



The survey specialists...

Property • Infrared • Asbestos • Snagging



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: XXX XXXXX XXXXX
Address: XX XXXXX XXXXXX
XXXXXX XXXXXX
XXXXXX
XX7 0XX
Purpose of Report: STRUCTURAL BUILDING SURVEY
Report Reference: SBS/XXX/2022
Inspection Date: 16 May 2022
Surveyor Name: XXXXX XXXXX BSc (Hons), ASSOC RICS, BCI, CII, BDMA
Building Surveyor Engineer Name: XXXX XXXX BSc (Hons) C Build E, MCABE.

Property Image





Type of property: Detached

No of bedrooms: 6 beds to the main and 2 to the bungalow.

State of repair: Average Condition

Services: Electricity- Gas - Oil - Manis Water Supply

Tenure: Presumed Freehold

Location: Exposed

Property Age: Over 120 Years Old

General Description of Property (External)

- The property inspected was a farm located on a large plot of open fields of a country road and comprised of two main buildings to include a large stone-built building and a good-sized stone built detached bungalow within the grounds. The main building was found to comprise of a traditionally constructed stone-built structure which had a timber roof with a network of trusses and purlins and rafters supported on load-bearing walls. The roof has been covered with a natural slate roof covering and had a segmented decorative ridge tiles to the ridge line. There were several additions to the main building including a dormer projection at the front, a two-story extension at the front and a glazed conservatory at the rear.
- The detached bungalow was found to comprise of a single-story stone built traditionally constructed bungalow with a timber roof structure which had a concrete interlocking roofing tile and a half round ridge tiles pointed mortar. To the right side of the bungalow there was attached garages with a two-span roof of varying coverings including a polycarbonate roof covering and a timber roof with a concrete interlocking tile finish. Rainwater was discharge from the property via a mixture of metallic and PVC type gutters leading to rainwater downpipes into the underground drainage system.
- The windows and doors within the property were found to comprise of a range of timber framed structures with a sealed double glaze units and PVCU type construction with sealed double glaze units to both buildings.
- The property was located on a large rural and irregular shaped plot with a private road leading down to the main entrances where there was a driveway and stone and gravel pathways extending to the front side and rear of both buildings.

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 roof of the building was found to comprise of a traditionally constructed timber roof structure with a network of purlins and rafters supported on load bearing walls. The roof comprised of three stone-built buildings which have been merged into one and had several additions to the front and to the rear.
- The structured had distinct sections including the roof to the left-hand side of the main building the roof to the central portion of the main building on the roof to the right side of the main building.
- There was a two-story addition at the front of the main building which was continuous with the main roof and there was a dormer projection above this two-story addition. At the rear of the property there was a conservatory and there were several stone-built chimneys one to the right-hand side from the rear and wall to the central portion at the rear.
- The main roof coverings were found to comprise of a natural slate finish two all areas but the conservatory at the front and to the rear which had a decorative segmented ridge tile to the original mortar.
- The wall abutment between the buildings and the chimneys were found to comprise of leaded abutments and there was a stone coping to the right-hand side from the front which had a sheet weather sealant covering above.
- The stone-built chimney to the left-hand side at the rear was found to be capped off and made redundant and had a rubberised acropol coating to the top.
- The stone-built chimney at the rear to the central portion was of a large stat design which had clay chimney pots and mortar flaunching to the top with leaded abutments to the main roof covering.
- The inspection of the main roof coverings across the natural slate services found these to be in poor condition with evidence of excessive historical repairs, lead tabs indicating nail fatigue, slipped and missing slates isolated areas, cracked slates in isolated areas, perished mortar flaunching and mortar pointing to the chimney with dated and deformed leading to the abutments and to the copings all of which would require renewal info to ensure water tightness of the roof structure.
- There was evidence of whether sealant applied to the top of the chimneys and strip with the sealant to the top of the stone coping indicating that there is progressive deterioration of the materials in the area all of which will require full restorations to bring up to a acceptable and modern standard.



- The inspection of the timber roof structure from within the loft space found that there had been secondary supporting structures installed to the purlins and there has been alterations and repairs to the rafters.
- The inspection also found there to be evidence of heavy wetting and rotting to isolated areas within the loft space and it is anticipated that when the roof covering is removed, timber repairs will be required required to the roof.
- To the left-hand side of the main building there was a detached bungalow within the main grounds which was found to comprise of a timber roof structure which had a network of purlins and rafter supported on low bearing walls and had attached garages to the left-hand side with a multiple spine roof of differing types.
- To the main roof of the bungalow there was a concrete interlocking roofing tile to the roof covering and concrete half half round ridge tiles to the ridge lines pointed with mortar.
- The bungalow had multiple sprawling sections with valley gutters connecting the structures which had been lead lined.
- Garages at the right-hand side comprised of a timber roof structure to the right-hand side which had a concrete interlocking tile roof covering and a concrete Half round ridge tile to the ridgeline pointed with mortar, and there was a central garage area which had a polycarbonate roof structure with a PVC style glazing bars and box gutters to the left and right, and parapet projections to the front and rear with leaded abutments.
- The inspection of the roof covering to the main area of the detached bungalow found this to be in generally reasonable condition however there was areas of concern to the mortar pointing to the ridge line, the mortar and pointing to the water beds of the coping to the perimeter walls, isolated tile repairs indicating progressive damage to the roof structure and general wear and tear and decay of materials which would require either replacement or restoration to bring up to a acceptable and modern standard.
- The roof coverings to the garages at the right-hand side from the interlocking concrete tile roof covering and ridge tiles to be in generally reasonable condition with no evident points of water ingress into the garage.
- The inspection of the central polycarbonate roof covering above the garage found this to be in poor condition with evidence of age-related decay suffering from a natural breakdown of materials over the time.
- The roof structure to the polycarbonate roof above the garage was found to be suffering from movements and had internal support due to deterioration of materials because of water ingress through the blocked box gutters and full renewal of the roof will be required to make an effective repair.



