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H.I.C.H LTD | 6 Mitre Passage | Greenwich Peninsula | London | SE10 0ER

phone 0845 257 0858
email hichinfo@aol.co.uk
website www.hich-ltd.co.uk

PROPERTY SURVEY



Customer Details

Client Name: XXXXXXXX. XXXXXXXXX. XXXXXXXX

Address: X XXXXXXXXXXXX AVENUE, PAISLEY, XXXXXXXXXXXX, PAX XDX

Purpose of Report: SELF ASSESSMENT BUILDING SURVEY

Report Reference: SABS/MXP/20XX

Inspection Date: XTH MARCH 20XX

Surveyor Name: XXXXX XXXXXXXXXXXXXXX Bsc (Hons) C, Build E, MCABE

Property Image



The Subject Property is a Detached Bungalow approximately 50+ years old of block/brick solid wall construction with a block/brick painted render finish situated in a semi-exposed suburban location. Living accommodation is on two floors.



Type of property: Detached Bungalow

No of bedrooms: 2-Bedrooms

State of repair: In Average Condition

Services: Electricity-Gas-Mains water Supply

Tenure: Presumed Freehold

General Description of Property (External)

- The property visited is a semi-detached house located in a semi exposed suburban location.
- The property had a dual pitched tiled roof with a segmented ridge line and mortar verge finish roof edge.
- The property was of a modern brick/block cavity wall construction with a mortar pointed and render finish.
- There is a shared chimney stacks extending upwards through the front elevation roof slope from the party wall divide.
- Water was discharged from the roof via a PVCU gutter section rainwater system with outlet downpipes hold fast fixed to the external elevation.
- There is a white large PVCU construction conservatory extending outwards to the rear elevation, the conservatory has a multi slope double glazed roof abutment linked to the rear elevation concrete tiled roof slope.
- The PVCU frame roof is supported by a mixture of solid block/brick elevations and a double glazed fixed and opening PVCU framework with internal and external access doors present.
- An access inspection to the front and rear elevation roof slopes, external construction, Conservatory, chimney stack, lead flashings and water gates revealed the following defects.

Findings

A full assessment of the defects listed below revealed that the works itemised 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



Observations

- The purpose of the survey is to inspect the structural integrity of the conservatory roof supporting structures to determine how the conservatory will deal with any adverse weather conditions.
- The current owner detected water penetration to the conservatory during a period of heavy rainfall and contacted the contractor (Findley's), an inspection was carried out and estimated documentation was provided to support recommendations and costs for the proposed rectification works required.
- During the inspection a representative from (Findley's) found that the central structural support beam for the multi slope glass roof did not have adequate support seating to carry the dead weight loads for the roof.
- The lack of support resulted in a downward movement of approximately 10mm from the finished roof level resulting in water penetration separation of the lead flashings.
- The owner has provided copies of documentation by way of a letter of intent from (Findley's) confirming the proposed works and associated costs involved.

Proposed Works and Costs provided by (Findley's)

- **Erection of a scaffold**
- **Removal of the conservatory roof**
- **Replacement of the supporting beam**
- **Two windows to be replaced**
- **Reinstatement of the roof with lead flashings fitted correctly**
- **The quoted price was £4800 with a 20% deposit of £960**
- **£960 was paid to the contractors to commence work.**



Adjustments

- Further discussions between the owner and Findley's resulted in an alternative course of action that would involve less work and be more cost effective.
- An agreement was reached between the owner and Findley's to use angle irons to extend the supporting beam into the rear wall of the property.
- The windows would need to be adjusted to allow the beam to sit above a steel stanchion within the frames.
- No written quote was available for these works though a letter from Findley's states that the quoted price is £1500 and a deposit of £300 has been paid leaving a balance of £1200 but does not detail the work involved however, a purchase agreement also exists detailing the work as "Resize glazing units to align with lintel and Move supporting beam to align with lintel".

Conclusions

- Inspection revealed physical evidence to support that steel has been added to the sides of the beam along its full length however we cannot determine whether it is flat bar, angle iron or u channel or if the seating is adequate without a more intrusive investigation.
- I would surmise that PVCU cladding around the beam has been replaced to cover the extra width added by the steel.
- The windows however were not replaced following a decision by the contractors that the steel supports within the PVCU frames would be sufficient to support the dead weight loads of the beam and roof structures.
- The contractor has opted to use a bitumen aqua seal tape instead of the correct code 5 lead flashings that should have been dressed and fitted correctly to maintain the water proof values of the conservatory roof coverings.
- Aqua seal is used as a temporary fixing material as an emergency repair aid during adverse weather conditions, the material is soft and supple and is used to bond or seal minor external defects, however the material does have a limited life expectancy and therefore is not suitable for any permanent repairs such as required in this case.
- Approximately 3m of verge has been pointed with sand and cement mortar.



- Inspection revealed the roof to be in an average state of repair with defective areas detected to the external roof covering that require maintenance.
- The structural integrity of the roof timber supporting structures has been compromised following the recent works and could affect the buildings stability in its present state.
- The removal of the main collar beam and timber purlin and web supports has given the opportunity for lateral movement consistent with roof spread to occur.
- The roof shows physical evidence of minor sagging consistent with the removal of the supporting structures during recent works.

Summary

- Findleys supplied two quotes of £4800 and £1500 totalling £6300
A 20% deposit for each quote was paid £960 and £300 totalling £126.

The work carried out includes

- Cutting into the house wall and installing 2x angle irons to the sides and under the beam supporting the conservatory roof at approximately 3m in length, presumably seated on the brickwork at one side and window frames at the other.
- Replacing uPVC cladding internally to cover the beam and its extra width and depth and making good with plaster.
- Installing approximately 2m of flash band.
- Pointing approximately 3m of Verge.

Findley's are now seeking the outstanding balance of £5040 as full and final settlement.

The scope of works carried out by Findley's is not consistent with the documentation and estimated costs outlined within the letter supplied by them.

The value of the outstanding amounts do not represent the scope of works carried out onsite by Findley's and therefore should not be accepted as a liability by the owner.

The owner has been advised to contact network VEKA with a view to raising a full investigation into the service standards provided by Findley's.

Algorithm Guidance Budget: £3658 (the guide cost relates to rectification works still required to return the conservatory to an industry standard)



Fault Imagery (conservatory roof beam supporting structure)



Fault Imagery (conservatory support beam fixing location to main building)





Fault Imagery (conservatory roof abutment joint with bitumen aqua seal tape finish)



Fault Imagery (de bonded aqua seal applications detected to lead in situ)





Fault Imagery (aqua seal tape application detected to abutment upstand joint)



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)



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