should be asked to inspect the main and secondary roof areas, commenting in particular on the works required.
- A building contractor should be asked to inspect the property and comment on the works required.
- A BWPDA Timber and Damp Proofing specialist should be asked to inspect the property, commenting in particular in regard to works required to remedy rising/penetrating dampness
- A Gas Safe approved engineer should be asked to inspect the gas installations within the property to check for compliance.
- An inspection and test by an NICEIC approved electrical engineer is recommended.

Algorithm Guidance Budget: £458

Environmental Matters

- We are not aware of any adverse environmental factors affecting this property.

Matters for your Solicitor

- **PLANNING** -You should ask your solicitor to confirm that no enquiries have been made of the Local Authority in connection with planning matters.
- **BUILDING REGULATIONS** -You should ask your solicitor to confirm that no enquiries have been made of the Local Authority in connection with Building Regulation Matters.



- **ROADS**-You should ask your solicitor to confirm that no enquiries have been made of the Local Authority in connection with The Road.
- **RIGHTS OF WAY**-You should ask your solicitor to confirm that no enquiries have been made of the Local Authority in connection with The Rights of Way

Conclusions

- A full assessment of the defects listed above revealed **Visible Structural Defects**, therefore it is recommended that significant restoration and modernisation externally and internally will be required to return the property to a serviceable industry standard condition, consistent with Construction (Design and Management) Regulations 2007/2015.
- It is our considered opinion that general maintenance to the existing defective areas would not be financially responsible in their present state, and would represent a significant risk to the buildings insurer who potentially may reject any claim made that could be attributed to the gradual process loss prejudicing the policy cover opted for by the property owner.

Potential for Insurance recovery.

- The faults noted and detailed within the body of the 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)

Buildings Policy Cover Recommendation

- Buildings Cover (standard cover)
- Accidental Damage Cover (additional cover option)
- Trace & Access Cover (additional cover option)

[Follow the link below for help with Buildings Insurance](http://www.askciindy.com/browse-topics/home-insurance/)

<http://www.askciindy.com/browse-topics/home-insurance/>



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/Vinyl floor tiles.
- Bitumen
- Textured Coatings

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 un-lawful.)

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