- The rainwater guttering system at the property is found to comprise of a range of metallic profiled box gutters and PVC guttering leading to rainwater downpipes and into the underground drainage system. There was also a range of leaded valley gutters to the jointing details throughout the roofs and there was a box profile gutter to the polycarbonate roof above the garage which was lead lined. Inspection of the rainwater gutter systems found these to be in poor condition with evidence of corrosion and blockages to the metallic gutters, and the PVC guttering sections were found to be dated and in need of restoration.
- Inspection of the box gutter to the polycarbonate roof found this to be in poor condition with evidence of blockages and rainwater ingress which is causing damage to the timber structure resulting in the requirement for internal supports pending full refurbishment of the roof.
- The external elements of the buildings were found to be in poor condition suffering from age related decay and a natural breakdown of materials throughout and it is anticipated significant restorations will be required to bring the property up to an acceptable and modern standard.
- There was evidence of failure of the stone lintels to the main building some of which have been propped up and will require removal and installation of dedicated lintels sufficient to support the loading of the stone walls above.
- There was evidence of minor hairline cracking both recent and historical to the mortar beds of the external walls of the main building on most elevations in isolated areas indicating minor underground movements and stress to the structure over time.
- Isolated crack repairs and further monitoring of these areas will be required following full refurbishment of the stone walls and installation of lintels above the openings as required.
- Areas to the perimeter of the main building and to the surrounding grounds were found to be uneven and unlevel with movement of the ground causing damage to the pathways and hardstanding areas with stone patios and walkways which were severely uneven in areas.
- We would recommend a full inspection of the drainage runs to identify the location and suitability of the runs including assessment of underground leakage which could be contributing to the underground movement surrounding the property.
- The external elements of both buildings were found to be in a poor condition suffering from age related decay and a natural breakdown of materials over time.
- Recommendations for full strip out and restorations of all the walls, roof structures, roof coverings, and all the surrounding grounds and areas will be required to bring up to an acceptable and modern standard. Full landscaping of the areas following assessment and associated repairs of the drains and source of the underground movements is recommended.



- The inspection of the internal elements within the building is found these to be of a very good condition with the main building in a reasonable condition however will require extensive refurbishment to bring up to a modern contemporary standard.
- It is anticipated that further works will be required following the strip out of materials and further survey should be carried out following the removal of such materials.
- The detached bungalow the internal elements of the property were found to be in poor condition and in borderline in a state of disrepair with evidence of water ingress causing plaster damage in multiple areas and finishes that were dated and will require full refurbishment.
- Due to the condition of the overall property is a full refurbishment scheme will be required to ensure the value of the premises is maintained and high specification and full refurbishment is to be recommended as part of a full refurbishment program to the buildings.
- A full inspection of the loft space and roof coverings revealed no roof ventilation, the roof relies on passive natural ventilation, however if re-roofing or re-developing the roof space ventilation should be provided in the form of ridge vents or similar.
- The property has chimney stacks to the main building which of open fire surrounds which appears to be in good condition however will require full inspection by an accredited engineer.
- The ceilings within the properties were found to comprise of a range of original lath and plaster type construction of plasterboard linings supported on timber ceiling joists all of which have been skimmed too smooth plaster finish and some of which have been finished with texture coatings.
- The inspection of the ceilings found these to be in generally good condition in the main building however the bungalow that was found to be into a condition. There was evidence of water staining, thermal cracking, and general cracking to areas within the main building into the bungalow and full strip out some restoration of the areas will be required as part of the renovation scheme.
- The walls within the property were found to comprise of a range of solid wall plaster is to external low bearing walls, plasterboard linings to timber battened sections in large areas of the main building and plasterboard linings to internal timber partitions and potentially lath and plaster linings to timber partitions.
- The inspection from the walls to be in generally good condition however there was evidence of cracking, water staining and plastering defects throughout in isolated areas however the areas to the detached bungalow were in worse condition than the main building. Full strip out and restorations will be required to the property to bring up to an acceptable and modern standard throughout.



- The decoration within the building comprised of a range of smooth plaster finishes which have been painted with a range of luxury-coloured paints and textured and decorative wall coverings throughout. The woodwork within both buildings were found comprise of a range of timber skirting boards and architraves and associated with work some of which have been vanished and some of which have been painted with in gloss paint finish.
- The inspection of the decorations within the buildings found these to be in varied condition with the main building in reasonable condition however will require full refurbishment as part of the refurbishment scheme. The decorations within the detached bungalow were in poor condition with evidence of excessive wear and tear and full refurbishment of the decorations will be required as part of the refurbishment scheme.
- Floors within the property were found to comprise of a range of suspended timber floor foists and concrete slabs to the ground floor and upper floor levels within both buildings.
- The inspection of these floors found them to be in poor condition with evidence of movements and sloping in areas and we would recommend further inspection of the floors following the strip out of coverings for assessment of required repairs.
- The windows and doors within the property were found to be of a range of timber style framed units of a casement design with modern sealed double glaze units, and a range of PVCU type construction frames of a casement designed with sealed double glaze units to both main building and detached bungalow.
- The inspection of the windows and doors within the property found there to be evidence of timber decay to the timber window frames and there was evidence of movement above the window openings requiring support. Recommendations will be for the removal of all windows and additional supports to the openings due to the progressive and ongoing failure of the lintels, and the renewal of all the windows throughout the buildings as part of the refurbishment.
- The staircases within the main building were found to comprise of a range of grand bespoke timber staircases of a imperial style to the main entrance and there was a set of timber winder stairs located to the front room area giving access from the ground floor levels to the first floor levels.
- The inspection of the timbers are cases within the main building found these to be in reasonable condition however there was minor movements to the winder stairs requiring minor strengthening to the treads and risers. To the detached bungalow there was found to be a metallic winder style staircase giving access from the front room up to the first-floor bedroom level which was found to be in good condition at the time of survey with no evidence of undue movement in the normal use.
- The kitchen fittings located within the main building were found to comprised of a range of bespoke made timber wall and base units topped with a natural stone worktop and had tiled



splashbacks. The kitchen had metallic inset sinks and fully integrated appliances with space for freestanding appliances throughout and the inspection found these to be in good condition with no evidence of physical defects at the time of survey.

- The kitchen fittings within the detached bungalow were found to comprise of a range of solid timber wall and base units with a natural stone worktop and a tiled splashback. There was space for freestanding appliances and a Ceramic Belfast style sink, and the inspection of the kitchen fittings found these to be dated however serviceable but will require full refurbishment to bring up to a modern standard as part of the renovation scheme.
- The sanitary fittings within the main building were found to comprise of a range of first floor and ground floor bathroom areas and ensuite bathrooms to majority of the bedrooms. The sanitary fittings within the bathroom areas and the ensuite service were found to comprise of a range of luxury fittings to include walk-in showers, fitted baths, wall mounted wash and basin with vanity units, and close couple WC systems. The sanitary fittings within the main building were found to be in reasonable condition and of a high specification however were dated and would benefit from upgrading as part of the redecoration scheme to a modern contemporary standard. The sanitary fittings within the detached bungalow were found to comprise of a downstairs bathroom with a fitted bath with tiles around an overhead shower, wall mounted wash and basin with pedestal and close couple WC.
- The inspection of the bathroom fittings with detached bungalow found these to be in poor condition and in need of full refurbishment to bring up to a modern standard.
- Insufficient mechanical ventilation was found to some of the bathroom areas, and we would recommend a full overhaul of the mechanical ventilation systems within the building to ensure sufficient ventilation to the areas to control excessive moisture within the spaces.
- Drainage of wastewater and foul water was served via a external septic tank which is unlikely to meet current regulations and will recommend full inspection by a specialist to check for current compliance and recommendations for upgrading and renewal to modern and current standards as per requirements during major renovation.
- The property is not connected to the water mains at the time of survey and has an alternative water supply which requires full investigations by an engineer for suitability and potential for adaptations to the mains water connections.
- The property has a mixture of gas and oil supplies with an external propane tank serving the detached bungalow and an oil file storage tank within the garage of the detached bungalow serving the main building.
- Full inspection by a heating engineer should be carried out to check for suitability and potential adaptations and repair works as required.
- The property is connected to the mains electricity and served via overhead powerlines running through the grounds of the property.



- Would recommend full inspection by an electrical engineer for full electrical safety checks on and potential for adaptations.
- Hot water is served by a mixture of oil fired and gas fired boilers throughout both properties and will recommend full checks by a heating engineer for suitability, condition, repairs, and potential for adaptations.
- The property is located on a large open field as a part of a farm within a rural area and had a private road access of a country road down to the main premises where there was combination of concrete and stone driveways providing access to the property.
- The inspection of the areas to the front side and rear found to be in poor condition with evidence of underground movements and materials which were dated and suffering from age related decay due to a natural breakdown of material over time.
- There was a natural water course running through the grounds of the property at the rear and we would recommend a full geotechnical assessment of the surrounding areas and subsoil to check for the impact of this water course and any association with the noted underground movement.
- The property has garages attached to the detached bungalow which were a stone built and had a range of polycarbonate roof coverings and timber roof structures with concrete interlocking tiles.
- The garages were laid onto concrete slabs and had timber doors on the inspection of the garages found these to be in poor condition, in a state of disrepair and with significant rotting and perished timbers to the doors all of which will require renewal and further assessment following strip out of materials.
- The pathways and hardstanding areas up to and around the property were found to comprise of a range of finishes including stone paved areas and walkways, stone patios, stone chipping gravel areas surrounding the property and a timber decked area to the rear of the detached bungalow. The private road leading into the farm was contained within the large grounds and was unfinished and severely uneven with significant deviations and potholes throughout.
- The inspection of the pathways and patio areas up to and around the property found to be in very poor condition with significant underground movements detected to all areas, rotting to the timber decking area and vegetation growing up through the cracks suffering from lack of maintenance and age-related decay. Due to the condition of the areas and potential for underground leakage, full strip out and landscaping of the areas will be required, and full renovations and refurbishment will be required of as part of the refurbishment project.



- The boundaries and fences within the grounds of the property were found to comprise of a range of dry-stone walls, timber fences and wiremesh fences surrounding the property and the large grounds throughout.
- The inspection of the fences and boundaries throughout the property found to be in poor condition generally dated and suffering from age related decay all of which will require all refurbishments and restorations to bring upto and acceptable and modern standard as part of the renovation scheme.
- The property is situated on a large open field as part of a farm in a rural area with access of a country road down a private road leading to the premises. The property is severely exposed to the elements at the front side and rear and there are overhead powerlines close to the front of the property which pose a risk during renovations.
- Structural movements have been detected to the walls of the main building and minor cracks to the detached bungalow. There was evidence of minor hairline cracking running through the mortar beds to most elevations in isolated areas and associated underground movements. There was evidence of defective lintels to the main building where the stone lintels appear to have failed and there are secondary supports holding up some of the lintels on the right-hand side elevation.
- Renewal of the stone lintels will be required to ensure no further failure or collapse of the wall occurs and there will be significant restorations to the pointing and crack repairs required following by periods of monitoring for progressive movement.
- Tests were carried out to the walls and ceilings throughout the property using a proto-meter electronic moisture testing appliance which revealed low levels of moisture content in most material surfaces tested.
- However high levels were detected to the Walls and floor in isolated areas to the main building and to the detached bungalow therefore a BWPDA timber and damp proofing specialist should be asked to inspect this area of penetrating dampness to the property.
- From the limited inspection of the structural timbers within the roof space is noted that there was evidence of isolated rotting to some of the timbers and further inspection should be carried out following the removal of roof coverings.
- It is anticipated that timbers within the roof structure will require renewal however the extent of this will not be known until further inspection is carried out.



Main Roof Coverings

- The main roof of the building was found to comprise of a traditionally constructed timber roof structure with a network of purlins and rafters supported on load bearing walls. The roof comprised of three stone-built buildings which have been merged into one and had a few additions to the front and to the rear. The structured had distinct sections including the roof to the left-hand side of the main building the roof to the central portion of the main building on the roof to the right side of the main building. There was a two-story addition at the front of the main building which was continuous with the main roof and there was a dormer projection above this two-story addition. At the rear of the property there was a conservatory and there were several stone-built chimneys one to the right-hand side from the rear and wall to the central portion at the rear. The main roof coverings were found to comprise of a natural slate finish two all areas but the conservatory at the front and to the rear which had a decorative segmented ridge tile to the original mortar. The wall abutment between the buildings and the chimneys were found to comprise of leaded abutments and there was a stone coping to the right-hand side from the front which had a sheet weather sealant covering above. The stone-built chimney to the left-hand side at the rear was found to be capped off and made redundant and had a rubberised acropol coating to the top. The stone-built chimney at the rear to the central portion was of a large stat design which had clay chimney pots and mortar flaunching to the top with leaded abutments to the main roof covering.
- The inspection of the main roof coverings across the natural slate services found these to be in poor condition with evidence of excessive historical repairs, lead tabs indicating nail fatigue, slipped and missing slates isolated areas, cracked slates in isolated areas, perished mortar flaunching and mortar pointing to the chimney with dated and deformed leading to the abutments and to the copings all of which would require renewal info to ensure water tightness of the roof structure. There was evidence of whether sealant applied to the top of the chimneys and strip with the sealant to the top of the stone coping indicating that there is progressive deterioration of the materials in the area all of which will require full restorations to bring up to a acceptable and modern standard. The inspection of the timber roof structure from within the loft space found that there had been secondary supporting structures installed to the purlins and there has been alterations and repairs to the rafters. The inspection also found her to be evidence of heavy wetting and rotting to isolated areas within the loft space and it is anticipated that when the roof covering is removed, timber repairs will be required required to the roof.
- To the rear of the property there was a glazed conservatory with a double-glazed conservatory roof supported with UPVC glazing bars which are the ladies' apartments to the main building. The inspection of the conservatory found this to be in good condition with no visible defects at the time of survey.



Overview of the main roof and additions at the front.



View of the ridge tiles at the left hand side from the front of the main building.





View of the ridge tiles to the central portion of the main building from the front.



View of the ridge tiles to the central portion of the main building from the front.





View of the ridge tiles to the right hand side of the main building from the front.



View of the main roof covering to the left hand side of the main building from the front.





View of the main roof covering to the left hand side of the main building from the front.



View of the roof covering to the central portion of the main building from the front.





View of the roof covering to the right hand side of the main building from the front.



View of the leaded wall abutments to the right hand side of the main building from the front.





View of leaded abutments and the strip weather sealant to the stone coping at the right-hand side of the main building at the front.



View of leaded abutments and the strip weather sealant to the stone coping at the right-hand side of the main building at the front.





Overview of the main roof coverings and additions at the rear.



View of the redundant stone built chimney and ridge tiles to the right hand side of the main building from the rear.





View of the ridge tiles and roof covering to the right hand side of the main building from the rear.



View of the roof covering to the right hand side of the main building from the rear.





View of the roof covering to the right hand side of the main building from the rear.



Overview of the roof and stone built chimney to the central portion of the main building at the rear.





View of the ridge tiles to the central portion of the main building at the rear.



View of the ridge tiles to the central portion of the main building at the rear.





View of the roof covering and leaded abutments to the central portion of the main building at the rear.



View of the leaded abutments to the central portion of the main building at the rear.





View of the leaded abutments to the central portion of the main building at the rear.



View of the leaded abutments to the central portion of the main building at the rear.





View of the chimney pots and mortar flaunching to the stone built chimney to the central portion of the main building at the rear.



View of the chimney pots and mortar flaunching to the stone built chimney to the central portion of the main building at the rear.





View of the stone built chimney to the central portion of the main building at the rear.



View of chimney cowl to the rear of the stone built chimney.





Overview of the roof to the left hand side of the main building from the rear.



View of the ridge tiles to the left hand side of the main building from the rear.





View of the ridge tiles to the left hand side of the main building from the rear.



View of the ridge tiles, leaded abutments and coping to the left hand side of the main building from the rear.





View of the roof covering to the left hand side of the main building from the rear.



View of the roof covering to the two story addition at the front of the main building.





View of the roof covering to the two story addition at the front of the main building.



View of the roof covering to the two story addition at the front of the main building.





View of the roof covering to the two story addition at the front of the main building.



View of the roof covering to the dormer projection at the front of the main building to the left hand side.





View of the roof covering to the dormer projection at the front of the main building to the left hand side.



Overview of the glazed conservatory roof at the rear of the main building.





View of the glazed conservatory roof at the rear of the main building.



View of the glazed conservatory roof at the rear of the main building.





View of the leading abutments to the glazed conservatory roof at the rear.



View of the sarking and internal timber roof structure.





View of the sarking and internal timber roof structure.



View of the sarking and internal timber roof structure.





View of the sarking and internal timber roof structure.



View of the sarking and rotting to the internal timber roof structure.





View of the sarking and alterations to the internal timber roof structure.





Secondary Roof Coverings

- To the left-hand side of the main building there was a detached bungalow within the main grounds which was found to comprise of a timber roof structure which had a network of purlins and rafter supported on low bearing walls and had attached garages to the left-hand side with a multiple spine roof of differing types.
- To the main roof of the bungalow there was a concrete interlocking roofing tile to the roof covering and concrete half half round ridge tiles to the ridge lines pointed with mortar.
- The bungalow had multiple sprawling sections with valley gutters connecting the structures which had been lead lined. Garages at the right-hand side comprised of a timber roof structure to the right-hand side which had a concrete interlocking tile roof covering and a concrete Half round ridge tile to the ridgeline pointed with mortar, and there was a central garage area which had a polycarbonate roof structure with a PVC style glazing bars and box gutters to the left and right, and parapet projections to the front and rear with leaded abutments.
- The inspection of the roof covering to the main area of the detached bungalow found this to be in generally reasonable condition however there was areas of concern to the mortar pointing to the ridge line, the mortar and pointing to the water beds of the coping to the perimeter walls, isolated tile repairs indicating progressive damage to the roof structure and general wear and tear and decay of materials which would require either replacement or restoration to bring up to a acceptable and modern standard.
- The roof coverings to the garages at the right-hand side from the interlocking concrete tile roof covering and ridge tiles to be in generally reasonable condition with no evident points of water ingress into the garage.
- The inspection of the central polycarbonate roof covering above the garage found this to be in poor condition with evidence of age-related decay suffering from a natural breakdown of materials over the time.
- The roof structure to the polycarbonate roof above the garage was found to be suffering from movements and had internal support due to deterioration of materials because of water ingress through the blocked box gutters and full renewal of the roof will be required to make an effective repair.



View of the main roof to the detached bungalow.



View of the main roof to the detached bungalow.





View of the main roof to the detached bungalow.



View of the main roof to the garages of the detached bungalow.





View of the main roof to the garages detached bungalow.



View of the main roof to the detached bungalow.





View of the main roof to the detached bungalow.



View of the main roof to the detached bungalow.





View of the main roof to the detached bungalow.



View of the main roof to the detached bungalow.





View of the main roof to the detached bungalow.



View of the polycarbonate roof to the detached bungalow.





View of the polycarbonate roof to the detached bungalow.



View of the polycarbonate roof to the detached bungalow.





View of the polycarbonate roof to the detached bungalow.



View of the polycarbonate roof to the detached bungalow.





View of the internal supports to the polycarbonate roof to the garages of the detached bungalow.



View of the internal supports to the polycarbonate roof to the garages of the detached bungalow.





View of the internal supports to the polycarbonate roof to the garages of the detached bungalow.



View of the internal supports to the polycarbonate roof to the garages of the detached bungalow.





Roof Drainage

- The rainwater guttering system at the property is found to comprise of a range of metallic profiled box gutters and PVC guttering leading to rainwater downpipes and into the underground drainage system. There was also a range of leaded valley gutters to the jointing details throughout the roofs and there was a box profile gutter to the polycarbonate roof above the garage which was lead lined.
- Inspection of the rainwater gutter systems found these to be in poor condition with evidence of corrosion and blockages to the metallic gutters, and the PVC guttering sections were found to be dated and in need of restoration.
- Inspection of the box gutter to the polycarbonate roof found this to be in poor condition with evidence of blockages and rainwater ingress which is causing damage to the timber structure resulting in the requirement for internal supports pending full refurbishment of the roof.

View of metallic guttering to the main building.





View of metallic guttering to the main building.



View of metallic guttering to the main building.





View of metallic guttering to the main building.



View of metallic guttering to the main building.





View of metallic guttering to the main building.



View of metallic guttering to the main building.





View of metallic guttering to the main building.



View of metallic guttering to the main building.





View of PVC guttering to the conservatory roof.



View of PVC guttering to the conservatory roof.





View of PVC guttering to the conservatory roof.



View of metallic guttering to the detached bungalow.





View of PVC guttering to the detached bungalow.



View of PVC guttering to the detached bungalow.





View of PVC guttering to the detached bungalow.



View of PVC guttering to the detached bungalow.





View of lead line box gutter to the polycarbonate roof above the garage.



View of lead line box gutter to the polycarbonate roof above the garage.





Essential Repairs

- The external elements of the buildings were found to be in poor condition suffering from age related decay and a natural breakdown of materials throughout and it is anticipated significant restorations will be required to bring the property up to an acceptable and modern standard.
- There was evidence of failure of the stone lintels to the main building some of which have been propped up and will require removal and installation of dedicated lintels sufficient to support the loading of the stone walls above.
- There was evidence of minor hairline cracking both recent and historical to the mortar beds of the external walls of the main building on most elevations in isolated areas indicating minor underground movements and stress to the structure over time.
- Isolated crack repairs and further monitoring of these areas will be required following full refurbishment of the stone walls and installation of lintels above the openings as required.
- Areas to the perimeter of the main building and to the surrounding grounds were found to be uneven and unlevel with movement of the ground causing damage to the pathways and hardstanding areas with stone patios and walkways which were severely uneven in areas.
- We would recommend a full inspection of the drainage runs to identify the location and suitability of the runs including assessment of underground leakage which could be contributing to the underground movement surrounding the property.

Other Repairs External

- The external elements of both buildings were found to be in a poor condition suffering from age related decay and a natural breakdown of materials over time.
- Recommendations for full strip out and restorations of all the walls, roof structures, roof coverings, and all of the surrounding grounds and areas will be required to bring up to an acceptable and modern standard.
- Full landscaping of the areas following assessment and associated repairs of the drains and source of the underground movements is recommended.



Other Repairs Internal

- The inspection of the internal elements within the building is found these to be of a very good condition with the main building in a reasonable condition however will require extensive refurbishment to bring up to a modern contemporary standard.
- It is anticipated that further works will be required following the strip out of materials and further survey should be carried out following the removal of such materials.
- The detached bungalow the internal elements of the property were found to be in poor condition and in borderline in a state of disrepair with evidence of water ingress causing plaster damage in multiple areas and finishes that were dated and will require full refurbishment.
- Due to the condition of the overall property is a full refurbishment scheme will be required to ensure the value of the premises is maintained and high specification and full refurbishment is to be recommended as part of a full refurbishment program to the buildings.

Algorithm Guidance Budget: £14,836 (the guide cost relates to any defect repairs outlined)

[Follow the link below to find a Local Trusted Contractor](#)

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





SURVEY REPORT INDEX

Roof Ventilation

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

Fireplaces, Flues and Chimney Breasts

- The property has chimney stacks to the main building which of open fire surrounds which appears to be in good condition however will require full inspection by and accredited engineer.

Ceilings

- The ceilings within the properties were found to comprise of a range of original lath and plaster type construction of plasterboard linings supported on timber ceiling joists all of which have been skimmed too smooth plaster finish and some of which have been finished with texture coatings.
- The inspection of the ceilings found these to be in generally good condition in the main building however to the bungalow that was found to be into a condition.
- There was evidence of water staining, thermal cracking and general cracking to areas within the main building into the bungalow and full strip out some restoration of the areas will be required as part of the renovation scheme.



Walls, partitions, and plasterwork

- The walls within the property were found to comprise of a range of solid wall plaster is to external low bearing walls, plasterboard linings to timber battened sections in large areas of the main building and plasterboard linings to internal timber partitions and potentially lath and plaster linings to timber partitions.
- The inspection from the walls to be in generally good condition however there was evidence of cracking, water staining and plastering defects throughout in isolated areas however the areas to the detached bungalow were in worse condition than the main building.
- Full strip out and restorations will be required to the property to bring up to an acceptable and modern standard throughout.

Interior Decoration

- The decoration within the building comprised of a range of smooth plaster finishes which have been painted with a range of luxury-coloured paints and textured and decorative wall coverings throughout.
- The woodwork within both buildings were found comprise of a range of timber skirting boards and architraves and associated with work some of which have been varnished and some of which have been painted with in gloss paint finish.
- The inspection of the decorations within the buildings found these to be in varied condition with the main building in reasonable condition however will require full refurbishment as part of the refurbishment scheme.
- The decorations within the detached bungalow were in poor condition with evidence of excessive wear and tear and full refurbishment of the decorations will be required as part of the refurbishment scheme.

Floors

- Floors within the property were found to comprise of a range of suspended timber floor joists and concrete slabs to the ground floor and upper floor levels within both buildings.
- The inspection of these floors found them to be in poor condition with evidence of movements and sloping in areas and we would recommend further inspection of the floors following the strip out of coverings for assessment of required repairs.



Windows/Doors

- The windows and doors within the property were found to be of a range of timber style framed units of a casement design with modern sealed double glaze units, and a range of PVCU type construction frames of a casement designed with sealed double glaze units to both main building and detached bungalow.
- The inspection of the windows and doors within the property found there to be evidence of timber decay to the timber window frames and there was evidence of movement above the window openings requiring support.
- Recommendations will be for the removal of all windows and additional supports to the openings due to the progressive and ongoing failure of the lintels, and the renewal of all the windows throughout the buildings as part of the refurbishment.

Staircase

- The staircases within the main building were found to comprise of a range of grand bespoke timber staircases of an imperial style to the main entrance and there was a set of timber winder stairs located to the front room area giving access from the ground floor levels to the first-floor levels.
- The inspection of the timbers are cases within the main building found these to be in reasonable condition however there was minor movements to the winder stairs requiring minor strengthening to the treads and risers.
- To the detached bungalow there was found to be a metallic winder style staircase giving access from the front room up to the first-floor bedroom level which was found to be in good condition at the time of survey with no evidence of undue movement in the normal use.

Kitchen Fittings

- The kitchen fittings located within the main building were found to comprised of a range of bespoke made timber wall and base units topped with a natural stone worktop and had tiled splashbacks. The kitchen had metallic inset sinks and fully integrated appliances with space for freestanding appliances throughout and the inspection found these to be in good condition with no evidence of physical defects at the time of survey. The kitchen fittings within the detached bungalow were found to comprise of a range of solid timber wall and base units with a natural stone worktop and a tiled splashback. There was space for freestanding appliances and a Ceramic Belfast style sink, and the inspection of the kitchen fittings found these to be dated however serviceable but will require full refurbishment to bring up to a modern standard as part of the renovation scheme.



Sanitary Fittings

- The sanitary fittings within the main building were found to comprise of a range of first floor and ground floor bathroom areas and ensuite bathrooms to majority of the bedrooms. The sanitary fittings within the bathroom areas and the ensuite service were found to comprise of a range of luxury fittings to include walk-in showers, fitted baths, wall mounted wash and basin with vanity units, and close couple WC systems.
- The sanitary fittings within the main building were found to be in reasonable condition and of a high specification however were dated and would benefit from upgrading as part of the redecoration scheme to a modern contemporary standard.
- The sanitary fittings within the detached bungalow were found to comprise of a downstairs bathroom with a fitted bath with tiles around an overhead shower, wall mounted wash and basin with pedestal and close couple WC.
- The inspection of the bathroom fittings with detached bungalow found these to be in poor condition and in need of full refurbishment to bring up to a modern standard.

Mechanical Ventilation

- Insufficient mechanical ventilation was found to some of the bathroom areas, and we would recommend a full overhaul of the mechanical ventilation systems within the building to ensure sufficient ventilation to the areas to control excessive moisture within the spaces.

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

- Drainage of wastewater and foul water was served via a external septic tank which is unlikely to meet current regulations and will recommend full inspection by a specialist to check for current compliance and recommendations for upgrading and renewal to modern and current standards as per requirements during major renovation.



Cold Water

- The property is not connected to the water mains at the time of survey and has an alternative water supply which requires full investigations by a engineer for suitability and potential for adaptations to the mains water connections.

Oil / Gas

- The property has a mixture of gas and oil supplies with an external propane tank serving the detached bungalow and a oil file storage tank within the garage of the detached bungalow serving the main building.
- Full inspection by a heating engineer should be carried out to check for suitability and potential adaptations and repair works as required.

Electricity

- The property is connected to the mains electricity and served via overhead powerlines running through the grounds of the property. Would recommend full inspection by an electrical engineer for full electrical safety checks on and potential for adaptations.

Hot Water

- Hot water is served by a mixture of oil fired and gas fired boilers throughout both properties and will recommend full checks by a heating engineer for suitability, condition, repairs, and potential for adaptations.

Heating

- Central heating is provided by way of pumped circulation from the gas and oil-fired boilers 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 full checks by a heating engineer for suitability, condition, repairs, and potential for adaptations.

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 no in-complete areas requiring attention to meet with current regulations.

The Site

- The property is located on a large open field as a part of a farm within a rural area and had a private road access of a country road down to the main premises where there was combination of concrete and stone driveways providing access to the property.
- The inspection of the areas to the front side and rear found to be in poor condition with evidence of underground movements and materials which were dated and suffering from age related decay due to a natural breakdown of material over time.
- There was a natural water course running through the grounds of the property at the rear and we would recommend a full geotechnical assessment of the surrounding areas and subsoil to check for the impact of this water course and any association with the noted underground movement.

Garage/Store

- The property has garages attached to the detached bungalow which were a stone built and had a range of polycarbonate roof coverings and timber roof structures with concrete interlocking tiles.
- The garages were laid onto concrete slabs and had timber doors on the inspection of the garages found these to be in poor condition, in a state of disrepair and with significant rotting and perished timbers to the doors all of which will require renewal and further assessment following strip out of materials.



External Areas/Paths/Patios etc.

- The pathways and hardstanding areas up to and around the property were found to comprise of a range of finishes including stone paved areas and walkways, stone patios, stone chipping gravel areas surrounding the property and a timber decked area to the rear of the detached bungalow. The private road leading into the farm was contained within the large grounds and was unfinished and severely uneven with significant deviations and potholes throughout.
- The inspection of the pathways and patio areas up to and around the property found to be in very poor condition with significant underground movements detected to all areas, rotting to the timber decking area and vegetation growing up through the cracks suffering from lack of maintenance and age-related decay.
- Due to the condition of the areas and potential for underground leakage, full strip out and landscaping of the areas will be required, and full renovations and refurbishment will be required of as part of the refurbishment project.

Retaining walls/Earth retaining structures

- No retaining walls have been identified at the property.

Boundaries and fences

- The boundaries and fences within the grounds of the property were found to comprise of a range of dry-stone walls, timber fences and wiremesh fences surrounding the property and the large grounds throughout.
- The inspection of the fences and boundaries throughout the property found to be in poor condition generally dated and suffering from age related decay all of which will require all refurbishments and restorations to bring upto and acceptable and modern standard as part of the renovation scheme.

General Environmental Factors

- The property is situated on a large open field as part of a farm in a rural area with access of a country road down a private road leading to the premises. The property is severely exposed to the elements at the front side and rear and there are overhead powerlines close to the front of the property which pose a risk during renovations.



Trees

- There were mature trees within close-proximity to this property, however these are unlikely to cause any damage to the sub-structure due to their size and location, however it is recommended the trees be checked by a fully qualified tree surgeon

Structure Movement

- Structural movements have been detected to the walls of the main building and minor cracks to the detached bungalow. There was evidence of minor hairline cracking running through the mortar beds to most elevations in isolated areas and associated underground movements.
- There was evidence of defective lintels to the main building where the stone lintels appear to have failed and there are secondary supports holding up some of the lintels on the right-hand side elevation.
- Renewal of the stone lintels will be required to ensure no further failure or collapse of the wall occurs and there will be significant restorations to the pointing and crack repairs required following by periods of monitoring for progressive movement.

Dampness

- Tests were carried out to the walls and ceilings throughout the property using a proto-meter electronic moisture testing appliance which revealed low levels of moisture content in most material surfaces tested, however high levels were detected to the Walls and floor in isolated areas to the main building and to the detached bungalow therefore a BWPDA timber and damp proofing specialist should be asked to inspect this area of penetrating dampness to the property.

Timber Defects

- From the limited inspection of the structural timbers within the roof space is noted that there was evidence of isolated rotting to some of the timbers and further inspection should be carried out following the removal of roof coverings. It is anticipated that timbers within the roof structure will require renewal however the extent of this will not be known until further inspection is carried out.



Further Guidance Notes

- A roofing contractor should be asked to inspect the main and secondary roof areas, commenting on the works required.
- A building contractor should be asked to inspect the property and comment on any works required.
- A BWPDA Timber and Damp Proofing specialist should be asked to inspect the property, commenting regarding any 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 a NICEIC approved electrical engineer is recommended.

Algorithm Guidance Budget: £458

Environmental Matters

- Checks of the UK flood maps have revealed the property is not in a known location at risk of flooding.

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 of the external elevations, mortar works, pathways and hard standing areas prejudicing the policy cover opted for by the property owner.

Potential for Insurance recovery.

- Any 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

<https://www.moneysupermarket.com/home-insurance/guide/>

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 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, wastewater 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